

This Design and Access Statement accompanies a Full Planning & Listed Building Consent application at the site of 18 Fairfield Square, Moravian Settlement, Droylsden, Manchester. The scope of works comprises the renovation of a Grade II listed dwelling in accordance with The Domestic Minimum Energy Efficiency Standard (MEES) Regulations for domestic private rented properties as implemented by the UK government in 2023.

The document has been prepared in accordance with the CABE Guidance “Design and Access Statements - How to Read, Write and Use Them”.

Project Team

- Client ARCON Housing Association
- Architect architecture:m
- Door Manufacturer Rockdoor

REPLACEMENT OF EXTERNAL FRONT DOOR

Installation

- Prior to the commencement of work; the sizes, type and condition of all doorsets should be checked against the survey sizes/types and the actual aperture sizes.
- At the request of the installer, prior to the commencement of the work, the customer should be given adequate notice to remove any furniture, fixtures or fittings that may otherwise be damaged during the installation.
- The installer is responsible for both internal and external protection of the property during the installation work.
- Floor coverings should be protected and care afforded to decorations and furnishings. Reasonable steps should be taken to minimise any damage to adjacent reveals.
- Wherever possible, the installer should install and seal the new doorsets on the same day that the existing doorsets are removed, to maintain security and weather tightness of the building. If this is not possible, an alternative arrangement for security and weather tightness should be agreed in advance between installer and client.
- The existing doorsets should be removed with care to avoid unnecessary damage to the building structure and its finishings and without permitting any subsidence of the superstructure during or after the installation procedure.
- Any electrical or specialist items, such as television aerials or telephone wires should be re-routed around the frame of the door. Where this is not feasible, then alternatives should be agreed with the customer. The appropriate service provider should be employed where necessary.

Glass removal techniques

- Before the removal of existing doorsets is started, a risk assessment should be carried out.
- Appropriate protective equipment should be worn at all times and any non-essential personnel should be excluded from the immediate area.
- Safe removal of putty-glazed fixed lights is imperative. This should preferably be carried out by removing the putty, glazing sprigs, beads or fixing nails and removing the glazing intact. Alternatively, the glass should be carefully broken, so that the fragments are on the outside of the structure.
- It is good practice to run a sharp knife between the inside face of the frame and the adjoining plaster, to minimise damage to the plaster when the frame is removed.

Fixings

- There are two principal methods of fixing available, which may be used separately or in combination. These are through frame fixings and lug fixings. The manufacturer's instructions should always be followed.
- If lug fixings are used they should be of a suitable material to resist corrosion and, if used externally, they should be secured to the wall using "one-way" or other suitable security screws.
- Screws should be sized to penetrate at least 25mm into timber, or 40mm into plugged holes in brick, block, or masonry, unless equivalent demonstrable provision can be made by other means, for example by complying with an appropriate structural code. Connections to steelwork up to 2mm thick such as folded sheet lintels should be made with appropriate thread cutting screws. Connections to steelwork over 2mm thick should be into pre-tapped holes with machine screws of minimum 5mm diameter or alternatively with power-driven hardened self-drilling screws.
- Other proprietary mechanical fixing methods should be assessed for suitability, preferably by obtaining an appropriate third party assessment.
- Fixings should be at least as corrosion-resistant as BS EN 1670:1998, Grade 3.
- The presence of pre-cast concrete or steel lintels may make it impracticable or pose severe difficulties in achieving the specified fixing distances. In these instances the use of polyurethane foam has proved a useful adjunct to mechanical fixings. However, foam fixings should never be used as the sole method of fixing the entire frame into the reveal.

Finishings

- Finishings, such as trims, are generally used to neaten the interface between a door and the substrate.
- They should not be used to provide or enhance the weather tightness of the door or the perimeter joints.
- They should be good exterior quality materials used in accordance with the manufacturer's instructions, and colour matched where specified.
- Cellular extruded PVC-UE trims should conform to BS 7619.

Completion and making good

- Debris or contaminants should be removed and any drainage paths should be cleared.
- Internal reveals should be made good as agreed, ready for the purchaser to redecorate if necessary.
- Any materials such as trims or sealant should not be applied on top of loose material.
- Protective tapes should be removed as soon as practicable, as ageing of tapes can cause difficulties in removal. Refer to the manufacturer's guidance.
- Sand and cement should not be used to fill the gap between the outer frame and the substrate except for backfill for steel windows, usually limited to windows in stone surrounds or interior fair-faced brick and concrete.
- Where the replacement product has a smaller front to back dimension than the original, there might be a mastic and/or paint line visible on the substrate which should be removed as much as practicable or covered with a trim.
- The method of, and responsibility for, repair to any render should be as agreed with the purchaser.

The proposals within this application will ensure that a historic, Grade II Listed building of high significance is improved and brought up to the standards of modern uses and occupation. Ensuring the continued occupation of the dwelling in the future will also safeguard the protection of this important local asset for future generations. The proposed alterations and improvements to the building are believed to have a minor impact on the existing buildings' aesthetic qualities and will ensure that any damage that has occurred over the decades is reversed to provide a safe and comfortable living space within. All repairs and alterations will be carried out sensitively to the highest standards using traditional construction methods by skilled conservation tradespeople.

It is in our consideration that the proposal conforms to the relevant local and national planning policies pertaining to the alterations to an existing listed heritage asset.