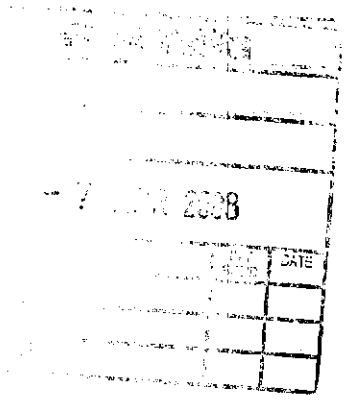


Proposed Office Conversion
Castlefield Chapel, Deansgate, Manchester

WINDOW REPLACEMENT.

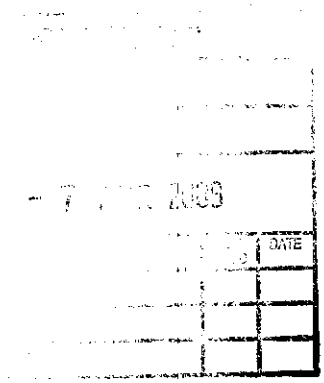
There are 2 approaches adopted for the treatment of windows in the current proposals. Please refer to drawings L014 – L017, proposed elevations.

The existing small windows at Deansgate level to the main façade, the second floor clerestory windows and the windows to the fire escape stair and apse at the rear of the building are all timber framed. We are unsure of the age of these windows, but they may be original. Our on site investigations to date have led us to believe that the condition of these windows is sufficiently good to make repair and making good an option. Where obscured glass is fitted, we are proposing re-fitting with clear glass to improve light conditions and allow views out. At low levels this clear glass will be laminated in line with the requirements of Secure by Design. In principle we are proposing that these windows can be retained.

The large window openings to both the chapel space and the lower ground floor area have been replaced at an earlier date, we think at the time of the major internal alterations when the toilets were added (early-mid C20th). It is thought that the original windows would have been timber framed. The modern replacement windows are steel framed single glazed and they have suffered from neglect to the extent that they have corroded making opening sections inoperable. These windows are also very poor in terms of energy performance and give rise to problems with condensation, which will become more apparent once the building is in use again. Although it is theoretically possible to restore these windows, the costs associated with this work along with the poor thermal performance of the restored windows and their relatively low architectural significance makes this an unsatisfactory option. We therefore propose to replace these windows with new steel framed double glazed windows supplied by Crittall (or a similar supplier with a proven track record of providing high quality replacement windows in refurbishment projects). Our submitted drawing L042 shows the comparison between the existing window frame and the proposed Crittall system. The fenestration will be to match the existing windows.

The windows to the lower ground floor level at canalside where removed at an earlier date and are currently replaced with timber shutters. It is proposed to remove these shutters and replace with new steel framed double glazed windows to a new fenestration design based on the windows above as indicated on the submitted drawings and with profile/sections to match.

The current proposals for window replacement are the same as the proposals that were approved (albeit conditionally) on the previous application ref. 079916 & 079918 and had been discussed on site with the Planning Officer and Conservation Officer prior to making the previous application.



Proposed Office Conversion
Castlefield Chapel, Deansgate, Manchester

SUMMARY OF PRINCIPLE CHANGES TO APPLICATION
(With Respect to previous full planning & listed Building Consent Approvals ref. 079916 & 079918)

Summary

The current proposals for the Chapel are very similar to the previously approved scheme. The main change being that the proposed insertion within the chapel space itself has been rotated through 180 degrees to re-orientate the main space so that the entrance is situated off Chapel Street to the rear of the building. The reasons for this change are commented on in the Design & Access Statement. A new entrance extension is proposed at the rear of the apse to facilitate this. The existing entrance area off Deansgate has been given over solely to the lower ground floor office space and the proposal to glaze over the enclosed courtyard is excluded from these proposals.

Comprehensive lists of changes from the previous approvals are listed below;

Lower ground floor

- Re-positioning of new lift
- Re-planning of new toilets/shower/store adjacent to new lift
- Re-positioning of stair to mezzanine.
- Proposal to remove steelwork added to facilitate recording studio conversion and the reinstatement of the original structural layout with new steel columns.
- Retention of existing fire escape door leading to the enclosed courtyard via existing steps
- Previous proposal to remove external decked area now excluded as decking already removed. Making good of paving to this area is still included.

Ground floor

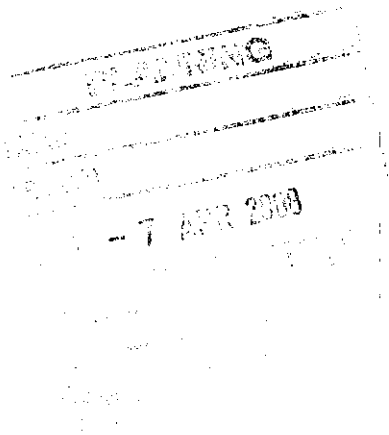
- Existing entrance area re-planned with access to lower ground floor office space only.
- New void formed in entrance area to allow visual connection with office space below.
- New 'pod' insertion to main chapel space turned through 180 degrees with new lift repositioned within apse end.
- New glazed entrance extension proposed and refuse store re-configured partially within this extension.
- Previous proposal to glaze over the enclosed courtyard between the building and the adjacent railway viaduct is now excluded. Courtyard to now be refurbished.

First floor

- New 'pod' insertion to main chapel space turned through 180 degrees with new lift repositioned within apse end.
- Small void created over new entrance area at apse end.

Second Floor/Clerestorey

- New 'pod' insertion to main chapel space turned through 180 degrees and extended slightly to connect to the wall of the bell tower, with new lift repositioned within apse end.



'X' Lattice

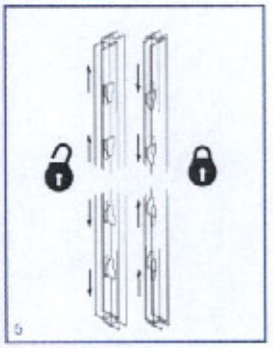
'S' Lattice

SECEURGUARD™ 1001

Insurance Approved Specification

General arrangement

1 Top hung on nylon coated steel bearings
2 All galvanised steel construction
3 Powder coating in a range of colours
4 Fits within or around the reveal
5 4 point locking from single key with the lock mechanism shielded by a steel strip
6 Strong steel lattice with smooth durable finish
7 Overlapped locking profiles
8 Optional folding bottom track
9 The 1001 has a specially designed lattice assembly system utilising patented high grade steel screws



1001 INSTALLATION CRITERIA

The validity of the LPCB certification is contingent upon each security gate being installed in accordance with the requirements of LPS 1175.

● Reveal or face installation	
● Min distance from edge of reveal	50mm
● Max distance from any corner	100mm
● Max distance between fixing	400mm
● All fixing heads spoiled:	
Masonry	2.5" x 12s
Wood	4.0" x 12s
Steel	1.0" x M8s

