Deloitte.
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Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT
United Kingdom

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

21 September 2017

Anthony Mitchell
Planning – City Centre Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

Dear Tony,

Manchester Royal Exchange – Application for approval of details reserved by Condition: Listed Building Consent 116165/LO/2017: Northern Offices Secondary Glazing

On behalf of our client, BVK Highstreet Retail Royal Exchange Manchester Limited ('BVK'), please find enclosed an application to discharge condition 3 attached to Listed Building Consent 116165/LO/2017 (dated 21 June 2017) for the installation of internal secondary glazing to windows on external elevations of floors 1-5 of the Northern Offices of the Manchester Royal Exchange.

Condition 3 requires final details of an alternative proposal for the installation of secondary glazing to the arched windows on the first floor, before any works to the first floor windows are carried out.

Background

The secondary glazing approved by Listed Building Consent 116165/LO/2017 is required to improve the commercial viability of the refurbished floors within the Royal Exchange, as well as end user comfort levels. The low acoustic performance of the existing single glazing is compounded by the central location of the Royal Exchange within Manchester City Centre and, as a result, its adjacency with other commercial uses and external noise sources.

The listed building application included a secondary glazing scheme for the first floor arched windows. During the determination period, the Local Planning Authority requested a more articulated attempt for these windows to make the secondary glazing express the arch, rather than the oblong glazing solution shown within the submission.

The design team responded to this request on 25 May 2017 (see appended email), with a justification and request to meet on site to view the windows/discuss the solution. This confirmed that initial scheme did include arched framed heads to these windows, however this option was discounted for the following reasons:

- Principally because the curved solution meant moving away from the slim frame profiles introduced elsewhere in the building (as it results in increases to the thickness and detail of the framing).
- Introducing curved heads to the windows made the frames and systems so expensive that it would simply not be feasible to install these.

The response also noted that the submitted drawing did not allow the reader to appreciate how the frames would be read in close proximity to the soffits, ceilings and walls around the openings. The head rails of the 'square' arrangement as drawn would not be conspicuous at all, as they will be fixed to the underside of the soffit above, which is obscured in most areas by a plasterboard bulkhead which drops down at the perimeter of the floor plate. To allow this to be understood further, we invited the case officer and conservation officer to come and view the windows in question/discuss the solution.

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The offer to meet on site was not taken up by officers at the time, and instead Condition 3 was attached to the Listed Building Consent.

Alternative proposals considered

Since the grant of Listed Building Consent, the design team have been looking at alternative solutions for the first floor arched windows, including further testing the possibility of curved solution. This has included meetings on site with both the contractors (ADT workplace) and glaziers (City Glass).

Following these discussions and further consideration of a curved solution, the following issues have been identified:

- A curved solution would require either a UPVC frame (which would be unsuitable for this building) or a new, bespoke timber frame to each window, which would sit over the top of existing primary window frame internally, concealing the historic details rather than celebrating them and impacting on the character and appearance of the listed building internally.
- The new bespoke frame would be bulky and need additional support down to the floor beneath window cill, which would require boxing out with plasterboard. Again, this would conceal original fabric and affect the internal appearance of the listed building.
- Maintaining access to the primary glazing though each secondary glazing panel would be reduced due to the shape of curve. Therefore, an alternative fixing method would be required every 8 inches to the frame, which would look unsightly.
- It is not possible to include a central sliding mechanism to the lower two panes to access the primary glazing.

City Glass have been appointed to manufacture and install the secondary glazing. In the June 2017 response, we highlighted that City Glass had advised that they believed the curved arrangement, and the resulting thickness and detail of the framing, would look so poor that they would be unwilling to undertake the works. Following the recent meetings on site to discuss and subsequent further review of the curved solution by City Glass, they have confirmed they cannot manufacture the detail required and have therefore declined to quote on that basis. The design team gave been unable to get a second opinion from an alternative glazing supplier for the curved option.

Preferred Option

Following the consideration of an alternative curved solution above, the secondary glazing solution for the first floor arched windows shown on enclosed Drawing (42) 621 Rev A First Floor Typical Secondary Glazing Details (and as originally submitted with the Listed Building Application) is considered by the design team to be the best solution in both heritage and functional terms for the introduction of secondary glazing at the first floor.

As noted above, the head rails of the 'square' arrangement as drawn would not be conspicuous at all, as they will be fixed to the underside of the soffit above, which is obscured in most areas by a plasterboard bulkhead which drops down at the perimeter of the floor plate. Internally, the solution allows

As previously suggested, we feel it would be useful to meet on site to view the first floor windows in question internally and to talk through the solutions.

Application to discharge Condition 3

In addition to this letter setting out why an alternative proposal to install arched secondary glazing is not feasible and would result in a greater impact on the character and appearance of the listed building, the following information is submitted in support of this application to discharge Condition 3:

- Application Forms;
- Drawing (42) 621 Rev A First Floor Typical Secondary Glazing Details; and,

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- Copy of the previous email correspondence dated 25 May 2017.

As set out above, we would like to meet on site to view the windows in question and to talk through the preferred option / why an alternative arched solution is not feasible with the design team. Please contact my colleague Eve Grant (0161 455 6483; evgrant@deloitte.co.uk) to arrange this or if you require any additional information regarding this matter.

Yours sincerely



John Cooper
Deloitte LLP

Grant, Eve (UK - Manchester)

From: Grant, Eve (UK - Manchester)
Sent: 25 May 2017 10:02
To: Janine Renshaw-Livesey <j.renshaw-livesey@manchester.gov.uk>
Cc: White, Maria (UK - Leeds)
Subject: 116156/LO/2017 - Royal Exchange Secondary Glazing

Hi Janine

Further to the query raised on the approach to the secondary glazing solution for the first floor arched windows, we have been discussing with the project team and provide an update below.

Firstly, the initial scheme did include arched framed heads to these windows, however this option was discounted for the following reasons:

- **Principally because the curved solution meant moving away from the slim frame profiles introduced elsewhere in the building (it results in increases to the thickness and detail of the framing).**

- **Introducing curved heads to the windows made the frames and systems so expensive that it would simply not be feasible to install these.**

Secondly, the drawing does not allow the reader to appreciate how the frames would be read in close proximity to the soffits, ceilings and walls around the openings. The head rails of the 'square' arrangement currently drawn will not be conspicuous at all as they will be fixed to the underside of the soffit above, which is obscured in most areas by a plasterboard bulkhead which drops down at the perimeter of the floor plate. To allow this to be understood further, we would like to invite you and Paul to come and view the windows in question/discuss the solution.

Finally, it is the intention to appoint ADT workplace to fit the secondary glazing, with the glazing itself manufactured and fitted by one of the most reputable glaziers in the area: http://www.cityglassmanchester.co.uk/. City Glass have advised that they believe the curved arrangement, and the resulting thickness and detail of the framing, would look so poor that they would be unwilling to undertake the works.

Please let either Maria or I know if you would like to come and view the windows/discuss the solution and we will arrange a convenient time for this.

Kind regards
Eve

Eve Grant
Assistant Director | FA - Real Estate | Deloitte LLP
P O Box 500, 2 Hardman Street, Manchester, M60 2AT, United Kingdom
D: +44 161 455 6483 | M: +44 7771 898061
evgrant@deloitte.co.uk | www.deloitterealestate.co.uk

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