Aedas

Design & Access Statement

For Window Replacement Works

Queens Road Bus Depot
Queens Road
Cheetham Hill
Manchester
M8 8UT

For and on behalf of
First Bus PLC
BC.HUD.2012.00406.000

Design and Access Statement for:
Replacement of the Existing Timber Windows
at
Queens Road Bus Depot
Queens Road
Cheetham Hill
Manchester
M8 8UT

On Behalf of:
First Bus PLC

1.00 **Introduction**

1.01 Queens Road Bus Depot is situated on Queens Road, Cheetham Hill.

1.02 Our client proposes to replace the existing single glazed timber framed windows to the Boyle Street and Queens Road elevation of the above property.

2.00 **Existing Building and Site**

To be read in conjunction with site plan/photo, see Appendix 'A' and existing photos refer to Appendix 'B'

2.01 The building is a grade II listed building (List Entry 1247471) however various modifications have been undertaken previously. The listing refers to the main Queens Road elevation and the splayed elevation on the junction with Boyle Street.

The area behind the Queens Road Elevation accommodates the administrative offices for the First Bus Manchester with the area behind the offices and the Boyle Street elevation being utilised as a bus depot.

2.02 The building was originally constructed as a tram shed and is dated 1901 which has subsequently been converted into a bus depot.

2.03 Vehicular and access is off Boyle Street via the large garage doors. Pedestrian access is via the entrance on Queens Road. Queens Road Bus Depot is situated within a predominantly residential area, made up mainly of private housing however, the Manchester Transport Museum is attached to the rear of the property.

2.02 The windows to be replaced are located to the Boyle Street and Queens Road elevations.

2.03 The existing windows are in a severely dilapidated condition with numerous broken panes of glass and severely degraded frames. The condition of the frames is so poor that wire mesh has been installed to all windows to prevent the glazing from falling from the frames and preventing a health and safety hazard.

2.04 Numerous windows have been replaced previously when the windows have reached a condition where they are no longer viable however Listed Building Consent was not sought at this time and the windows were replaced with profiles and fenestration which did not match those that were replaced.

3.00 **Proposal and Design**

3.01 The proposal is to replace the existing single glazed window units with new vac softwood framed putty pointed single glazed units.

3.02 The proposed windows will closely match those that are to be replaced in profile, and fenestration arrangement.

3.03 The proposal also includes the replacement of the previously replaced windows undertaken without consent.

4.00 **Context**

4.01 The windows to be replaced are to both the Boyle Street and Queens Road Elevations of the building including the large window to the splayed corner to Queens Road.

4.02 Although the scale of the works is significant the dilapidated nature of the existing windows the replacement of the windows will improve the overall condition of the external envelope of the building and guarantee its suitability for use for the future.

4.03 The scale of the replacement works will have little impact on the building as a whole and therefore does not warrant an assessment in terms of physical, social and economic characteristics of the surrounding area and the impact of this development upon them.

4.04 Similarly, no consultation has been undertaken with members of the community at this stage with regards the proposed development.

5.00 **Access to the Site**

5.01 Due to the existing topography of the site and the landscaping features in front of the building level access is not provided however there is a management procedure in place. Clearly marked disabled parking spaces are provided adjacent to the main building.

Appendix A

Aerial Photo,
Illustrating the site



Queens Road Bus Depot, Cheetham Hill, Manchester
Window Replacement Works

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KEY

1. Queens Road Depot
2. Boyle Street Elevation
3. Queens Road Elevation

Appendix B

Existing photos of the site



Photo 1 – Overall Boyle Street Elevation from Queens Road



Photo 2 – Overall Boyle Street Elevation Towards Queens Road



Photo 3 – Overall Previous Tram Entrance on Queens Road



Photo 4 – Part Queens Road Elevation



Photo 5 – Part Queens Road Elevation



Photo 6 – Dilapidated Nature of Circular Window to Boyle Street Elevation



Photo 7 – Dilapidated Nature of Windows to Boyle Street Elevation

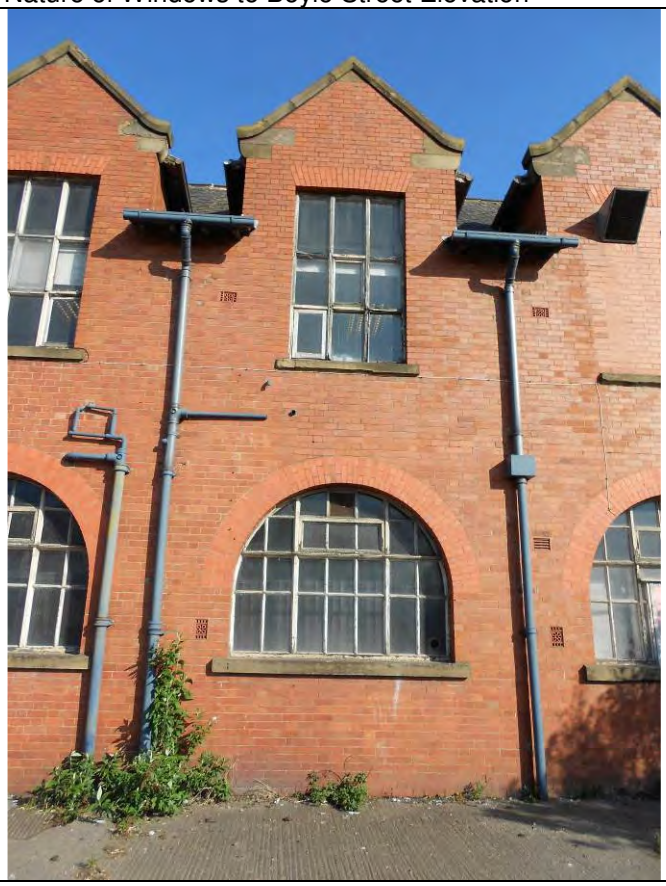


Photo 8 – Dilapidated Nature of Windows to Queens Road Elevation



Photo 9 – Typical Example of Decay to Existing Window Frames



Photo 10 – Typical Example of Decay to Existing Window Frames