

Application for Planning Permission

Property – Eighth Day Apartments, 111 Oxford Road, Manchester. M1 7DU

Applicant – Premier Estates

Description of the Site

The property is a residential apartment block situated on, Oxford Road, a main access road to Manchester City Centre.

Design Justification

The proposal to replace the existing defective timber windows, with new aluminium windows is based upon the following points;

- **General performance** – there is currently circa 75% of the apartments reporting issues with the existing timber windows. Due to this and the age of the existing windows it is our express recommendation that the windows are replaced.
- **Improved thermal efficiency** – the new aluminium windows will ensure the building performs to a much higher standard with regards to energy efficiency. This will improve the lives of the residents and provide savings on their heating costs.
- **Improved longevity** – the new aluminium windows will provide the building with windows that will last considerably longer than their timber equivalents. The new windows will require a lot less maintenance than the existing windows or new timber windows.
- **Appearance** – the new aluminium windows will be designed and installed to match the existing profile and the colour of the frames will match the existing. Therefore, the change in appearance will be minimal and any impact on the character of the building will be negligible. As can be demonstrated in the images below, the new windows would be indistinguishable from the existing at street level.

Building

DESIGN JUSTIFICATION

The current building has been built circa 2005 in traditional brick, with a detailed aluminium profile to the protruding corner where Oxford Road meets Sidney Street. The grey profiled timber windows have weathered and are unfit for purpose which require replacement imminently, like for like in respect of design, colour and profile.



View from Oxford Road.



View from Sidney Street.