Warburton
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Planning Supervisors **Architects** **Project Managers**

PLANNING
ACK'D
REPLIED
RECD 25 FEB 2008
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Northern Counties Housing Association
Proposed Secondary Glazing
India House, Whitworth St, Manchester

STATEMENT IN RESPECT OF PPG 15

Paragraph 3.4

Northern Counties Housing Association have already installed a secondary glazing system in their Boardroom at India House, in accordance with Listed Building consent Nr.079477/LO/2006/C3. This has proved to be very successful in reducing traffic noise from vehicles using Whitworth Street, and they now wish to install similar secondary glazing in the adjacent offices.

At the moment the use of these rooms is severely compromised by traffic noise, which can be very obtrusive, particularly from buses and other heavy vehicles using this extremely busy main road, often less than 2 metres away from the building. These rooms are in use during normal office hours, at which time the density of traffic is at it's highest, and the large number of buses stopping and starting at the bus stop positioned immediately outside these windows makes the problem even worse.

Paragraph 3.5

We recognise the historical importance of this building, and it's visual amenity value. Our proposal therefore takes care to keep any disturbance to the character and appearance of the building to an absolute minimum.

The proposed construction will be identical to the previous installation in the adjacent Boardroom, and will involve no alterations to any of the original fabric of the building.

As before, the new frames will follow the format of the existing window framing, and will be slim aluminium sections with a mid-grey colour coating. As the accompanying photographs show, the external appearance of the building has remained completely unaffected by the previous installation in the Boardroom, and the new proposal will not be any more obtrusive than that.

We also enclose some internal photographs, showing the minimal impact that the Boardroom installation has made, and illustrating that the areas proposed for alteration under this application are very similar, and that no significant historical or visual features will be damaged by this installation. As before, the framing will be arranged internally to ensure that the deep window reveals remain a prominent visual feature, and, if required at some time in the future, the secondary glazing system could easily be removed and the areas fully reinstated to their present condition without any difficulty whatsoever.

Paragraph 3.19

As noted above, these works will not involve the demolition or damaging of any significant parts of this building.

P Morris
Warburton Associates
2635: 18/02/08

Warburton Associates Design & Management Ltd
Registered in England No. 3875082
The Old Police Station, 62 Chapel Street, Salford, MANCHESTER M3 7AA
Tel. 0161 833 9345 Fax. 0161 831 7584 mail@warburtonassociates.com

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