
DESIGN AND ACCESS STATEMENT

04/11/2022

VICTORIA MILL

WINDOW AND DOOR REPLACEMENT

URBAN BUBBLE

Prepared By

David Kirk
Associate

E: david.kirk@uk.rlb.com
T: +44 07741 896 493

1.0 DESIGN AND ACCESS STATEMENT

1.1 EXISTING BUILDING/ BACKGROUND

The site is a residential apartment building under the management of Urban Bubble.

The Building is a Grade II* Listed property formed of solid masonry construction and steel frame.

The works within this application are a response to deficiencies identified in the fire stopping at party floor level to between the ground and first floors.

1.2 PROPOSED WORKS

1.2.1 USE

The proposed works will not change the use of the building.

1.2.2 SCOPE OF WORKS

The project aims to replace existing double-height windows to the external envelope to locations shown on the location plan.

The double-height windows in various locations include doors to the ground floor and basement of the building.

The proposed works are to replace the existing windows and doors on a like-for-like basis, however with the installation of a non-combustible spandrel panel at floor level and associated fire-stopping behind the spandrel panel.

1.2.3 LAYOUT

The layout of the building both internally and externally will not be affected by these works.

1.2.4 APPEARANCE

The completed works will match the appearance of the existing building, windows and doors.

1.2.5 ACCESS

The works upon completion will not affect the current access route and access strategy of the building

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