# DESIGN & ACCESS STATEMENT FOR PROPOSED WINDOW AND DOOR REPLACEMENT SCHEME AT FLATS 1-12, 25 MARY FRANCE STREET AND FLATS 1-6, 11 ELIZA STREET, HULME, MANCHESTER M15







## DESIGN STATEMENT

Flats 1-12, 25 Mary Frances Street and Flats 1-6, 11 Eliza Street are general needs flats owned and managed by Places for People. The properties together comprise of 18 self-contained flats over two/three floors, with communal access areas and a communal rear 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. It is felt that replacement with a more thermally efficient, maintenance free solution would be a major improvement to the property. Replacement windows and doors would also benefit our customers by reducing heat loss and potentially lowering energy bills.

We are seeking planning approval for replacement windows (including feature communal windows to both properties and oriel bay feature to the side elevation of 11 Eliza St), along with entrance doors / doorsets.

- The existing windows are timber double-glazed and decorated light blue. 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 grey/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.