DESIGN & ACCESS STATEMENT FOR PROPOSED WINDOW AND DOOR REPLACEMENT SCHEME TO 12No SELF CONTAINED FLATS AT 1, 2, 3, 4, 10, 11, 12 & 13 NEW VINE STREET, 29 & 31 REILLY STREET AND 225 & 227 CLARENDON STREET, HULME, MANCHESTER, M15.



New Vine (odds) and Reilly Street



New Vine (evens) and Reilly Street

DESIGN STATEMENT

Flats 1, 2, 3, 4, 10, 11, 12 & 13 New Vine Street, 29 & 31 Reilly Street And 225 & 227 Clarendon Street, are general needs flats owned and managed by Places for People. The properties comprise of self-contained flats over two floors, with a communal access areas and a communal rear gardens / courtyard / amenity space.

The existing timber windows and doors are, due to a number of reasons, in a poor state of repair resulting in numerous complaints from our customers. We believe that replacing them with modern, thermally efficient, and low-maintenance alternatives will significantly enhance the building's performance and improve comfort for our residents, potentially reducing heat loss and lowering energy bills.

We are seeking planning approval for replacement windows (including feature communal window to the rear), along with entrance doors / doorsets and French doors.

- The existing windows are timber double-glazed and decorated light brown. We propose to replace them with white uPVC double-glazed windows that match the style, dimensions, and opening action of the existing ones as closely as possible. Due to procurement regulations, the proposed windows are based on a performance specification rather than a specific manufacturer/product. However, we suggest something similar in appearance to the Eurocell Modus Standard Casement System (product information included with planning application).

- Proposed windows to flats are to match window replacement scheme to neighbouring houses which will be carried out under permitted development.

- There are timber French doors decorated white on the North Vine Street elevations. We propose to replace the French doors in white, double glazed upvc in a style to match the existing – Eurocell Modus range or similar

- The existing external entrance doors are timber with double-glazed vision panels and are decorated blue. We propose to replace them with composite doors that match the style, dimensions and opening action of the existing doors as closely as possible. The doors / doorsets will be coloured anthracite. Again, due to procurement regulations, the proposed external doors are based on a performance specification rather than a specific manufacturer/product. However, we suggest something similar to Eurocell Dales or similar composite doors (product information included as part of the application).

Note: All window and doors proposed will comply with Parts F, L, K & M of the Building Regs.

USE

As existing use – self-contained flats with communal areas

LAYOUT

No layout alterations are proposed.

PARKING

As existing situation

SCALE

There will be no alteration to the dimensions of the building

APPEARANCE

The external appearance of the building will remain unchanged other than the materials/colour of the proposed windows and doors.

LANDSCAPING

There are no works proposed to the landscaped areas of the property

SUSTAINABILITY

All window and doors proposed will comply with Approved Document L of the Building Regs and will provide better insulation properties, leading to improved thermal efficiency, reduced heat loss and lower energy bills for residents.

ACCESS STATEMENT

Accesses to the building will be as the existing situation. No changes are proposed.