



Ref: CJM/AMM/3622

18 June 2021

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Dear Sir/Madam

Planning and Heritage Statement – Replacement Windows at Habib House, 9 Stevenson Square, Manchester, M1 1DB

I refer to the above matter. Please find attached the following which accompany this Planning and Heritage Statement and form the application submission documents:

- Completed planning application forms;
- Existing external elevations (DWG No. 502.01);
- Proposed existing external elevations (DWG No. 502.02);
- Site location plan;
- Heritage Statement from previous application for replacement windows at the same premises.

It is proposed that replacement windows are fitted in the lower and ground floor openings on the building.

DWG No. 502.02 shows the proposals and is well annotated but, for ease of reference, the details of the proposals are as follows.

Stevenson Square Elevation

Ground Floor

- Install new steel framed entrance door set. Door frame and mullion detailing to be simple large panel style. Frames finished in Duraflex polyester powder coating in a matt grey to match the existing adjacent door set. Glazed panels formed of 28mm insulated glass units, comprising of 8.8mm clear laminated safety glass.

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- Remove existing brushed SAA window frames and window head trickle vent detailing. Install new single panel window frames from the Crittall Corporates MW40 steel window system. Frame detail to match the approved frames fitted to the upper floors. All frames finished in Duraflex polyester powder coating in a matt grey to match the existing upper floor installation. Glazed panels formed of 28mm insulated glass units, comprising of 8.8mm clear laminated safety glass.

Lower Ground Floor

- Remove existing brushed SAA window frames. Install three panel window frames from the Crittall Corporates MW40 steel window system. Frame detail to match the approved frames fitted to the upper floors. Central panel to be an opening light for ventilation to the lower ground floor of the building. All frames finished in Duraflex polyester powder coating in a matt grey to match the existing upper floor installation. Glazed panels formed of 28mm insulated glass units, comprising of 8.8mm clear laminated safety glass.

Lever Street Elevation

Ground Floor

- Remove existing brushed SAA window frames and window head trickle vent detailing. Install new single panel window frames from the Crittall Corporates MW40 steel window system. Frame detail to match the approved frames fitted to the upper floors. All frames finished in Duraflex polyester powder coating in a matt grey to match the existing upper floor installation. Glazed panels formed of 28mm insulated glass units, comprising of 8.8mm clear laminated safety glass.
- Remove the existing externally mounted roller shutter units and associated header enclosure units. Remove the existing brushed SAA window frame sections and install new steel framed window frame section. Frames finished in Duraflex polyester powder coated matt grey to match the adjacent window frames. Glazed panels formed of 28mm insulated glass units, comprising of 8.8mm clear laminated safety glass.



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Lower Ground Floor

- Remove the existing externally mounted roller shutter units and associated header enclosures units. Remove existing brushed SAA window frames to the lower ground floor. Install three panel window frames from the Crittall Corporates MW40 steel window system. Frame detail to match the approved frames fitted to the upper floors. Central panel to be an opening light for ventilation to the lower ground floor. All frames finished in Duraflex polyester powder coating in a matt grey to match the existing upper floor installation. Glazed panels formed of 28mm insulated glass units, comprising of 8.8mm clear laminated safety glass.

The content of the 2015 Heritage Statement included with this submission is still highly relevant and it is respectfully suggested that the planning officers will find it beneficial to refer to it with regard to the current proposals.

Summary and Conclusion

The proposed development fully complies with Policy EN3 (Heritage) in the Manchester Core Strategy 2012 to 2027 because it, at the very least, preserves the historic environment of the Conservation Area.

The proposed development is also fully compliant with the National Planning Policy Framework (NPPF) for the same reason as above.

For these reasons, it is respectfully suggested that the application should be approved and planning permission granted.

Yours sincerely

Christie J McDonald MTCP MRTPI

Associate

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