

Design & Access Statement

03 May 2024

To whom it may concern,

RE: Proposed Works at Block B, Southmoor Industrial Estate, Wythenshawe, Manchester, M23 9XD

The proposed works comprise of the following:

Roof

The removal of the existing profiled metal roof cladding (including felt which had been overlaid) and patent glazed roof lights and the installation of new, profiled metal roof cladding sheets, mineral wool insulation (specification TBC), and GRP rooflight cladding sheets. The work also includes the replacement of the eaves gutters and rainwater downpipes.

Elevations

The removal of the existing metal single-glazed windows from all elevations and the installation of new uPVC double-glazed windows of a matching size and style.

Various elevation repair works.

The proposed works are being undertaken due to necessity given that the existing roof covering is now at the end of its life and future repairs/maintenance cannot easily be undertaken. Replacement of the existing roof covering and external windows will also benefit the property's energy performance.

The cladding works do not affect access.

Yours sincerely,

Nicholas Livingstone
Senior Surveyor BSc (Hons) MRICS

T – 07729 076 070

E – Nick@wainwrights.uk.com

W- www.wainwrights.uk.com