Design & Access Statement

Of the premises known as

3 Dale Street,
Manchester,
M1 1BA

For and on behalf of

Stephenson Whyte

Prepared by
Dabinett
Chartered Surveyors
28 Bridge Street Brow
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Date: April 2024
Ref: 23.166



3 Dale Street, Manchester City Centre (Northern Quarter), M1 1BA

1.0 Introduction

1.1 This Design Statement has been prepared on behalf of Stephenson Whyte. It accompanies the full planning application for the replacement rooflight windows at 3 Dale Street, Manchester. It should be read in conjunction with the other documents submitted with the planning application.

2.0 Urban & Historical Analysis

2.1 3 Dale Street is located in Manchester City Centre, more specifically, the building lays in the Northern Quarter District and is located adjacent to Stephenson Square. In total, there are 22No. apartments which are situated from the 1st to 4th floor. There is an underground basement serving as a car park and car lift.

2.2 The property was constructed between 1900 & 1910 and its first purpose served as a millinery warehouse. The building was given listed status on June 6th 1994.

2.3 The building is constructed in a neo-baroque style with 3 Dale Street being a typical example of this. The building is included in the Northern Quarter Conservation Area which was introduced in 1987.

2.4 The building has an internal structure of cast iron columns, it is clad in red brick and ochre terracotta, and has a plinth of polished pink granite. The entrance block facing Dale Street has five storeys with a basement and four bays, there is a splayed corner, and a rear block of three storeys with a basement and attic and six further bays.

2.5 The corner of the building features a doorway with a segmental head, a fanlight, and a segmental hood on decorated consoles. At the top is a dentilled moulded segmentally arched cornice, cartouches on the flanking piers, and a dome. The left bay on the front has a segmental open pediment. Some of the windows have segmental heads, and the others have flat heads.

2.6 The surrounding area has generally kept is uniformity, however there are still many building with a range of different materials. Though generally 3 Dale Street has retained much of its original features, to some parts these have been removed. Reasoning behind such changes are likely due to the premises being converted from a commercial to residential unit.

3.0 Design & Access Statement

3.1 The existing rooflight windows are double glazed uPVC type windows, these windows are not original and

3.2 There are 10No. rooflight windows being replaced in total. The roof lights vary in sizes. There is 1No. duo pitched roof light located above the main stairwell to the property. The remaining rooflights are situated on the standing seam metal mono-pitched roof. 7No. of these rooflights are circa 3m x 2.5m. There are a further 2No smaller rooflights, to which once of these smaller units will be covered over with materials to match the roof covering.

3.3 At present the windows are in very poor condition requiring regular reactive maintenance, and insufficient thermal performance (which are causing the building occupants significant dissatisfaction). The following defects are present, which though vary in degrees of deterioration, are indicative of the issues found throughout.

- Failing decoration and systems.
- Rot to frame and cills in varying degrees and condensation build up.
- Gaskets and seals have blown causing slippage to the glazed panel (H&S issue).
- Poorly fitting opening lights, which prevent windows being opened for ventilation or means of escape purposes.
- Defective furniture including hinges, latches and locking mechanisms.
- Draughts causing poor thermal performance.
- Leaking seals causing water ingress.
- Secondary glazing is causing condensation and creating difficulties for a number of the building occupants to operate the windows.

3.4 The above list provides evidence that the existing windows are at the end of their life cycle and previous attempts at repairing the windows and/or improving thermal efficiency with the installation of secondary glazing has proven unsuccessful due to the age of the windows and impracticalities this has caused to the building occupants.

3.5 Having carried out life cycling costings of new aluminium and uPVC windows, it is considered that the aluminium frame heritage style replacement windows scheme as shown on the supplied drawings and information will offer a considerate solution to the issues, striking a balance between maintaining the appearance of the building and being a practical and maintenance-free solution in the longer term.

3.6 The proposed style windows will provide a cost-effective lifecycle reducing maintenance and installation costs in comparison to timber or uPVC windows, improve the energy efficiency and improve the occupants comfort and wellbeing. Consideration has been made to maintain the original appearance of the building and therefore a higher priced heritage style window has been put forward which in appearance closely resembles the existing windows.

3.7 The proposed windows are a roof patent glazing system, incorporating thermally broken ‘Skyline Box’ SPG7 type aluminium glazing bars with thermally broken low profile aluminium framed opening ventilators, with integrated top and bottom came/panel sections to suit the required application. It is proposed that the windows will be finished with a graphite / grey finish to suit the current roof covering.

3.8 No alterations are proposed to the scale, landscaping, access or use of the existing building which will all be maintained as part of this application.

3.8.1 We trust this statement provides a sufficient supporting information for you to support the proposed application. We have included additional information to support the application as follows:

- Location Plan
- Site Plan
- Indicative Window Image

3.8.2 If you wish to discuss matters further, please contact:

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