

351-359 Palatine Road, Manchester, M22 4FY.

Viability Statement

The purpose of this statement is support application (portal Reference PP10478785), for a change of use regarding material finish for the re-development of 351-359 Palatine Road, Manchester. The original planning 121828/FO/2018 included a four-storey mixed use building comprising of Commercial Use on the Ground Floor and Residential Apartments on the three storeys above. The planning report and subsequent approval required aluminum glazing to all fenestrations, the intention of the change of use application is to replace aluminum windows to all the Apartments, and two rear windows of the Commercial units to be fitted with Anthracite Upvc windows.

The anthracite windows will be flush sash with square edged, smooth frames (No wood effect), matt paint finish with minimal frame depth to mimic Aluminum frames. Technical details supplied with the planning submission.

The purpose of the viability statement is to justify the alteration in relation to cost. The cost saving for the replacement of the windows as stated above, will have an overall budget reduction of between £50 - £55K. The continued increase in building material costs has had a knock-on effect on the budget throughout the building process, with the current scheme only just achieving cost effectiveness. The proposed change of window frame material would prevent financial difficulty if further cost increases were incurred over the next 14 months of the construction process.

Stockport Developments has previously approached Manchester City Council to increase the Apartment number by 2-3 Units to improve the financial viability of the scheme. The design options put forward were not supported by the Local Authority, hence the drive to reduce the overall build cost. The external appearance of the building will not be affected by the change of material and there is no desire to alter any other external materials on the building.