

Design & Access Statement for works to 22 Turner Street, Manchester.

Existing construction details:

The apartment No 5 is located on the 5th floor with a small mezzanine floor leading on to the rear roof terrace.

The terrace is covered in timber decking with a raised plinth and some raised timber planters to the perimeter with a few small shrubs. The timber decking is rotten and now dangerous to walk on.

There is a 1.1m high parapet wall around the roof terrace and also a timber / bamboo trellis set above the parapet wall to a height of 1.8m with shrubbery attached to it.



Within the existing roof is a glazed roof light which is an AOV for the single staircase escape route internally.

The roof has been found to be uninsulated and water ingress is now also noted in the stairwell.

There is a set of timber “French” doors and sub frame leading from the upper mezzanine onto the rear terrace.



Proposals:

As there is no insulation in the existing roof, it is proposed to provide a new roof covering it is also an insulation layer approx. 150mm thick, together with the new bitumen felt materials and a new pre-cast concrete 30mm thick paving, (in lieu of timber). It is proposed to use a light grey coloured paving, likely to be 450x450x30mm thick or possibly 600x600x40mm thick depending on availability, these will be set on low rise PVCu pedestals to allow for better rainwater discharge and also added protection to the new roofing membranes.

As a result to ensure water tightness for the new roof and that the roof deck will increase in height, the existing rot affected doors and frame will need to be replaced in full.

Due to the location and exposure, south westerly rear elevation, the doors are subject to extremes of weather and a better for efficient and long term, economical set of doors are required to be installed.

We propose the use of thermal break powder coated aluminium French doors, designed to replicate the existing timber set. They will also be double glazed.

The existing terrace is higher than the surrounding “period” properties roofs and can actually only be over-looked by a taller 1960s block of flats, set two streets away.

With the existing parapet wall and timber trellis framework also obscuring the terrace doors from view, only those in the highest floors of this 1960’s building could possibly see any part of the new door frame.

We can confirm there is no visual impact from the front, side or rear buildings, and cannot be seen from street level, so does not materially affect the street scene.

Whilst it is within the NQ conservation area, it does not seem unreasonable to install a more efficient and longer lasting set of doors that “from a distance” will look like the original timber doors and that can only be seen from a retrofitted 1960’s building, which has little architectural merit.

We would also propose the powder coating to be a light/mid grey as per the existing set of doors, so from a distance will be indistinguishable from the current set.

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