



Design and Access Statement

76 Daisy Bank Road (The Limes)

Manchester

M14 5GL

Planning reference: PP-10374553

Date : December 2021
Revision : 1



1. Introduction

- 1.1** This Design & Access Statement and Design Statement has been prepared in support of the planning application at 76 Daisy Bank, for the proposed replacement of the windows and doors.

The work forms part of a wider replacement scheme, by Anglian/Salvation Army Housing Association; to improve living conditions of its residents.

2. Existing Site

- 2.1** The application building, 76 Daisy Bank Road, is located off Plymouth Grove, on Daisy Bank Road. The surrounding area consists of mainly residential roads. It falls into the Victoria Park conservation area but is not a listed building.

76 Daisy Bank is a 3-storey building. The existing windows are white timber sash, and casement windows. The existing doors to the building are also timber.

3. Proposal

- 3.1** The doors will be replaced in the original openings. All doors will be white composite doors apart from the main entrance one, which will be made of timber with a white finish.
- 3.2** The proposal is for the replacement of windows with no changes to the existing openings. No other internal or external changes are proposed to this building.
- 3.3** All replacement windows will be 'like-for-like' in terms of style, colour, and opening to match the existing detailing as closely as possible, whilst incorporating additional safety features.
- 3.4** The replacement windows will result in a series of benefits to the residents by means of:
- Improved comfort and thermal properties for residents, resulting in reduced fuel bills.
 - Reduced on-going cyclical maintenance.
 - Reduced noise disruption from outside the property

4. Appearance

- 4.1** The new windows will be installed into the existing openings. The proposed windows will match the material and operation of the existing windows as closely as possible.
- 4.2** The replacement windows will be white PVCu double glazed, casement windows. As well as, white PVCu double glazed, sliding sash windows.
- 4.3** The doors will be installed into the existing openings, with all having a white finish and being 'like for like' in terms of design.

5. Access

- 5.1** No changes are being proposed to the existing access arrangements.

6. Conclusion

- 6.1** The proposed works will improve the living conditions of the residents therein, through improved thermal properties and reduced fuel bills.
- 6.2** Whilst achieving these improvements, the new windows will not deviate from the surrounding areas characteristics, nor alter the design of the building.