



Canada House

Design & Access Statement
10/03/25. Rev 01

Chepstow Street
Manchester
M1 5FW



ARCHITECTURE × INTERIOR

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Company No: 11847325

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1.0 Introduction

1.1 Introduction to the Design and Access Statement

This Design and Access Statement has been prepared by AXI. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application.

This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Heritage Statement produced by Steven Levrant.

The proposed development involves the installation of new secondary glazing to all floors to facilitate the required performance improvements necessary for the ongoing office uses within the existing building demise and ensure the continued use of this magnificent building in the heart of the City Centre.

1.2 Development Team and Relevant Experience

Client: Grosvenor

Architect: AXI

Heritage Consultant: Steven Levrant

Project Manager: Savills

Relevant Experience:

AXI is a Manchester based architectural practice and is committed to producing architecture of the highest quality. AXI have most recently been working with Grosvenor and Savills on the refurbishment works of listed heritage buildings throughout Manchester, working to bring back a new lease of life to the building and surrounding areas with the highest quality of designs whilst preserving the heritage integrity of the original designs.

1.3 Re-submission Amendments

As part of the re-submission planning pack following consultation with Manchester City Council all drawings within the AXI 500 series have been updated to show more detailed head, base and lateral fixing details and updated material specifications as per Manchester City Council comments and requests, refer to section 3.3 within this statement for further details.

We have also included an information pack inclusive of a full quotation and schedule from Grenada Glazing which outlines and highlights their proposals and previous work done locally to the associated site for reference.

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2.0 Assessment

2.1 Assessment

2.1.1 Physical Site Assessment

Site Description

The site is bound by Chepstow Street to the north, Isabelle Street to the east, Great Bridgewater Street to the south, and Chepstow Street South to the west. The building appears to have been built as a packing Warehouse and feature old cotton mill tables on several of the floors.

The building spans across 8 floors, all of which operate under the classification of offices facilities. The building has a principal entrance off Chepstow Street within the original opening, allowing access to the Ground Floor level sitting above surrounding street level.

The principal facades onto all surrounding streets are faced by an assortment of deep recessed windows and bayed windows, which repeat in a regular pattern, and formed of painted timber framing in a sash or hinged style with ornate stonework surrounds and horizontal banding. A neutral glazed terracotta provides the façade finish to the majority of the building, with further ornate stonework grounding the building where it meets the street.



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Site History

Please refer to separate Heritage Statement by Steven Levrant.

2.0 Assessment

2.1 Assessment

Status of Site

The full building in its entirety is owned by Grosvenor by a variety of different businesses leasing out individual office spaces / floors within the buildings demise.

Surrounding Context

Please refer to separate Heritage Statement by Steven Levrant.

3.0 Description of Proposals

3.1 Design Objectives

- Installation of new timber framed secondary glazing to the internal side of all existing external windows throughout the entire building.

3.2 Design Proposals

The design proposals aim to satisfy the design objectives and issues outlined by the client by improving the thermal performances to satisfy and confirm the current legislations for office use.

3.3 Principles of the Design

The proposal is to install new lightweight timber framed secondary glazing that will complement the existing heritage framework of the original external windows. The secondary glazing will be measured against the original windows to ensure that the mullions align with those of the original framework to ensure that the visuals are not obscured by the different framework of the proposed and existing glazing systems.

The new secondary glazing systems are to be installed internally and away from the existing windows to create an 'air gap' of approximately 70mm which will allow continued access, use and maintenance of the existing external windows. This will also ensure that the new glazing systems are not directly fixed or tied back to the original heritage framework meaning there will be no alterations or damage occurred to the heritage elements of the original external glazing features.

The new secondary glazing systems have been specifically chosen and designed in relation to the different and individual window types throughout the building and features the uses of sashed / hinged panels to suit the specific existing window. This is to allow access to the existing external windows for internal cleaning and maintenance as well still ensuring use of the buildings existing natural ventilation strategy to allow fresh air to circulate through the individual spaces.

The new glazing systems will be fixed within the original openings between the existing window cill and head restraints and will follow the footprint of the existing windows (will follow the angles of bay windows) as per example drawing below (do not use the below to scale for practice).

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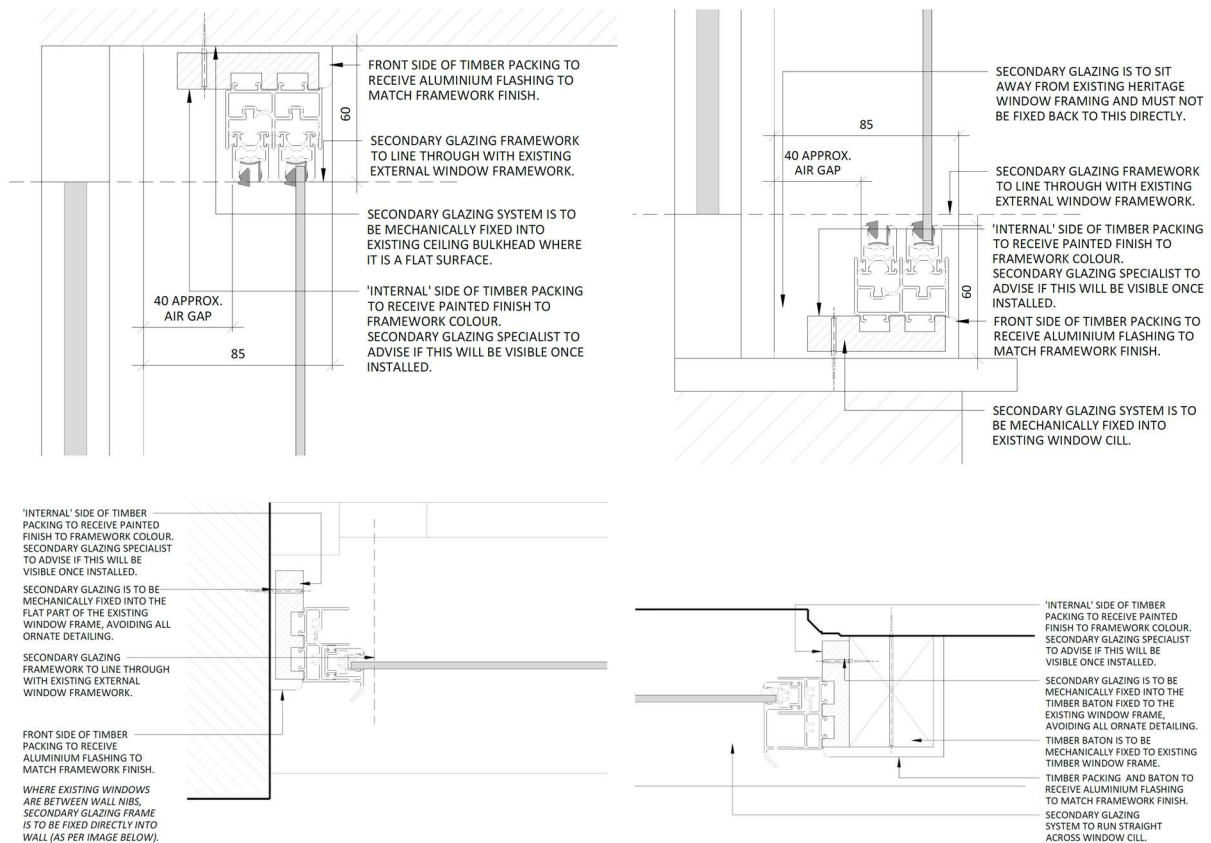
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The secondary glazing systems will feature a mix of horizontal sliders, vertical sliders / sash and lift out style windows to allow for maintenance and fresh air / purge ventilation as part of the buildings management strategy for ventilation.

See below for typical base, head and lateral fixing details. For areas where there are ornate mouldings that protrude into the existing window opening, a timber joist will plant into the wall, cut out around the ornate moulding to match the detail, and the secondary glazing system will then be fixed into the timber joist to avoid any impact on the existing heritage detailing.

The installation of the new secondary glazing systems will not see any alterations to the existing window cills or structural openings of any windows.



Please refer to AXI 500 series drawings and Grenada Glazing Schedule for further details on individual window types and proposed secondary glazing

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3.3.1 Use:

The existing Use Class for all floors is unchanged by the proposals.

3.3.2 Layout

The existing configurations to all floors are to remain as they are with no changes to the current layouts as part of this proposal.

For the general arrangement layouts of the scheme please refer to drawings AXI 100, 101, 102, 103, 104, 106 and 106.

3.3.3 Scale

There is no change to the overall scale or footprint of the building.

3.3.4 Materials

There are to be no changes to any existing materiality internally or externally.

New secondary glazing systems are to be painted timber to match RAL 9003 satin finish, timber sizes will be 60mm x 16mm with a 27mm timber trim flashing in place of the PVC trim flashing that would normally come as standard.

4.0 Maintenance

4.1 Secondary Glazing Access and Installation

All new secondary glazing systems are to be installed to the internal side of the existing windows within the original window openings so to not interfere with the external heritage visuals and aesthetics of the building.

4.1.1 Existing window access

The new secondary glazing systems are proposed to be set away from the original framework of the existing external windows to ensure that the original fabrics are not damaged or altered.

The new secondary glazing will also feature the uses of horizontal sliders, vertical sliders and lift out panels to suit the differing window types throughout the building to allow access to the existing external windows for internal cleaning and maintenance as well still ensuring use of the buildings existing natural ventilation strategy to allow fresh air to circulate through the individual spaces.

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5.0 Access

5.1 Movement Through and To the Site

The principal entrance(s) to the building is located from Chepstow Street, with a glazed doorset accessed level from street level.

5.1.1 Internal Layout

The existing internal layouts for all floors will remain unchanged following the proposed scheme of installing secondary glazing systems.

The principal lift core and central staircases will be retained as are in full working order and provide vertical access to all floors across the building's entirety.

5.2 Inclusive Access

The proposed development does not impact upon the existing arrangements for inclusive access. The principal level access from Chepstow Street is maintained, within the building footprint, lift cores enable vertical access to all floors with

6.0 Summary

In conclusion, the location and current use of the building and site have been summarised and proposed plans and design intent have been introduced. The scheme seeks to ensure the continued use of the building by improving the thermal comfort values to satisfy current office use legislations and ensuring a beautiful Manchester landmark stays within the public demise.

To summarise the re-submission amendments, all detail drawings within the AXI 500 series have been updated to show further detailed head, base and lateral fixings in line with Grenada Glazing's schedule of proposed secondary glazing types.

Mention and details of the proposed lighting protection have been removed as this has been previously approved and consented as part of the original submission pack.

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