Design and Access Statement

Flat 14, Brazil House, Manchester, M1 3PW

Introduction

This Design and Access Statement has been prepared to support the application for works to the windows of flat 14, Brazil House.

It provides a summary only of the design - please see the Heritage Statement for a detailed discussion and justification of the works, site, planning policy and history.

Design principles

The following design principles have been used in developing this design:

1.To repair and minimise the risk of weather damage.
2.To avoid touching or affecting original fabric including the party wall wherever possible.
3.To make as few changes to the existing building as possible, and to work with existing (non-original) structure where feasible.
4. Aesthetically, to keep as close to the existing design and palette of materials as possible, whilst taking the opportunity with new elements to improve the general appearance through the use of higher quality (conservation) materials that fit better with the original materials.
5. To improve thermal comfort within new elements where this is possible.
6. Not to increase the bulk or prescence of the dormer.

Context

The works are to a top storey flat with mezzanine in a listed building. This contains some original roof timbers and brick walls, but is mostly of modern construction. The flat cannot be seen from ground level. There are similar dormers on the West side of the building, one of which has already been altered to replace the sloped window with a vertical door and external terrace.

The design aims to fit its context by:

1. Retaining most of the existing design with only understated changes so the works are still in keeping with the rest of the building including the other modern additions.
2. The listing refers to the characteristic of this building that the windows are in groups of 3 or 4. The window and door are therefore both kept in a group of 4.
3. Using a dark grey (slate coloured) palette to blend with the slate roof.

Access

Public access is not affected by the proposal.

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