

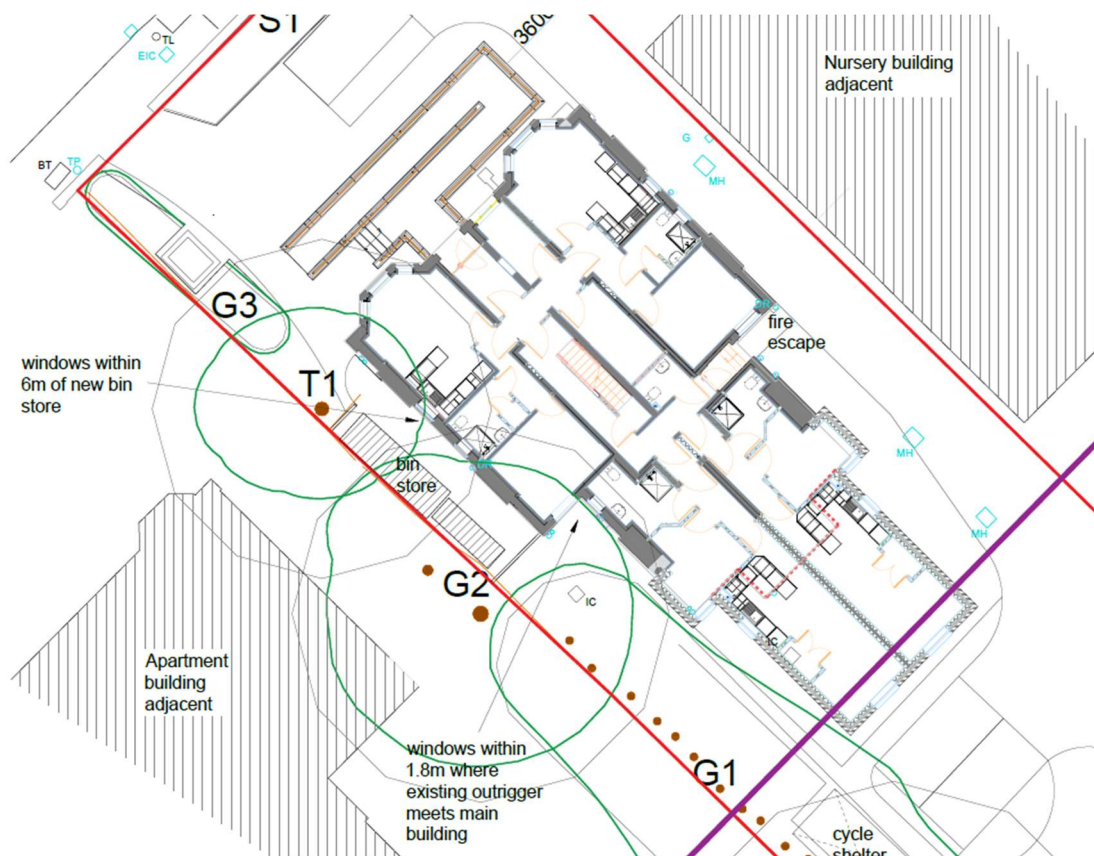
63-65 Upper Chorlton Road

Addendum to application to discharge Condition 23 (Windows)

Overview

Currently a discharge application has been submitted in relation to the condition based on the use of triple glazed UPVC windows with a 52mm sightline (i.e. the width of the outer face of the frame). However the Fire Risk Assessment for the proposed design has identified areas where fire rated windows are required to meet Building Regulations or to provide adequate fire safety. These fall in two locations, as follows:

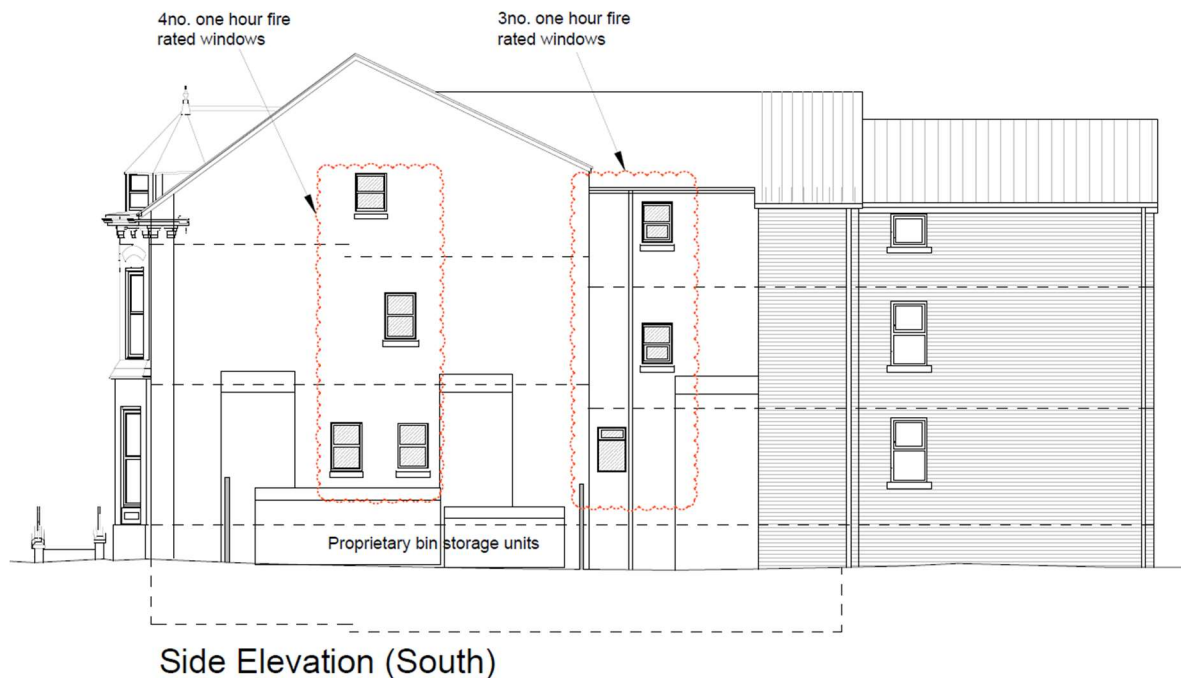
1. In situations where windows are within 1.8m of one another on flanking elevations. This occurs where the original rear outrigger meets the main house – i.e. the main bedroom windows in the rear elevation are within 1.8m of the bathroom windows in the side elevation
2. Where kitchen and bathroom windows are within 6m of the new external bin storage area. This occurs on the south facing gable elevation of the main house



Above - plan showing locations of affected windows

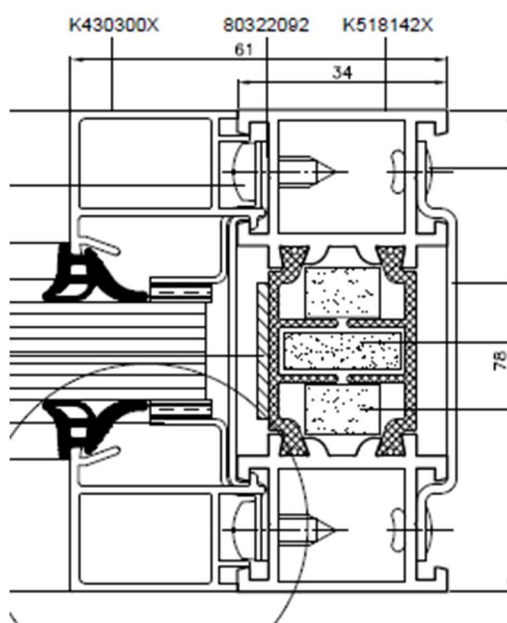
Proposals

As part of a separate Section 73 application it is intended to modify the design to remove the need for fire rated windows on the elevation facing the nursery. This is not possible on the south facing elevation, therefore the intention is to replace some of the upvc windows with an aluminium equivalent. These are highlighted below



Above - elevation showing affected windows

Due to the change in performance, the smallest section available for these windows has a 61mm sightline. This is an aluminium triple glazed product from the Aluprof MB-78 range, frame reference K518142. External colour of these frames will be grey to match the remaining upvc windows. A brochure is included as part of this submission.



While it is unfortunate that it has proved necessary to use two different types of windows on this project, we would note that this is for unavoidable technical reasons, and that we have gone to great lengths to ensure that the two products have a similar appearance. We would also note that the affected windows are on elevations which are not generally visible from the street, and that the two types of windows will seldom be seen in direct relation to one another.

Left - section of proposed frame showing width