

**DESIGN & ACCESS STATEMENT FOR PROPOSED WINDOW AND DOOR
REPLACEMENT SCHEME AT 39 & 41 MARY FRANCE STREET, 10, 12, 14,
16, 18, 20 JACKSON CRESCENT & FLATS 1-9, 2 JACKSON CRESCENT,
HULME, MANCHESTER M15**



DESIGN STATEMENT

39 & 41 Mary France Street, 10, 12, 14, 16, 18, 20 Jackson Crescent & Flats 1-9, 2 Jackson Crescent, are general needs flats owned and managed by Places for People. The properties comprise of self-contained flats over two/three floors, with a communal access area and a communal rear garden / courtyard / amenity space.

The existing timber windows and doors are, due to a number of reasons, in a poor state of repair resulting in numerous complaints from our customers. We believe that replacing them with modern, thermally efficient, and low-maintenance alternatives will significantly enhance

the building's performance and improve comfort for our residents, potentially reducing heat loss and lowering energy bills.

We are seeking planning approval for replacement windows (including feature communal window to the rear of 2 Jackson Crescent), along with entrance doors / doorsets and French doors.

- The existing windows are timber double-glazed and decorated white. We propose to replace them with white uPVC double-glazed windows that match the style, dimensions, and opening action of the existing ones as closely as possible. Due to procurement regulations, the proposed windows are based on a performance specification rather than a specific manufacturer/product. However, we suggest something similar in appearance to the Eurocell Modus Standard Casement System (product information included with planning application).
- The existing external entrance doors are timber with double-glazed vision panels decorated various colours. We propose to replace them with composite doors that match the style, dimensions, and opening action of the existing ones as closely as possible. The doors will be coloured anthracite. Again, due to procurement regulations, the proposed external doors are based on a performance specification rather than a specific manufacturer/product. However, we suggest something similar to the Eurocell Dales Composite Door product in a style that matches the existing doors (product information attached).
- There are two sets of French doors on the corner elevation of Jackson Crescent / Chorlton Road. One set, to the second-floor corner flat, are the original timber doors decorated white with four square vision panels; the other doors are white upvc which appear to have been a historic replacement. We propose to replace both sets of French doors in white, double glazed upvc in a style to match those of the first-floor corner flat – Eurocell Modus range or similar
- The existing external communal entrance doors are timber with double-glazed vision panels and are decorated red. We propose to replace them with aluminium modular doors that match the dimensions and opening action of the existing doors as closely as possible. The doors / doorsets will be coloured anthracite. Again, due to procurement regulations, the proposed external doors are based on a performance specification rather than a specific manufacturer/product. However, we suggest something similar to the Bamford Modular Aluminium Door (product information included with planning application).

Note: All window and doors proposed will comply with Parts F, L, K & M of the Building Regs.

USE

As existing use – self-contained flats with communal areas

LAYOUT

No layout alterations are proposed.

PARKING

As existing situation

SCALE

There will be no alteration to the dimensions of the building

APPEARANCE

The external appearance of the building will remain unchanged other than the materials/colour of the proposed windows and doors.

LANDSCAPING

There are no works proposed to the landscaped areas of the property

SUSTAINABILITY

All window and doors proposed will comply with Approved Document L of the Building Regs and will provide better insulation properties, leading to improved thermal efficiency, reduced heat loss and lower energy bills for residents.

ACCESS STATEMENT

Accesses to the building will be as the existing situation. No changes are proposed.