

Design and Access Statement

In support of
Window Replacement

At

Sheavyn House
Old Hall Lane
Fallowfield
M14 6HJ

MAY 2025

Version Control

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1 Design Statement

To be read in conjunction with drawing numbers 9070_01 – 9070_06.

1.1 Introduction

The proposed works involve the replacement of all windows and rooflights to the building, and installation of solar PV panels to the pitched roof. This includes replacement of timber windows, rooflights and aluminium curtain walling with new aluminium windows, curtain walling and Velux rooflights.

1.2 Siting

The proposed works are all sited within the curtilage of the existing building as shown on drawing number 9070_02 Site Plan. All works are relating to the external elements of the building and will not affect any internal structures or layouts.

1.3 Scale

All replacement window designs are to match the existing as closely as possible, with the only change being the material. No alterations will be carried out to structural opening sizes. Therefore, the scale will not be altered in any way.

1.4 External Treatment

No alterations are to be made to the surrounding landscaping of the building; this will remain as existing.

1.4.1 Aluminium Windows

The existing timber windows are located to the main and rear elevation of the building. They are timber framed with grey paint decoration. The windows generally consist of 1no top-hung opening casement with some dormer windows.

The existing timber windows are in poor condition generally with rotten and damaged sections to numerous windows. Multiple previous repairs are evident, as well as peeling decorations and moss growth. Aside from condition, many of the windows, particularly to bedrooms, have no trickle vents which would be a beneficial addition to improve ventilation.

It is proposed that these windows are replaced with new aluminium framed windows, of the same design as the existing.

1.4.2 Aluminium Curtain Walling

There are 5no sections of aluminium framed curtain walling to the building. It is proposed these sections are replaced with new aluminium framed curtain walling sections of the same design, to match the new aluminium windows.

1.4.3 Velux Rooflights

It is proposed the existing rooflights are replaced with new Velux rooflights.

1.4.4 Solar PV Panels

It is proposed that solar PV panels are installed to the pitched roof on the south facing elevation. The panels will have a black or silver anodized aluminium frame with the panel being 3.2mm thick tempered glass.

1.5 Landscaping

No external landscaping will be affected or altered by the proposed works.

2 Access Statement

2.1 Specific Access Issues

Existing access routes will be unaffected by the proposed condition improvement works. Access for the works will be via the existing access to the building. Care will be taken to protect all existing structures on the site.

2.1.1 Approach Route

The pedestrian and vehicular approach route to the building will be via the existing onsite provisions with no need for the creation of additional access/egress points throughout the works.

3 Summary

The windows that have been identified for replacement are in a poor state of repair and require renewal in order to ensure the building is adequately weather tight to provide a suitable living environment for the students. It is also important to keep the building in a reputable condition given the Listed Status of the adjacent Ashburne Hall.

4 Schedule of Existing Site Images



Photograph 1: Existing North Elevation



Photograph 2: Existing North Elevation



Photograph 3: Existing South Elevation



Photograph 4: Existing South Elevation



Photograph 5: Existing East Elevation



Photograph 6: Existing West Elevation



Photograph 7: Previous repair to timber window



Photograph 8: Damaged timber window

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