

Design and Access statement

Object: Secondary glazing of Flat 58 Granby House M1 7AR

Rationale of the project:

The objective of the project is to install secondary glazing internally on all the windows of a private flat in Granby House, 5th floor at the back of the East elevation. Secondary glazing is justified here to provide a thermal and acoustic insulation in a flat with poor EPC (D) due partly to the existing historic windows, single-glazed, partly in uninsulated metal and prone to draughts. In addition, the bedroom window is only a few meters away from the Manchester-Liverpool railway parallel to Whitworth Street with several trains per hour, often waiting near the building before entering Oxford road station.

Design and installation:

The secondary glazing is designed by Clearview. They have an extensive experience working on listed building, including in Manchester. The installation is only internal and follows the requirement discussed with the Planning service: fully reversible, no obstruction of the existing window (thinnest frames available), dark grey colour for the outward side of the frame. The new panels will be attached to the modern wall without alterations to the existing windows.

Impact on the building:

The secondary glazing is designed to be invisible from outside the building (panels matching the existing subdivisions of the windows). The historic windows will be operable normally and fully accessible for maintenance and cleaning. There is no historic plaster, woodwork or metalwork that will be altered or damaged by this installation.