JOB NO. 2437 (C)
New glazed screens enclosing first floor balconies to existing cottage flats
Wythenshawe Estate, Manchester
For Willow Park Housing Trust

DESIGN AND ACCESS STATEMENT

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1. Use

The Wythenshawe estate is a mid 20th century residential estate developed along garden village principals, and incorporates a series of cottage flats which include balconies at first floor.

2. Amount

The application relating to the West of the Estate is for the construction of new glazed screens enclosing the first floor balconies of 5 No. existing cottage flats. The amount reflects the ownership of the Housing Association and their intention to upgrade their housing stock.

3. Layout

The screens have been designed to provide the maximum internal floor area available, with windows accessible to the user group providing natural daylighting and ventilation.

4. Scale

The proportions of the upper glazed and lower steel infill panels have been designed to relate to the existing windows across the front of the properties.

5. Appearance

The screens are to be constructed with a white UPVC frame to match the adjacent windows across the elevation with upper glazed panels and lower steel infill panels. The design of the screen is symmetrical in every case within a common rectangular opening to each of the flats.

6. Access

The scheme has been designed with reference to the following publications:-

i) Lifetime Homes
ii) Building Regulations Part M (2004)
iii) Manchester City Council 'Design for Access 2'