Manchester Metropolitan University

Design and Access Statement

In respect of
Proposed Window Replacement

At

Sir Kenneth Green Library, All Saints,
Manchester Metropolitan University.



April 2013

Revision P1

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1.0 Introduction

1.1 This document has been prepared by JM Architects on behalf of Manchester Metropolitan University to accompany an application for planning consent for proposed building works to the Sir Kenneth Green Library, All Saints.

1.2 Replacement of ground floor windows has been completed under a previous application ref. 098792/FO/2012

1.3 Existing single glazed windows offer relatively poor thermal performance. In most cases existing timber windows are poorly weather-stripped and many are ill fitting. Timber decay is widespread and many of the windows do not therefore provide an adequate weatherproof barrier.

1.4 The poor condition of the windows has contributed to water ingress in parts of the interior

1.5 The applicant intends to undertake window replacement works as part of a comprehensive project of internal refurbishment, repair and redecoration.

2.0 The Proposal

2.1 The proposal seeks the replacement of all of the existing single glazed timber framed windows and timber louvers identified on the elevations (drawings L(0)030 & L(0)031).

2.2 Replacement windows to match like for like the existing window layout.

2.3 Existing timber framed windows to be replaced with Senior Architectural composite curtain wall to replicate existing sizes and layout, as previously installed on the ground floor.

2.4 Proposed new windows to be finished with a Dark Bronze Anolok 547 to match recently replaced ground floor windows

2.5 All units to be double glazed. The use of double glazing will result in replacement windows being able to achieve a much higher standard of thermal efficiency than would otherwise be achieved with single glazing.

2.6 No change in existing use is proposed as part of this application.

3.0 Amount

3.1 No alteration to the amount of windows is proposed

4.0 Layout

4.1 No change to the layout of the windows is being proposed

5.0 Appearance

5.1 Proposed new windows to be finished with a Dark Bronze Anolok 547 to match recently replaced ground floor windows.

5.2 No other change in appearance.

6.0 Landscaping

6.1 No changes to existing landscaping arrangements are proposed.

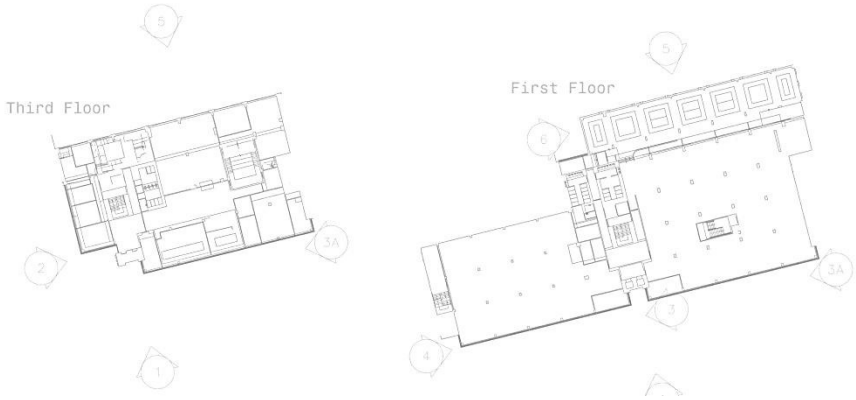
7.0 Access

7.1 No change to existing vehicle or pedestrian access into the application properties is proposed.



Proposed Site Plan

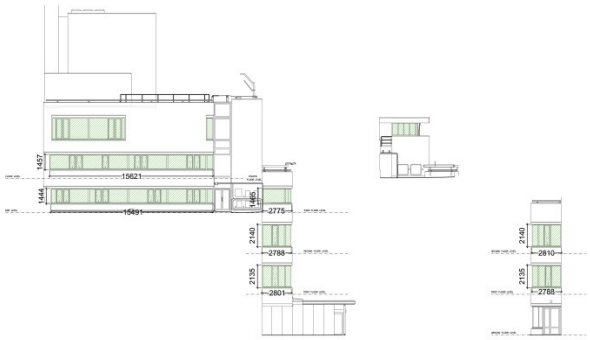
Elevation Key



1. Extent of window replacement to South Elevation







2&4. Extent of window replacement to East Elevations



Left. Existing South Elevation Photographs



5. Extent of window replacement to North Elevation.





Existing Photos of North Elevation



7. Extent of window replacement to West Elevation, fourth and fifth floor.





Existing Photograph of West Elevation

Existing Photograph of Window Condition

Appendix A

Photographs of recently replaced windows to the ground floor south elevation. Application ref: 098792/FO/2012



