



Ref: CJM/AMM/3622

15 July 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 external elevations (DWG No. 502.02);
- Site location plan (DWG No. 502.03);
- Existing window details (DWG No. 502.04);
- Existing window details (DWG No. 502.05);
- Proposed window details (DWG No. 502.06);
- Proposed window details (DWG No. 502.07).

Habib House is not listed but is located within Stevenson Square Conservation Area which is within Manchester's Northern Quarter and the following, taken from English Heritage's 'Manchester's Northern Quarter' (2008), provides a good overview of the area:

"The Northern Quarter is a part of central Manchester which lies just over 400m to the east of the city's medieval cathedral and a mere 250m from the towering textile mills of Ancoats to the north-east. It is an area of approximately 0.3sq km and is bounded to the west by Shudehill and High Street, to the north by Swan Street, to the east by the Rochdale Canal and to the south by Piccadilly. It is an area that has seen over two and a half centuries of changes, which are still evident in the street patterns, in the names of the roads and, most importantly, in the juxtaposition of contrasting historic buildings. In the Northern Quarter, brick-built Georgian artisans' houses,

Partners

Steven H Abbott
BSc (Hons) MRTPI



RTPI
Chartered Town Planners

Alastair J Skelton
BSC (Hons) DipTP MRTPI

Balmoral House, Ackhurst Business Park, Chorley, Lancashire, PR7 1NY **T 01257 251 177** 
130 Highgate, Kendal, Cumbria, LA9 4HE **T 01539 724 766** 
Penstraze Business Centre, Penstraze, Truro, Cornwall, TR4 8PN **T 01872 562 061** 

Steven Abbott Associates LLP is a limited liability partnerships. Registered in England and Wales with number OC347995
A list of members is available for inspection at the registered office, together with a list of those non-members who are referred to as partners
Steven Abbott Associates LLP uses the word 'partner' to refer to a member of the LLP, or an employee/consultant with equivalent standing and qualifications



complete with purpose-built top-floor workshops, rub shoulders with multi-storeyed steel-framed Edwardian textile warehouses, Victorian pubs, markets and commercial chambers, and 20th-century department stores. Many areas of the city centre have been remoulded by comprehensive and successful regeneration, and since the mid-1990s the Northern Quarter too has increasingly developed from an overlooked district, languishing in a state of economic inertia, to a significant element in the attraction and distinctiveness of Manchester's city centre.

Both English Heritage and Manchester City Council are keen to ensure that, as the area moves into a new phase of development, the historic integrity that is so vital to its character is not lost. Formal efforts to both protect and revitalise the Northern Quarter began back in 1987 with the designation of the Smithfield and Stevenson Square Conservation Areas by Manchester City Council. A regeneration study, also commissioned by the Council, followed in 1993 which resulted in the area's promotion as a focus for creative activities and indeed the adoption of the name 'Northern Quarter'.

*The likelihood of rapid change became evident in the 1990s, as did the fact that little was known about the architecture and topographical character of the area. English Heritage promptly undertook a comprehensive assessment of the buildings in both the Northern Quarter and neighbouring Shudehill. The assessment involved a rapid external survey of all standing structures, supplemented by documentary research, and resulted in a report in 2001 (*The Shudehill and Northern Quarter of Manchester: 'An Outgrowth of Accident' and 'Built According to a Plan' Architectural Investigation Reports and Papers B/066/2001*). "*

Whilst the above is useful to provide an initial overview of the Northern Quarter, it is fair to say that since that document was published in 2008, the Northern Quarter has continued to thrive and is now a hive of bars, shops, offices and seemingly non-stop activity.

With regard to the current planning application, it is of great relevance that on 11th June 2015 planning permission was granted for the following at Habib House (LPA Ref: 108582/FO/2015/C2):

"Replacement of all windows of the first, second and third floors of the Stevenson Square and Lever Street elevations of the building and all windows of the Stevenson Place and rear yard elevations."



It is proposed that replacement windows are fitted in the lower and ground floor openings on the building using the same products that were approved by Manchester City Council when granting planning permission number 108582/FO/2015/C2 in 2015.

It is the simple aim of the Applicant to bring the remaining lower floors which have not had replacement windows fitted in line with those floors which have. This will be of obvious benefit to the building and the Conservation Area as a whole.

Submitted plan 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.
- 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.

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.

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.



Steven Abbott Associates LLP

15 July 2021

Ref: CJM/AMM/3622

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

In addition, the previous planning permission reference number 108582/FO/2015/C2 has established the principle for the proposed new windows and it is merely the aim of the Applicant to bring the lower floors which have not had replacement windows in line with the floors above which have. This is of great benefit to, not only the building, but the Conservation Area as a whole.

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

E: christiem@abbott-associates.co.uk

