

**DESIGN & ACCESS STATEMENT
FOR THE SCHEME WINDOW REPLACEMENT
AT
WOOLLAM PLACE, LIVERPOOL RD, POTATO
WHARF, CASTLEFIELD, MANCHESTER, M3
4NB**

JULY 2023



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: AT – 4379-07-23

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1.0 INTRODUCTION

This Design and Access Statement has been prepared for Woollam Place, Liverpool Road and Potato Wharf, Castlefield, Manchester. Woollam Place, Liverpool Road and Potato Wharf is a scheme comprising of general needs properties. Constructed in c.1993, the client wishes to replace all external hardwood timber doors throughout the scheme. This statement has been prepared by Storm Tempest Ltd on the instructions of The Riverside Group.

The application is for planning permission for the replacement of all existing external doors. Please refer to the window drawings as part of this application.

This statement is in support of a planning application to be submitted to Manchester City Council and should be read in conjunction with Storm Tempest Ltd submitted documents.

2.0 PROPERTY DESCRIPTION

The scheme consists of 66 two-bedroom apartments within four separate blocks over three-storeys, built from assumed cavity insulated wall construction with an external brickwork leaf. The doors are hardwood timber doors.

3.0 DESIGN & ACCESS CONSIDERATIONS

- | | |
|-----------------|---|
| 3.1 Use | The property is currently Class C3 Dwellinghouses, no changes are proposed. |
| 3.2 Layout | There are no proposed changes to the site layout. |
| 3.3 Scale | No change to the scale of the properties is proposed. |
| 3.4 Landscaping | There are no proposed changes to the landscaping. |



3.6 Appearance The current external main entrance doors will be replaced with reinforced aluminium doors from Bamford Doors to provide corrosion resistant, secure sections. Aluminium details and designs will match the existing door panel configuration, but with glazing also. This statement shows that the designer has considered the existing appearance and materials used throughout the scheme and locality. The designer has used materials to match existing, to ensure minimal visual impact.

3.7 Access No changes are proposed.

4.0 CONCLUSIONS

The proposals set out in this application are necessary to ensure the good living standards of the residents and to increase the building's lifespan. The proposals are to maintain the property to be used and enjoyed in the future while retaining the external character of the building and the surrounding area. It is therefore that the proposal complies with the policies regarding design and access.