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Design and Access Statement for New External Windows and Doors At Units 1-20, Byron Lodge, Byron Street, Buxton Derbyshire SK17 6NR

Compiled by Watts Group plc

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1. Introduction

A Design and Access Statement has been compiled to accompany the Planning Application and help explain the proposed works, and set out what decisions have been taken and why.

Watts Group PLC acting on behalf of Your Housing Group (Manchester and District Housing Association Ltd) are committed to a policy of equality, inclusion and accessibility in the delivery of its property services to members of the public. It is recognised that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in the management practices and procedures it adopts.

The submitted Application has taken into consideration the following standards and guidance (amongst other related information) through the design of these alterations.

- The Equality Act 2010.
- Approved Document M 'Access to and Use of Buildings' of the Building Regulations 2000 series
- BS 8300:2009+A1:2010 – Design of buildings and their approaches to meet the needs of disabled people.

Your Housing Group (YHG) operate the existing residential accommodation and provide sheltered self-contained flats for elderly residents. The Byron Lodge sheltered residential accommodation is formed in 3 main blocks, which are split into 20 self-contained ground and first floor flats. According to the current asset management system the current windows were installed in around 1999.

We understand that the tenants are experiencing problems with the operation of the some of the existing windows. Furthermore, the painted timber frame elements are suffering from excessive deterioration and weathering which is compounded by the Geographical location of the properties, and a number of the glazing units are starting to fail. The thickness of the glazing units is minimal and below current standards, and therefore do not achieve current thermal standards. It is considered therefore that fitting new double glazed units within thermally broken uPVC window frames will improve the u-Value performance and thus contribute to reducing fuel poverty.

We are instructed to submit this application based on replacing all of the existing elevation windows with new uPVC framed casement windows incorporating double glazed window units, complete with the replacement of the associated flat entrance doors.

2. Use; The buildings are currently designated for residential use. There is no proposed change to this. We understand the building are not listed, and do not lie within a Conservation area.

Both the proposed new windows and entrance doors will improve thermal insulation values and minimise the risks of drafts.

We note that our proposal includes for introducing open light windows to the ground floor level of elevation J. currently these are fixed light windows, but there is a requirement to provide improved natural ventilation to these habitable rooms. Top hung opening window lights fitted with restrictors are seen to be the most appropriate solution.

3. Form of Accommodation; The building provides residential accommodation at ground and first floor level floor level. No additional space will be created as part of these alterations.

4. Public Realm; The proposal has no significant impact on the existing public realm or hard landscaping around the site. The proposed new entrance doors will open inwards, back into the dwellings so will not project over the public footpath.

Window restrictors (limiting opening to circa 100mm) will be provided to the ground floor windows which project out over the common areas and footpaths.

Currently, a number of windows incorporate obscured 'Cotswold' textured glass. The proposed new windows in these locations will incorporate an internal pane of textured obscured glass which will correspond in type and finish with the existing material. The use of this obscured glass will be used where necessary to provide privacy within bathrooms or

5. Character; We are aware of the aesthetic qualities of the existing elevations, and we have the design of the windows will be focussed on replicating the style of the existing windows as far as possible. This is evidenced by the proposal to include external transoms and mullions into the design where possible.

We also consider that the proposed external colour choice of 'Golden Oak' for the window and door frames will enhance the character of the existing light coloured stonework, and understand this option is likely to be supported by the Local Council. A range of window styles and colours are evidenced to neighbouring properties so no exact precedent is considered to be predominant in the immediate surrounding area.

Internally the windows are proposed to have a white finish to the window frames. A sample window section can be provided if necessary.

The proposed frame colour for the new entrance doors will be 'Golden Oak' to match the windows, with clear glazed visions panels.

On the whole therefore, we consider that these alterations do not significantly affect the appearance of the premises.

The existing rooflights will not be affected by these alterations, and will remain in place.

6. Access; Will not be affected and will remain as existing.

7. Community Safety; The windows at ground floor level will incorporate an outer frame of toughened glass to improve security, as well as minimising the risk of injury to persons if these are smashed.

Furthermore, the proposed entrance doors are Secure by Design Approved. Most of the residents are over 55, and the requirement to provide a safe secure environment is considered to be a key issue for this community.

8. **Environmental Impact;** A local supplier will be used to procure the windows and doors. Furthermore, as mentioned previously the new windows will improve energy efficiency, and should contribute to reducing energy bills.