Clarence House

Proposed Window Replacement

Design & Access Statement

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20th June 2012

PLANNING AND
BUILDING CONTROL
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Introduction

This planning submission is in relation to proposed works to Clarence House, Clarence Street, Manchester, M2 4DW. Clarence House is located on the corner of Clarence Street and Bow Lane in the heart of Manchester's central business district. The building sits within the Albert Square Conservation Area.

This application has been prepared on behalf of Himor Group Limited, who purchased the property in 2011 and are currently preparing to refurbish the building to bring it up to the standard required by modern day office occupiers.

Following a pre application consultation with Manchester City Council we now wish to submit a detailed planning application in connection with the proposed works associated with the replacement of the existing windows with new windows.

Site Analysis and Appraisal

The current building was originally developed in the 1980s as a retained façade scheme containing two separate buildings which originally extended up to the third level, with the introduction of a further two stories contained within a mansard roof.

The building today is vacant. The office space and common areas within the building are in need of a full refurbishment to allow the building to be attractive to office tenants again.

As a consequence of the building having been developed from two original facades, there are two entrances to the building, one on Clarence Street occupying the two central bays of the elevation at ground level and a second entrance which serves the ground floor suite only, located on the corner of Clarence Street and Tib Street.

The existing building is generally considered to be in a good state of repair externally, requiring only minor repair and maintenance works to the existing brickwork and stonework elements of the façade.

The existing windows are over 30 years old and have received little on-going maintenance during the course of their life. Many of the window mechanisms have failed and are difficult to operate. The existing windows are powder coated aluminium framed sliding sash windows, which are white.

Condition of the Existing Windows

The existing windows are aluminium framed sash windows which were installed when the façade retention scheme was carried out in the 1980's which also saw the construction of the two storey mansard roof.

The windows have clearly had little or no maintenance during their life time, and as a consequence the windows are very difficult to operate with their mechanisms having failed. Indeed some of the top sashes are too heavy for one person to open and close them, and also require a person to stand on the window cill to open them.

The glass within the windows date back to the time of the façade retention scheme, which means that they are thermally very poor and do not comply with current Building Regulations in terms of barrier loadings which has resulted in the installation of timber handrails within the office space to prevent people from falling through the windows.

The original buildings had timber framed sash windows similar to the current window design with the exception being the current windows omitted the central muntin that was originally present on the timber framed sash windows and is a traditional feature of buildings of this age.

The existing windows have been surveyed by a window specialist, Mr Colin Sansom of NET, who has produced a detailed report recommending that the existing windows are replaced to give the building the longest life whilst the building is undergoing a full refurbishment.

Replacement Windows

Following the decision to replace the existing windows, we began discussing options with a range of window suppliers. The first discussions took place with a number of aluminium framed suppliers, namely Schuco and Kawneer, neither of whom could warranty a sliding sash windows of the size of the existing windows on site installed with the weight of glass specification necessary to comply with thermal regulations and also barrier loadings avoiding the need for the internal handrails, which are visually unattractive and visible from outside of the building.

Kawneer sought special dispensation from their technical standards team which unfortunately was not granted. As such if we were to propose an aluminium framed solution to the replacement windows this would involve a central mullion and two separate sash windows, with the central framed section being over 260mm in width which we felt would be out of character with the existing building and also with the original timber framed sash windows.

As a consequence of the above it was decided that an aluminium framed solution would not be preferred.

We then investigated the possibility of replacing the existing aluminium framed windows with timber framed sash windows. We have been in discussions with Ventrolla, a well-respected timber sash manufacturer. We received confirmation from Ventrolla that they could supply windows in the style of the original window frames with a central muntin and incorporating the glass specification to suit the barrier loadings.

The cost of this solution is significant and following a review of the development appraisal it was concluded that the installation of timber framed sash windows would make the full refurbishment of the building unviable and the project would not proceed.

Following this review, we began to investigate the possibility of using steel framed windows. We have been in discussion with Crittalls, a well-established steel window manufacturer, with a view to providing replacement windows. Crittalls have confirmed that they cannot provide a sliding sash window, but that they can produce a window in the style of the original windows with a central muntin, but with an opening in pivot vent.

The advantage of the steel framed solution is that it offers a slim frame solution akin to the original, which reinstates the original proportions of the central muntin, and the cost of this proposal sits within the project budget making the full refurbishment of the building possible.

Proposal

As part of the full refurbishment works, we therefore propose to replace all of the aluminium framed windows with new steel framed windows.

The existing window frames are white and we propose as part of the replacement programme to change this to a mid-grey, again to give the building more of a contemporary feel against the historic brickwork and stonework elements.

Pre-Application Consultation

Following the submission of the pre-application submission containing the initial proposals for the replacement of the existing windows, we include with this application a report from a specialist façade consultant as requested by Manchester City Council in support of our proposals. In addition the proposals have been developed to include the introduction of the central muntins to all the windows within the brick facades of the building to restore the balance between the original elements of the building and the later roof top mansard additions, giving greater strength and emphasis to the lower elements within the brick work elements of the building.

We trust that our proposals will meet with the approval of Manchester City Council Planning Department and the Conservation Officers.





Left External View from Tib Lane
Above Internal view of existing windows with internal handrails

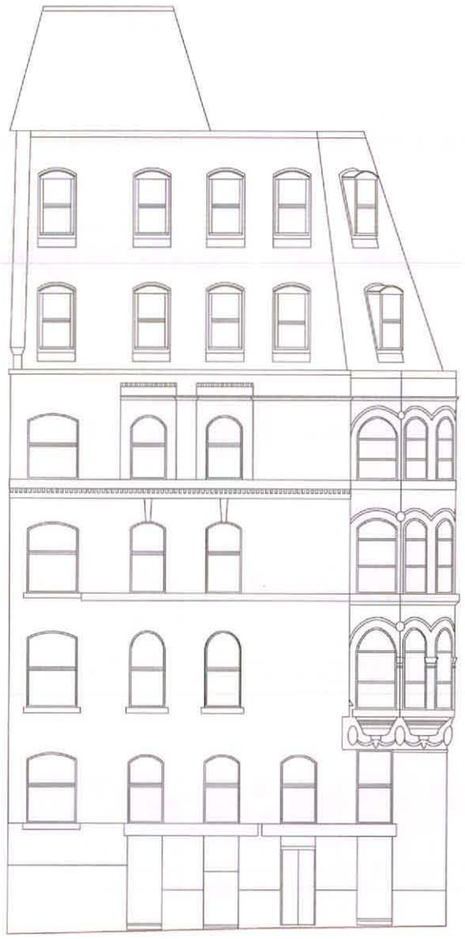




Left External View from Tib Lane
Above External View towards 76 King Street

Clarence House, Manchester

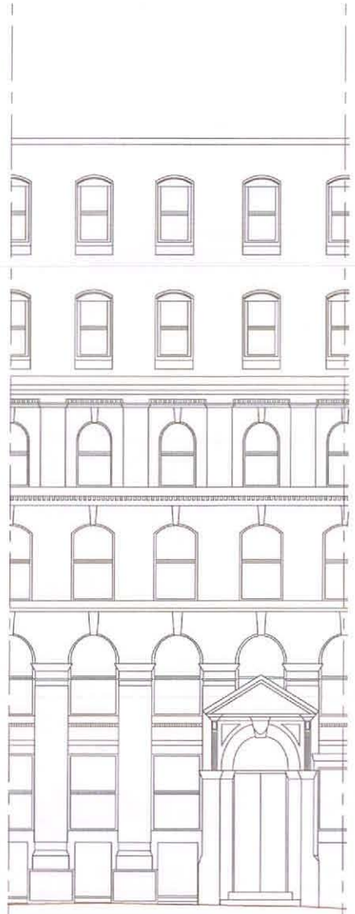
Existing Elevations



Bow Lane Elevation



Clarence Street Entrance



Tibb Lane Entrance



Tibb Lane Elevation

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AJC		16/02/2012		DM

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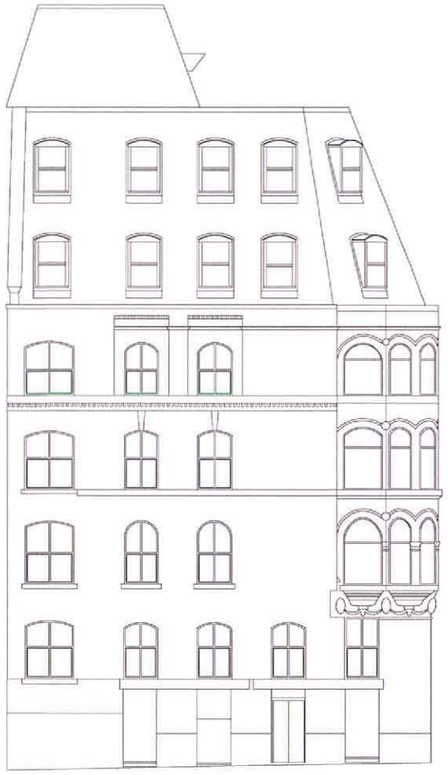
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project	Clarence House
drawing	Existing Elevations
project number	2011.01266.000
scale	1:100 @A1
drawing number	AE_20_001
rev	-
issue status	PLANNING

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Bow Lane Elevation



Clarence Street Entrance

Tibb Lane Entrance

Tibb Lane Elevation

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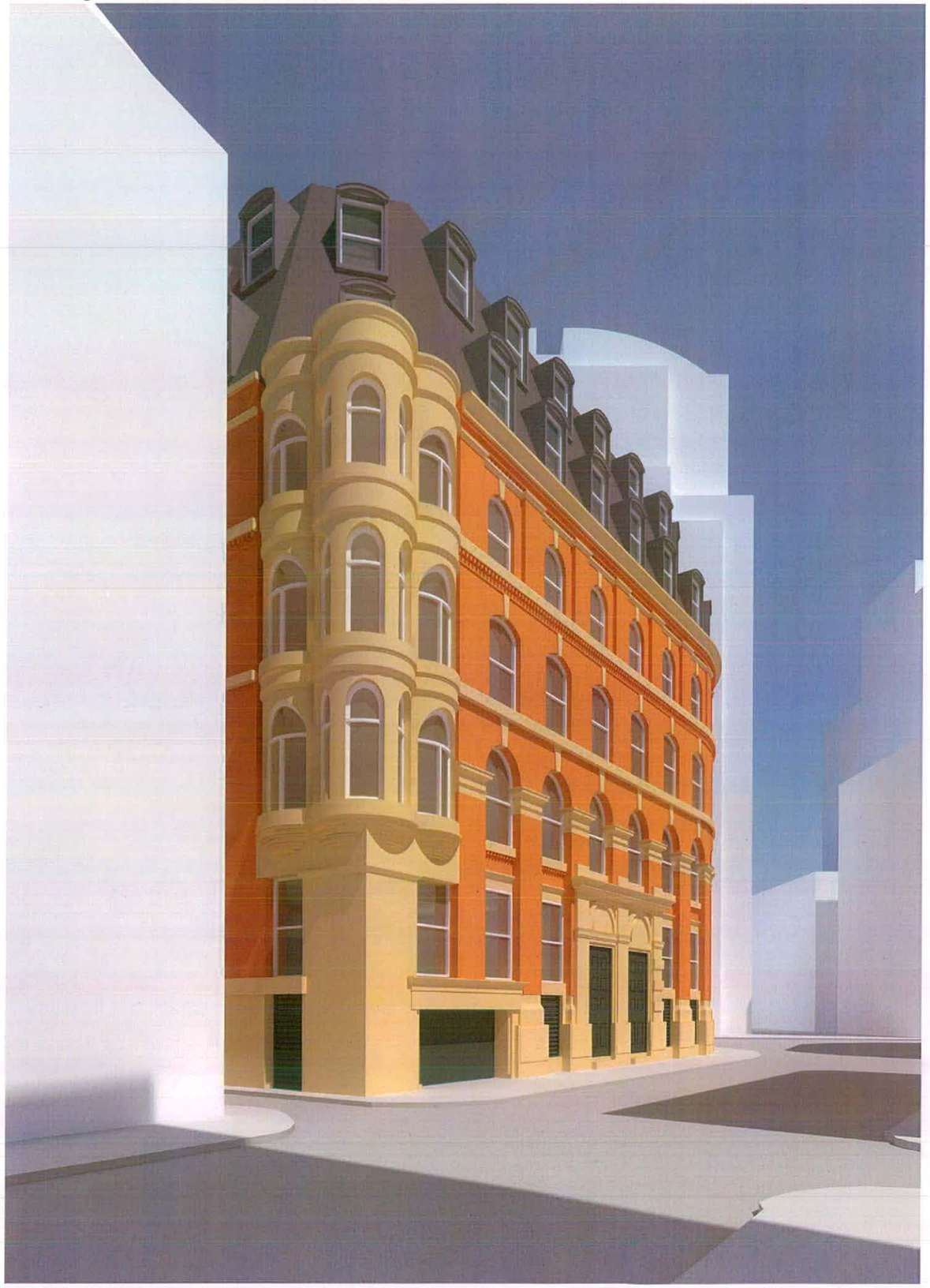
drawing
Proposed Elevations - Window Replacement

project number	scale	
2011.01266.000	1:100	@A1
drawing number	rev	issue status
AE_20_004	-	PLANNING

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Existing Windows - Clarence Street view



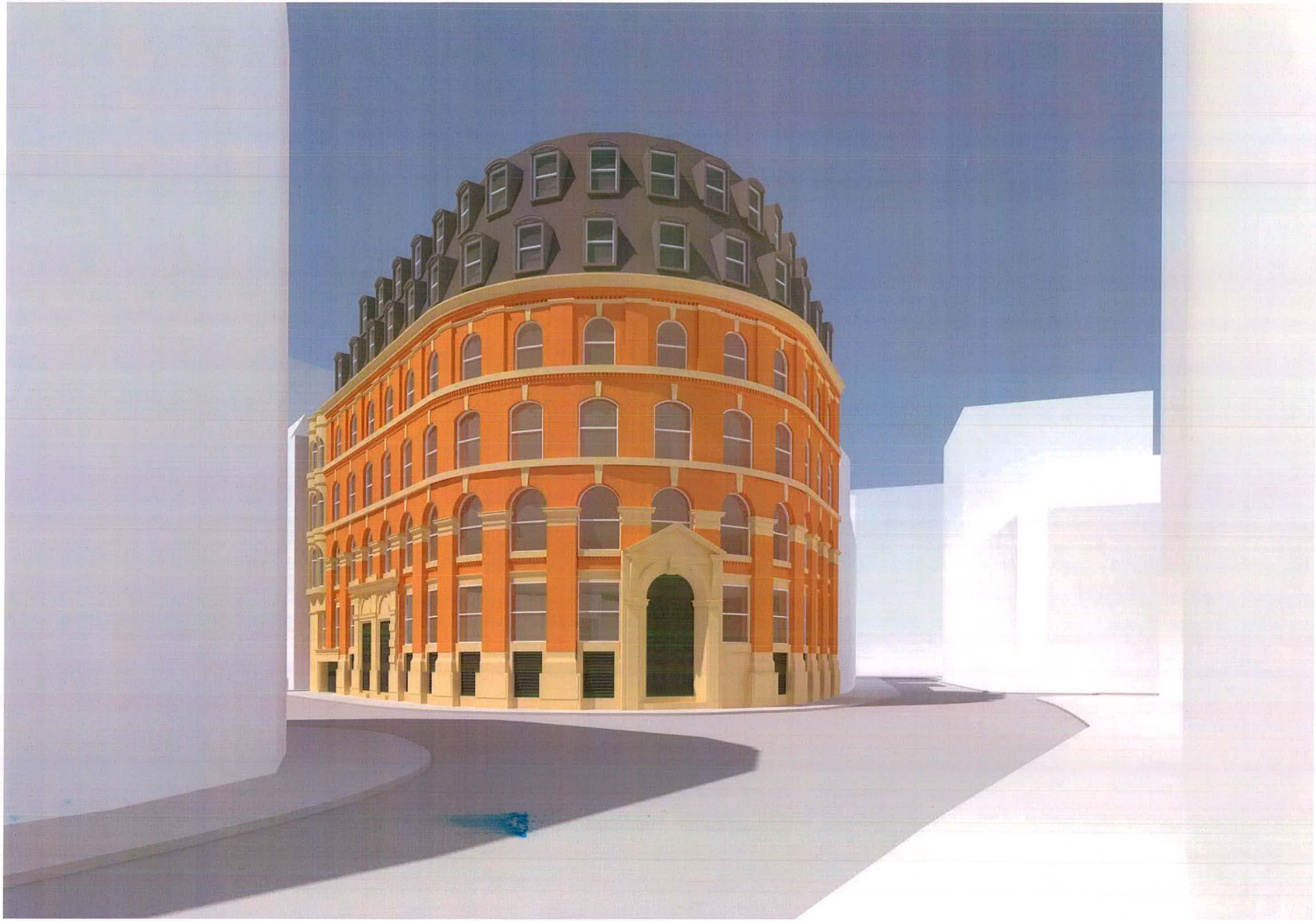
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Proposed Window Replacement - Clarence Street view



Clarence House, Manchester

Existing Windows - Booth Street view



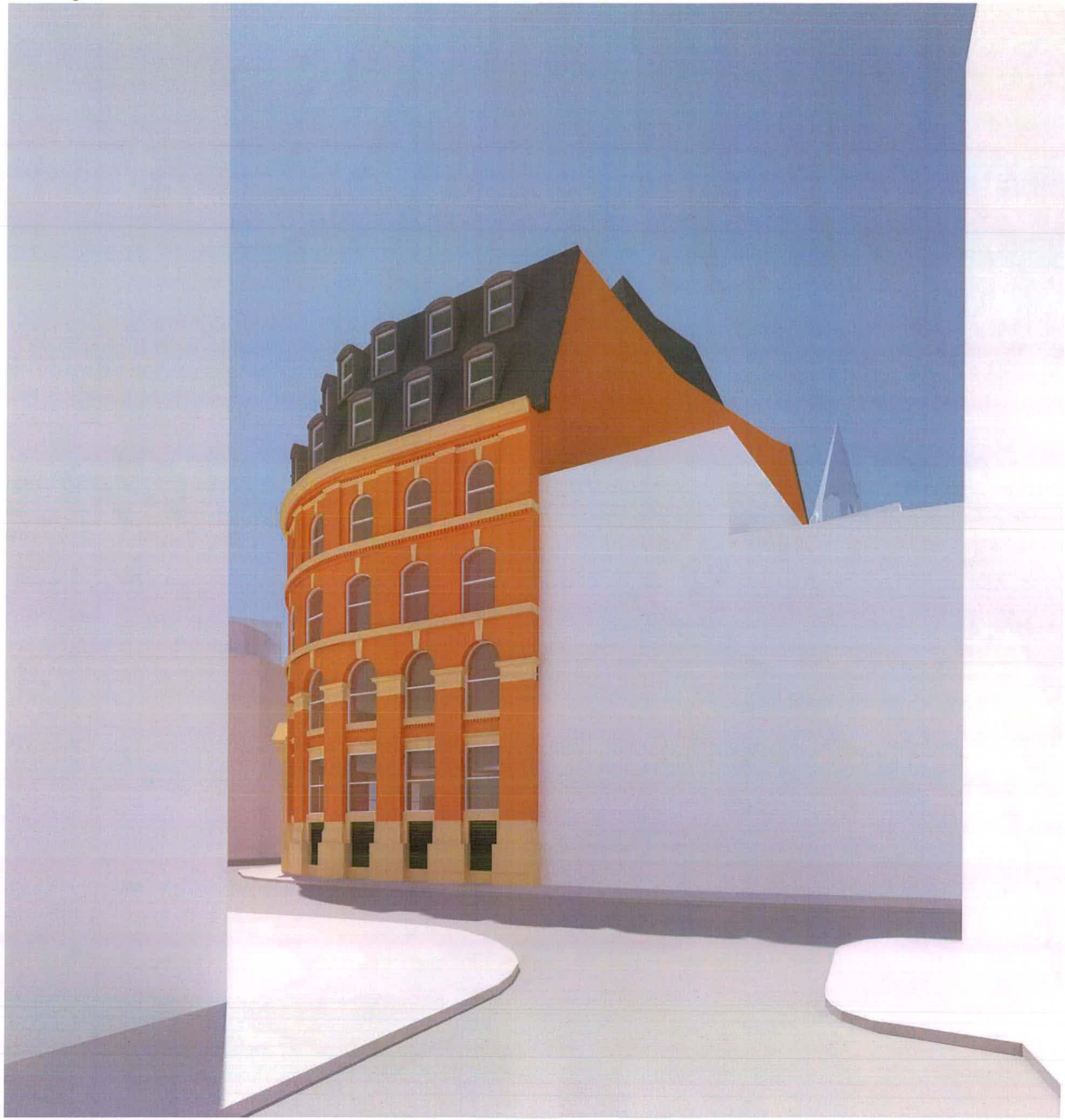
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Proposed Window Replacement - Booth Street view



Clarence House, Manchester

Existing Windows - Tib Lane view



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Proposed Window Replacement - Tib Lane view

