

Design, Heritage & Access Statement

Property

Flat 23, 3 Dale Street, Manchester M1 1BA

Grade 2 Listed. Formerly known as: No.23 SPEAR STREET. Millinery warehouse, now clothing shops. 1900-1910. Cast-iron columns and concrete floors, clad in red brick and ochre terracotta, with plinths of polished pink granite; roof concealed. Rectangular plan on corner site at junction with Spear Street. Simplified baroque style. Composed of a 5-storey 4-window entrance block with a splayed corner, and a 3-storey 6-window rear range, with a basement throughout and an attic to the rear range. The facades are rectilinear grids of large windows separated by vertical piers and horizontal bands mostly of terracotta, the piers treated as blocked columns at ground floor and banded pilasters above, with various moulded terracotta enrichments in Art Nouveau style. The splayed corner, treated as a 3-sided full-height porch, has a segmental-headed doorway and overlight under a segmental hood on decorated consoles, windows which are square headed at 1st and 2nd floors and segmental-headed at 3rd and 4th floors, with a dentilled moulded cornice segmentally arched over the topmost, cartouches with pendants on the piers between them, an upstand over each pier; and a domed roof. Balancing the composition, the left end bay has a segmental open pediment in similar style. Otherwise, the ground floor has segmental-arched windows with sloped basement windows immediately beneath; at 1st floor the 3 principal bays have Venetian-style casement glazing; the 2 centre bays have segmental-headed windows at 2nd floor and flat-roofed 3-light windows at 4th floor with dentilled sill-bands. The rear range (to Spear Street) has banded pilasters to the narrow end bay (balancing the returned side of the entrance block), and basement and ground floor matching the front; otherwise, intermediate piers mainly of brick, segmental-headed windows at 2nd floor, a dentilled cornice of terracotta, and low 3-light attic windows with cornices arched over the centre lights. Interior not inspected. Forms group with 18 Oldham Street to left (q.v.) and Sevendale House to right (q.v.).

Listing NGR: SJ8449398439

Assessment of Historic Significance

This building exemplifies the rich architectural and industrial heritage of Manchester, a city renowned for its pivotal role in the Industrial Revolution. Dale Street forms part of the Northern Quarter, an area characterised by its well-preserved Victorian architecture and historic urban fabric.

The building itself is a fine example of Victorian commercial architecture, likely constructed during the late 19th century. Its design features, including the use of traditional brickwork, large sash windows, and decorative stone elements, reflect the architectural styles prevalent during Manchester's industrial peak. These elements not only enhance the aesthetic appeal of the building but also provide valuable insights into the construction techniques and urban planning of the era.

Moreover, 3 Dale Street contributes to the historical narrative of Manchester as a global industrial hub. The property's original use, likely related to commerce or industry, aligns with the broader economic activities that defined the area. As such, it serves as a tangible link to the city's past, embodying the spirit of innovation and enterprise that drove Manchester's growth and development.

Preserving 3 Dale Street is crucial for maintaining the historical integrity of the Northern Quarter and for educating future generations about Manchester's rich industrial heritage. The building stands as a testament to the city's architectural and economic history, making it an important asset for both the local community and heritage conservation efforts.

Application Purpose

This statement is in reference to the proposal of replacement of two single glazed sash windows within flat 23 which are now end-of-life. Our client intends to replace the existing sashes and boxes with new double-glazed heritage sashes in traditionally manufactured box frames, incorporating the traditional cord and counterweight operating system. All new sashes will replicate the existing design features with emphasis on slim section sizes and glazing making sure to complement the property's and surrounding area's heritage. The proposed replacements will not alter the overall size of the windows or brickwork openings. (see proposed design specifications).

Existing Windows

The below information is supported in the accompanying existing window schedule and referenced images.

Our technical survey revealed little evidence suggesting that the existing windows are original to the property or of historic significance. There are no indications of historic glazing across the windows, and the designs differ between different floors throughout the building, diminishing the possibility of retaining any original features.

In addition to the absence of historic materials, the existing materials are largely deteriorated through wet rot, surpassing the point of economical repair. A considerable amount of the existing material would need replacement to bring the windows up to an acceptable standard, enabling a guarantee against their expected lifespan.

Aswell as the lack of historic fabric and the damage to existing materials, the current windows are non-functional and highly inefficient thermally and in noise reduction. They also contribute significantly to condensation and moisture buildup, evident in the amount of mounting amounts of mould being produced around the windows.

The U Value of the existing 3mm float glass is approx. $5.9 \text{ W/m}^2\text{K}$ whereas the proposed glazing system we will be installing has a U Value of approx. $1.3 \text{ W/m}^2\text{K}$, making the new joinery roughly 4x more thermally efficient as the existing. With the volume of glass we would be replacing this would achieve a considerable energy saving in line with the national effort to save energy. The new glass will be toughened where necessary due to the safety risk caused by falling from height and falling shards of glass as well as following building regulations 6262.

Upgrading the Existing Windows

Numerous alternatives have been considered before arriving at the decision to propose replacement windows, including secondary glazing, repairing the existing windows, and retrofitting double glazing. However, we have found these alternatives to be less than satisfactory and sub-par in terms of quality, efficiency, aesthetics, and longevity compared to replacement windows.

Secondary glazing presents several issues that make it less desirable. Aesthetically, it can significantly alter both the internal and external appearance of the windows. Internally, the additional layer can detract from the original design and the aesthetic of the room, while externally, it can be visible and undermine the historical authenticity of the property. Functionally, secondary glazing would obstruct the normal use of the windows, making them more challenging to open and close, thus reducing their practicality for ventilation. Despite adding an extra layer, secondary glazing generally provides inferior thermal insulation compared to modern double-glazed units, resulting in less efficient energy conservation. Additionally, secondary glazing does not address the underlying issues of the primary windows, which still require extensive repairs to address problems like rot, adding to maintenance costs and efforts.

Repairing the existing windows poses significant challenges, especially when the sashes are extensively decayed. Such decay compromises the structural integrity of the windows, making repairs futile or insufficient. Even when repairs are possible, they tend to be less durable and can fail more quickly than new windows, necessitating further work and expense in the future. Ongoing repairs also accumulate costs over time, making them less economical in the long term compared to a one-time replacement.

In contrast, replacement windows offer numerous advantages. They are built with more modern and superior materials and techniques, ensuring superior strength and durability compared to patched-up old sashes. The proposed replacements include double glazing that offers excellent thermal insulation, significantly improving energy efficiency and reducing heating costs. Additionally, the replacement windows are designed to match the original style and appearance of the historic windows, preserving the property's aesthetic integrity while upgrading its functionality. This ensures that the windows retain their original appearance while being restored to a functional and durable state.

Replacement windows require less frequent maintenance and repairs, resulting in lower long-term costs and hassle. They also provide better usability and convenience for everyday use, as they are designed for smoother operation.

In summary, while secondary glazing and repairs offer temporary fixes, they do not address the fundamental issues with the existing windows and often result in compromised aesthetics, efficiency, and durability. Replacement windows provide a comprehensive solution that ensures structural integrity, superior thermal performance, and long-term cost savings while maintaining the historical appearance of the property.

Specification of Proposed Joinery

All replacement timber casement windows will be manufactured to match the existing designs with flush casements and through glazing bars to preserve the property's historical aesthetics without introducing any alterations to its appearance.

All sash window replacements will be installed into the existing sash boxes, the proposed joinery replicates the existing window designs, adhering to a commitment to preserve the property's historical aesthetics without introducing any alterations to its appearance. This approach ensures an integration of the new joinery with the historic features, harmonising the architectural elements and safeguarding the property's unique charm. By closely mirroring the existing window designs, we aim to honour the historical character of the building and contribute to its overall visual continuity. This commitment to maintaining the property's aesthetic integrity reflects our dedication to preserving its heritage and ensuring that any enhancements complement, rather than disrupt, the original architectural vision.

The replacement windows, whilst manufactured traditionally, as can be seen in the content on our website, are manufactured with subtle additions to increase the strength and lifespan of the windows, such as haunched tenons to reduce any potential of distortion within the joints. Making the windows more than capable of accommodating weights far exceeding that of the proposed double glazing.

Double Glazing

The proposed glazing specification will consist of a 4mm Pilkington Optifloat Clear / 14mm Argon Filled Cavity / 4mm Pilkington K Glass S Clear. The units will be ultra tight sightline heritage units, to reduce the visibility of the double glazing spacer and to allow for the slimmest glazing bar possible. (see proposed design specification).

Draught-sealing

Our draught sealing methodology for sash windows is widely acknowledged as the most effective and inconspicuous solution, preserving the appearance of the windows without any modifications to accommodate the seals. Employing a traditional staff-and-parting bead with a concealed brush pile facing the sashes, we also incorporate the same brush pile along the transoms where the two sashes meet. This placement ensures consistent contact between the pile and the sashes, eliminating draughts and rattles

while providing a premium feel when operating the sashes. Comprehensive details and seal locations are depicted in the accompanying section detail drawings.

Timber Selection

The new joinery will be manufactured entirely from sustainably sourced hardwood Sapele, our primary choice for all of our projects.

Sapele has always been the industry leading choice for new timber windows and doors in listed buildings, with all of our previously approved planning application proposing sapele windows and doors. Offering a combination of durability, aesthetic appeal, and sustainability, when compared to other timbers like Douglas Fir, Sapele boasts a remarkable resistance to decay and insects, making it well-suited for exterior applications.

Additionally, Sapele's stability and resistance to warping make it a reliable option for windows and doors, ensuring longevity and minimal maintenance. When juxtaposed with European Oak, Scots Pine, and European Redwood, Sapele exhibits comparable strength and stability. Sapele's workability allows for intricate detailing, maintaining the authenticity of historic designs, while its sustainable sourcing aligns with environmental considerations.

Sapele offers distinct advantages when it comes to paintability, ensuring a superior finish and enhanced durability over time. Unlike some other timbers, Sapele features a fine and consistent grain pattern, providing a smooth surface that is highly receptive to paint. The fine grain of Sapele also facilitates excellent adherence of paint, reducing the likelihood of peeling or chipping. Sapele's inherent stability and resistance to moisture changes contribute to a more durable paint finish. Its dimensional stability minimises the expansion and contraction of the wood, reducing the stress on the painted surface. This stability ensures that the paint remains intact and continues to protect the timber, offering a long-lasting and resilient finish. In terms of paint durability, Sapele's ability to retain paint enhances the overall lifespan of windows and doors, making it an excellent choice for maintaining the aesthetic appeal of a listed building over the years.

In summary, this combination of attributes positions Sapele as an optimal choice for maintaining the enduring charm of listed buildings through its ability to retain paint and withstand the test of time. Sapele emerges as the superior choice, seamlessly blending aesthetic allure, resilience, and environmental consciousness for new timber windows and doors in listed buildings.

Efficiency

There is increasing recognition of the importance of increasing the thermal efficiency of historic properties through the most effective but least aesthetically compromising methods. This must be taken into consideration as a positive attribute where such meaningful investments are being proposed in order to future-proof the ongoing, safe use of important historical buildings whilst aiding in the efforts of the nation to reduce emissions.

The U Value of the existing 3mm float glass is approx. $5.9 \text{ W/m}^2\text{K}$ whereas the proposed glazing system we will be installing has a U Value of approx. $1.3 \text{ W/m}^2\text{K}$, making the new joinery roughly 4x more thermally efficient as the existing. With the volume of glass we would be replacing this would achieve a considerable energy saving in line with the national effort to save energy.

Taking into consideration carbon emissions and the embodied carbon which should be considered under such circumstances, retaining and repairing the existing windows would not lower the embodied carbon of the building, any work done and materials installed increases the embodied carbon of the building. Taking into account the increased efficiency of the replacement windows and the frequency of the maintenance work required for the existing windows compared to the replacements, repairing the windows would result in less embodied carbon initially, however, it is likely this would be offset in favour of the replacement windows.

Public Benefits

The installation of new double-glazed windows brings about several wider public benefits. Firstly, the improved energy efficiency resulting from double glazing aligns with contemporary environmental standards, contributing to overall sustainability goals. This enhancement in energy efficiency reduces the building's carbon footprint, aligning with broader efforts to combat climate change and promoting eco-friendly practices within the community.

Secondly, the introduction of double glazing enhances the thermal comfort of the interior, creating a more habitable living space. This contributes positively to the well-being of occupants and, by extension, the community, as the preserved and upgraded historic building becomes a more attractive and functional part of the local landscape.

Lastly, the upgrade preserves the architectural heritage of the building, ensuring its longevity and maintaining a cultural asset for future generations to appreciate. This restoration work sets a positive precedent for the responsible and respectful preservation of historical structures within the community, fostering a sense of pride and identity among residents.

Expertise and Reputation of William Richards

William Richards is a distinguished company specialising in the production and restoration of bespoke timber windows and doors, dedicated to preserving and enhancing the authenticity and charm of period properties. With a commitment to traditional craftsmanship, we excel in manufacturing high-quality, bespoke windows and doors that seamlessly blend historic aesthetics with modern functionality. The work we undertake in a wide array of Grade II listed properties has been accepted and well-received by conservationists throughout the UK because we have invested in our manufacturing capabilities and specifically designed our traditional windows to have a very low impact on the visual appearance of historical buildings.

Through our proven track record of working with period property owners, developers, architects and planning departments we have become renowned for our attention to detail and utilising premium materials, we offer a comprehensive range of services to ensure the architectural heritage of buildings, the company stands as a trusted partner for clients seeking tailored solutions that enhance the character and energy efficiency of their properties.

Access

This proposal has no implications on access to the property.

Conclusion

In conclusion, our assessment leads us to conclude that the existing windows in flat 23 of 3 Dale Street lack historic significance, primarily due to their perceived recent manufacture based on the lack of historic glass. The absence of visible historical material and supporting evidence reinforces this conclusion.

From a practical and economic standpoint, investing in repairs for windows deemed historically insignificant would yield substandard results in terms of durability, functionality, aesthetics, ease of maintenance, and efficiency, when compared to replacing them.

By providing windows of near identical appearance to the original ones and minimising impact on other architectural features, we aim to reduce homeowners' environmental impact on emissions, decrease continuous materials usage, and maintain the external appearance of 3 Dale Street. Moreover, Historic England's emphasis on the imperative to strike a balance between preserving architectural heritage and addressing the climate crisis is noteworthy. We are confident that our proposal aligns seamlessly with this ethos. This aligns with the Climate Emergency Strategy, which supports the retrofitting of existing properties with technologies aimed at achieving carbon neutrality, noting that in historic properties more specific solutions are necessary. Retaining the existing windows would overlook a crucial opportunity to contribute to this objective, deviating from the strategies outlined by both Historic England.

3 Dale Street deserves nothing less than traditionally crafted windows of the highest quality. We have the unique opportunity to uphold its heritage by ensuring that every aspect, including its windows, reflects the same standard of excellence. We believe our proposal ensure this expectation is met and the consistency of the windows within the property is restored.

Please find attached our specification for the proposed windows.

If you have any queries regarding this report, please do not hesitate to contact our office.

Signed:

Kieran Fyfe

A handwritten signature in black ink, appearing to read 'K Fyfe', is positioned within a light gray rectangular box.