

DESIGN & ACCESS STATEMENT



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Energy Efficiency Retrofit works to 4no Blocks of Flats, Wendon Road (M23 1PU), Glazebury Drive (M23 1LS), Bracken Drive (M23 1LT), Foscarne Drive (M23 1LU), Wythenshawe, Manchester.

This Design and Access Statement has been prepared by Michael Dyson Associates Ltd on behalf of Wythenshawe Community Housing Group, in connection with the proposed retrofit works to 4no Blocks of Flats, Wendon Road (M23 1PU), Glazebury Drive (M23 1LS), Bracken Drive (M23 1LT), Foscarne Drive (M23 1LU), Wythenshawe, Manchester.

The following pages should be read in conjunction with the submitted planning drawings and other supplementary information.



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WYTHENSHAW, MANCHESTER

Report Details

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Introduction

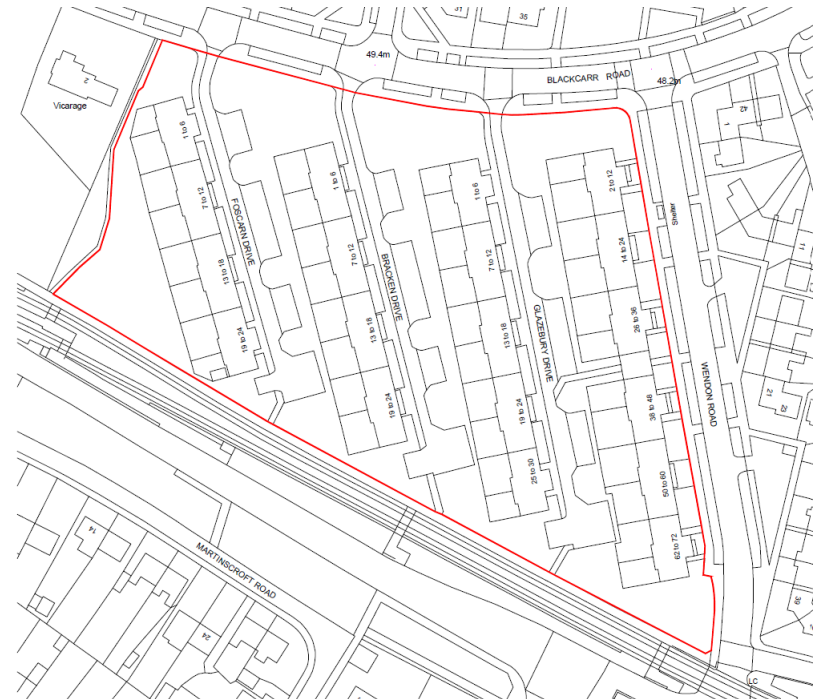
The planning application seeks approval for the proposed energy efficiency retrofit works to 4no Blocks of Flats comprising of 114nr dwellings located on Wendon Road (M23 1PU), Glazebury Drive (M23 1LS), Bracken Drive (M23 1LT), Foscarn Drive (M23 1LU), Wythenshawe, Manchester.

The existing buildings are of a typical design to the area incorporating a mixture of brown brick and cream render.

The proposed design looks to improve the building's aesthetic and thermal performance by introducing the new thermally efficient external wall insulation (EWI) system to match the existing façade finishes. Proposed works will refresh the look of the building and improve their energy efficiency, making them more comfortable to live in.

Proposed works also include the roof replacement on the Block located at Bracken Drive removing the existing green/grey coloured tiles and replace them with terracotta coloured tiles to match the other 3nr of blocks. The installation of PV panels is proposed to all blocks.

As part of the scheme, the design, specification and installation will look to comply with PAS 2035; 2023 Standards.



Site Plan

Site Location

The site is located in Wythenshawe, Manchester and consist of 4 streets: Wendon Road (M23 1PU), Glazebury Drive (M23 1LS), Bracken Drive (M23 1LT), Foscarn Drive (M23 1LU). The site boundary is defined by the surrounding roads and private gardens. A tramline is located directly to the south of the site.

The neighbouring buildings are primarily 2-storey residential properties. The proposal seeks to use brick finish render and silicone textured render to replicate existing look of the blocks. Currently the internal finish colour to the private balconies vary across the blocks (as previous tenants have decorated these areas independently). The proposed works will provide a cream colour render finish achieving consistency and coherence across the blocks.



Surrounding Buildings

Surrounded buildings are mostly residential 2-storey terraced housing in mix of brick and render finish. Site is neighbouring with St Martin's Church and Church Hall to the west.

The proposal seeks to use brick finish render and silicone textured render to match colour to existing brick and render finish.



Existing Building

The existing 4Nr Blocks of flats are 3-storey in height and consist of a total of 114 flats. Ground floor and first floor are finished in brick and the top floor is plain render finish. Each flat has a balcony that is located at the rear of the property. Each block has associated Stores and Bin Stores.

The 4Nr of blocks vary in length and have different number of stair cores (from 4 to 6) serving two flats on each level. The largest block at Wendon Road has a central underpass.

The proposed refurbishment of the blocks aims to upgrade the existing housing stock with a fabric-first approach. The scheme will use an A1 fire-rated, rendered EWI system.



Existing Building Arrangement

Flat Archetype Arrangement

Wendon Road

ADDRESS & ARCHETYPE LAYOUT (ENTRANCE ELEVATION VIEW)

Second Floor	72		70	60		58	48		46	36		34	24		22	12		10
First Floor	68	Core	66	56	Core	54	44	Core	42	32	Core	30	20	Core	18	8	Core	6
Ground Floor	64		62	52		50	40		38	28		26	16		14	4		2

Glazebury Drive

Second Floor	30		29	24		23	18		17	12		11	6		5
First Floor	28	Core	27	22	Core	21	16	Core	15	10	Core	9	4	Core	3
Ground Floor	26		25	20		19	14		13	8		7	2		1

Bracken Drive

Second Floor	24		23	18		17	12		11	6		5
First Floor	22	Core	21	16	Core	15	10	Core	9	4	Core	3
Ground Floor	20		19	14		13	8		7	2		1

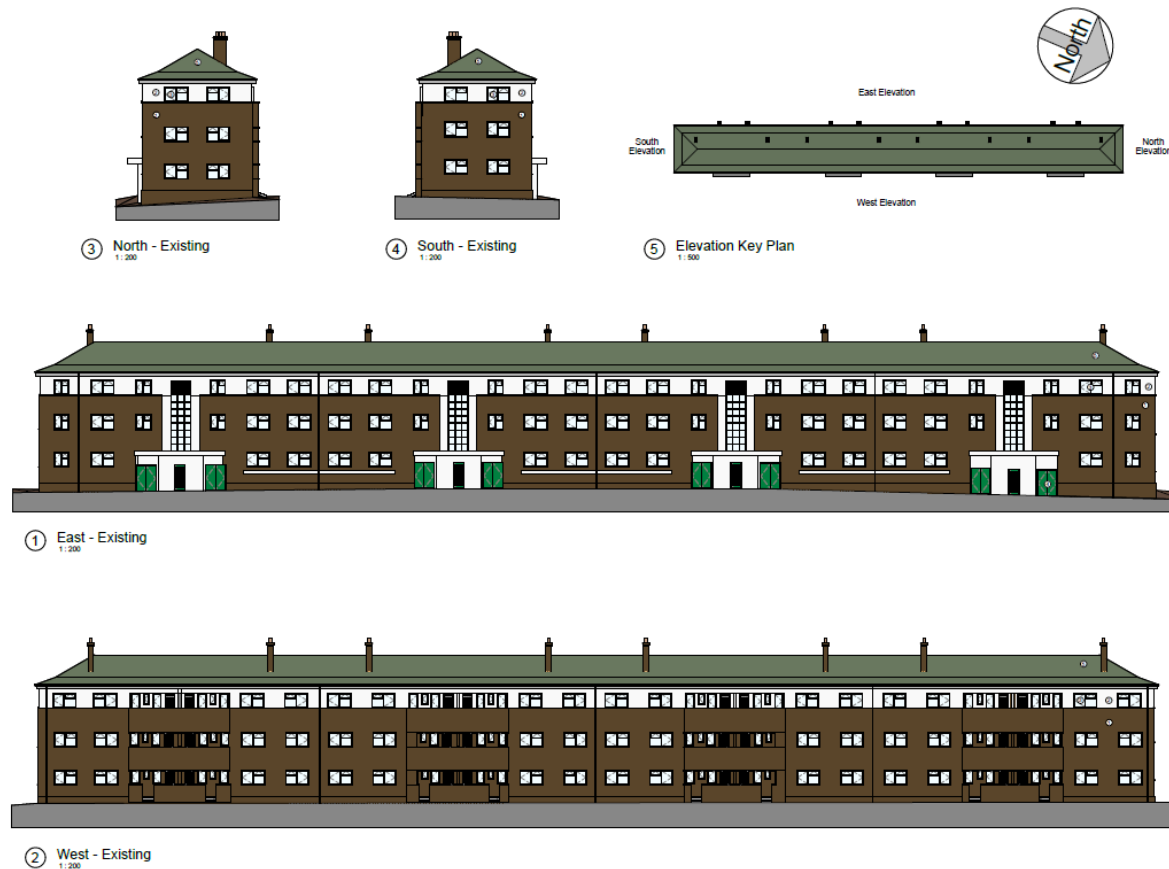
Foscarn Drive

Second Floor	24		23	18		17	12		11	6		5
First Floor	22	Core	21	16	Core	15	10	Core	9	4	Core	3
Ground Floor	20		19	14		13	8		7	2		1

SUMMARY

A	6
B	12
C	60
D	28
E	2
F	4
G	2
TOTAL	114

Existing Elevations (Bracken Drive)



Bracken Drive – Existing Elevations

Proposed Building Design

The Proposed design approach seeks to provide a finish to match the existing. The use of brick finish render and silicone textured render will replicate existing look of the blocks.

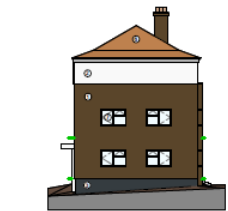
Alongside the application of EWI the client is looking to improve the energy efficiency of each block with roof mounted PV panels working on a Solshare System. (PV specification and arrangements are to be confirmed by a specialist supplier.) The scheme will use an A1 fire-rated, rendered EWI system.

The proposed works include the roof replacement to the Block at Bracken Drive, which is currently a green/grey colour, to match the remaining three blocks.

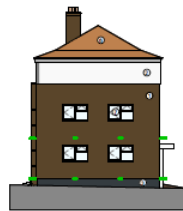
Scope of works:

- New EWI system to be installed to all external walls.
- Below DPC insulated treatment.
- Render only solution to balconies.
- Insulation soffit solutions to the Wendon Road Block underpass.
- Roof mounted PV panel installation to all blocks.
- Replacement black UPVC RWP's to match existing.

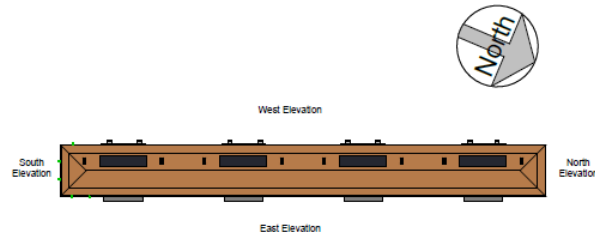
Proposed Elevations (Bracken Drive)



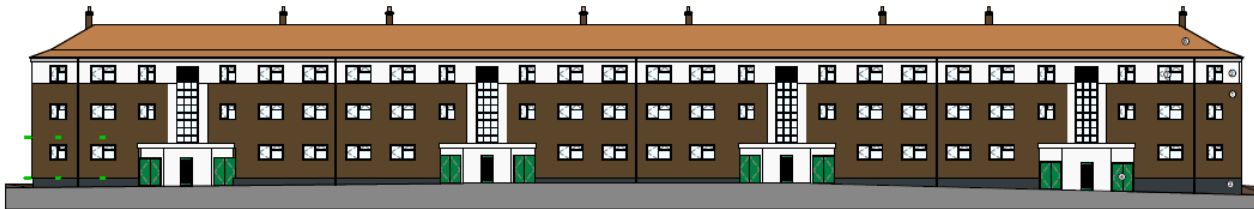
③ North - Proposed
1:200



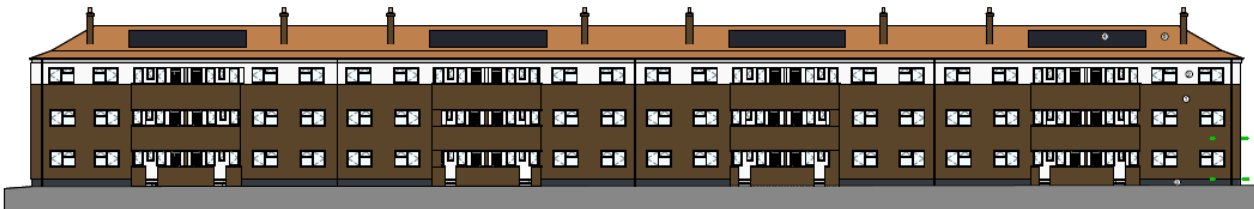
④ South - Proposed
1:200



⑤ Elevation Key Plan
1:500



① East - Proposed
1:200



② West - Proposed
1:200

Materials Board

Existing Materials



Facade
Brick

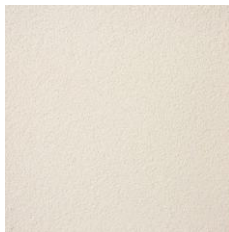


Facade
Render

Proposed Materials



Facade
Brick Effect Render



Facade
Silicone Textured
Render



Roof Tiles
Marley or equal
Block at Bracken Drive only

Proposed Permarock EWI System



Reference	Materiality
1	Proposed Permarock Effect Render Finish EWI
2	Proposed Permarock Silicone Textured Render Finish EWI
3	Proposed Permarock EPS 200
4	Proposed Photovoltaic Panels
5	Existing metal doors
6	Existing interlocking pantiles
7	Existing UPVC framed windows
8	Proposed Permarock brick effect render

Materials Key – Partial Proposed Elevations (Foscarn Drive)



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