

Design and Access Statement

1.1 Introduction

This Design and Access Statement together with the associated drawings comprise the application for the updating and improvement of glazing and signage to the Manchester International Office Centre. This statement sets out to explain and help visualise the proposed improvements to the existing façade.

1.2 Site

The proposals relate to a small area of the Western Elevation of the existing Manchester International Office Centre (MIOC), highlighted within drawing MIO-BCA-XX-XX-DR-A-01000. MIOC is located at Styal Road, Wythenshawe, Manchester M22 5WB.

1.3 Proposals

As shown within the accompanying drawings, the proposal intends to improve the existing elevation by replacement of 5no. second floor windows. Whilst the replacement of these existing windows will result in rejuvenation of the overall elevation, the greater intention of the proposals is to increase the energy efficiency and usability of the offices at MIOC.

Removal of the outdated glazing system and installation of a contemporary solution allows the opportunity for a significant uplift in the thermal efficiency, ultimately decreasing the energy usage of the building. Further to this, acoustic performance will also be uplifted through the modernisation of the fenestration, helping to improve the control of sound within the existing office spaces adjacent to the proposed curtain wall, contributing to a higher quality working environment for users.

Though the proposed works will modernise the existing and bring improvement to the performance of the offices, their existing internal layouts have been sympathetically considered and have directly informed the proposed design. Consequently, the proposed curtain wall follows the proportions which have been established by the existing building and will maintain visual cues such as the transom heights and window opening sizes.