

HERITAGE, DESIGN & ACCESS STATEMENT

Secondary Glazing Installation

India House, Whitworth Street, Manchester.



November 2025

Warburton Associates ref 7604

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The Guinness Partnership
PROPOSED SECONDARY GLAZING INSTALLATION
India House, Whitworth St, Manchester

Background

The windows fitted throughout this building are traditional timber vertical sliding sashes. They suit the character of the building and enhance its appearance and visual appeal, and we certainly would not want to replace them with anything that would detract from that, but they offer inadequate thermal insulation, and provide very little acoustic insulation.

The Guinness Partnership have already installed internal secondary glazing systems in Phases – in their office suites on the ground floor of the building, in accordance with Listed Building Consents nrs 079477/LO/2006/C3 and 085945/LO/2008/C3 and the residential flats on the upper floors 098390/LO/2012/C2 & 100367/LO/2012/C2. These installations have proved to be very successful in reducing the traffic noise from vehicles using Whitworth Street, and have significantly improved the working conditions within those parts of the building.

However, since their installation some of the secondary glazing installations have failed – either through age, Design or adverse wear and tear.

The current secondary glazing is a mostly of a horizontal format (or where not possible either vertical sliders or occasionally hinged), which at the time was deemed to be the most appropriate. Unfortunately, over the last 10 years the glazing system has gradually failed due to the weight of the glass (some of the panels are 2.4m x 1m) and the glazing system has become unusable.

The main issues are the track rollers have failed due to the weight of the glass and cleaning has been very difficult/ impossible, again due to the size/weight and layout of the panels.

After lengthy investigations it was concluded that a more practical, and in many cases more aesthetically appropriate, vertical sash system would be better suited. Hence this new proposal.

A site meeting with the planning and conservation officers has already been held with a subsequent exchange of information and feedback – this is a follow up document to detail the proposals

Aims for the works

In the light of the success of those previous installations, in principle, more recent consultations with some of the residents have revealed their desire to have more robust systems fitted within the residential areas of the building;

- to improve the acoustic performance of the windows, and
- to improve the thermal performance of the windows.

This proposal is undertaken entirely at the request of the residents, to improve their living conditions in this very busy part of the City centre.

Scope of the work

This proposal involves fitting secondary glazing to 23 Flats

The flat numbers involved are:

Type 1 Front Vertical 3 split	Drawing Ref	Type 2 Rear Vertical Full width	Drawing Ref	Type 3 Small Vertical Sash	Drawing Ref	Type 4 Bay Window	Drawing Ref
Flat 1	5 & 10	Flat 11	6 & 11	Flat 11	9 & 14	Flat 18	7,8,12,13
Flat 2		Flat 22		Flat 105		Flat 38	
Flat 11		Flat 52				Flat 48	
Flat 20		Flat 101				Flat 108	
Flat 29		Flat 105				Flat 128	
Flat 40		Flat 113					
Flat 69		Flat 123					
Flat 96		Flat 124					
Flat 99							
Flat 105							
Flat 107							
Flat 137							

Historical context and impact

We recognise the historical importance of this building, and it's visual amenity value. Our proposal therefore takes care to keep any disturbance to the character and appearance of the building to an absolute minimum.

As the accompanying photographs show, the external appearance of the building has remained completely unaffected by the previous installations in the office areas, and the visual impact internally is minimal. This new proposal should not be any more obtrusive than that.

We would also confirm that this work will involve no alterations to any of the original fabric of the building.

If required at some time in the future, the secondary glazing system could easily be removed and the areas fully reinstated to their present condition without any difficulty whatsoever.

Consultations

The Guinness Partnership (TGP) hold meetings with their residents in India House, to discuss the overall management of the property. One of the main issues raised regularly by the residents is the inadequate performance of the existing windows. This relates partly to poor thermal insulation, but also more pressingly, to poor sound attenuation. Traffic noise is particularly a problem on the heavily trafficked Whitworth St side, but in addition, there is considerable disturbance caused by the people leaving the nearby night clubs well in to the early hours of the morning on almost every night of the week.

Given the Listed Building status, and the desire not to adversely affect the external appearance of the building, it is not feasible to replace the windows with new high performance windows, so it has been agreed that fitting secondary double glazing is the most effective measure that can be taken to alleviate those problems.

In view of that pressure from the residents we understand that a budget allocation has now been made available, and TGP are keen to provide these improvements for their residents as soon as possible.

Potential Solutions

We have considered all of the available design and configuration options, including:

- **Upgrading the existing window frames:**
It was decided that due to the importance of the building this was not a viable solution
- **Replacing Like for Like**
Unfortunately the current system has proved not to be as robust as anticipated. The requirement to have a very thin frames and minimal panels mullions/ transoms could only be achieved by having very large pieces of glass (2.4m high x 0.7m wide).

This combination of very heavy glass panels and thin frames has been deemed the main cause of the failure of the current system

After lengthy investigations it was decided that although appearance is a key requirement functionality and maintenance are ultimately as important. After speaking with several manufacturers, it was established that a vertical sliding system would best meet all 3 criteria.

Design principles

The proposed construction will generally follow the principles of the previous installations in terms of matching the fenestration layout of the existing windows. We have included some photographs illustrating the existing secondary glazing installation, and we also include photographs and drawings of typical examples of each type of window involved in the proposed new installation, demonstrating how the same principles will be followed in the design and construction of the new installation.

The aluminium framing sections will have a grey outer face and a white inner face to reduce the visual impact. The vertical and horizontal divisions will be positioned in line with the existing timber mullions and transoms, so as to minimise the visual impact of the secondary framing.

Although there are slimmer framing sections available these are not suitable for the size of panels required. However, in all cases we have been able to specify components that are slimmer than the existing window framing.

The replacement system will be installed in the same position as the existing system (once carefully removed) and will be purpose made to fit each window.

Window Types

Although there are 23 Flats involved in this proposal overall, many of them are similar to others. We have therefore grouped them in to 4 basic window types, Types 1, 2, 3, and 4, as shown on the schedule above and crossed reference with the attached drawings

The overall dimensions of the windows will vary (as indicated on drawings), but the general configuration proposed for the secondary glazing remains the same for each of these types.

Type 1:

Type 1 is a 3 light window to be fitted with 3nr full height vertical sliding secondary glazing panels (Previously horizontal sliding system)

Type 2:

Type 2 is single full height wide vertical sliding secondary glazing panels.
(Previously a horizontal sliding system)

Type 3:

Type 3 is a series of windows to be fitted with a series of single full height vertical sliding secondary glazing panels.

(Previously a vertical sliding system)

Type 4:

Type 4 is a series of narrow windows to be fitted with a series of single full height vertical sliding secondary glazing panels.

(Previously a top hung system)

Accessibility

These works will not adversely affect the accessibility or use of the premises in any way.

Planning Context

This Listed Building Consent application is part of an ongoing process to maintain and conserve elements of India House.

Conclusion

The residents have themselves raised these concerns regarding the issues of noise and poor thermal performance, and the impact of those problems on the comfort levels within their flats. We understand that the significant levels of noise generated by the heavy traffic in Whitworth St there have been the subject of complaints for some considerable time, and in addition, since the more recent change in the licensing laws, there is considerable disturbance caused by people leaving the nearby night clubs well in to the early hours of the morning on almost every night of the week.

As a result of these problems, the Residents Committee have placed this as one of their priorities, and TGP is therefore keen to deal with these problems in the most efficient and effective way.

We therefore believe that Listed Building consent should be granted for this work in order to provide improved comfort levels for the large number of residents affected by these problems on the basis that:

- These alterations will meet a clearly identified need, as requested by the residents,
- There will be no significant adverse visual impact externally resulting from these proposals,
- We have designed the installation to minimise the internal visual intrusion as far as possible,
- There is no alternative solution that would be as effective in achieving the objectives,
- There will be no damage caused to the historic fabric of the building, and
- The work will be completely reversible in the future if desired.

APPENDICES

Appendix A – Existing Photos

Photographs Of India House as existing



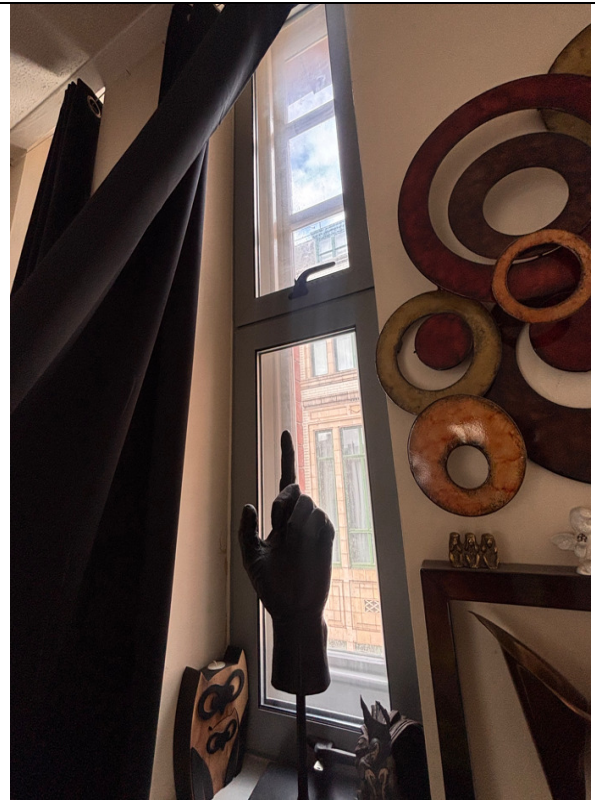
South (Rear) Mansard Roof



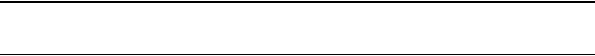
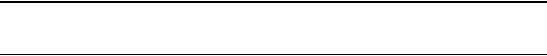
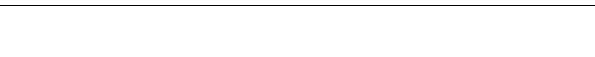
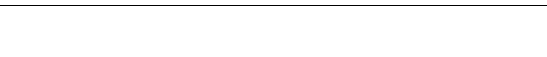
North (Front) Roof

Flat 1





Flat 48





Appendix B: Proposed System Photographs

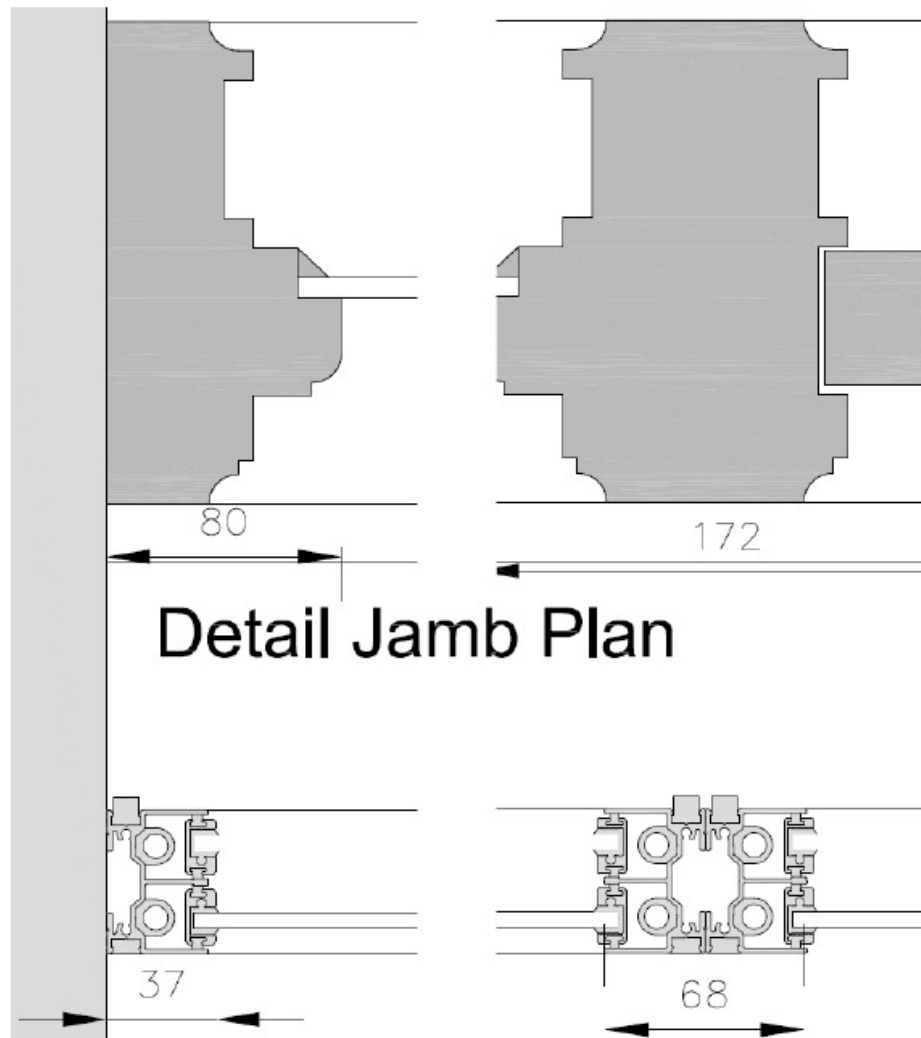
India House – Proposed Secondary Glazing Photographs

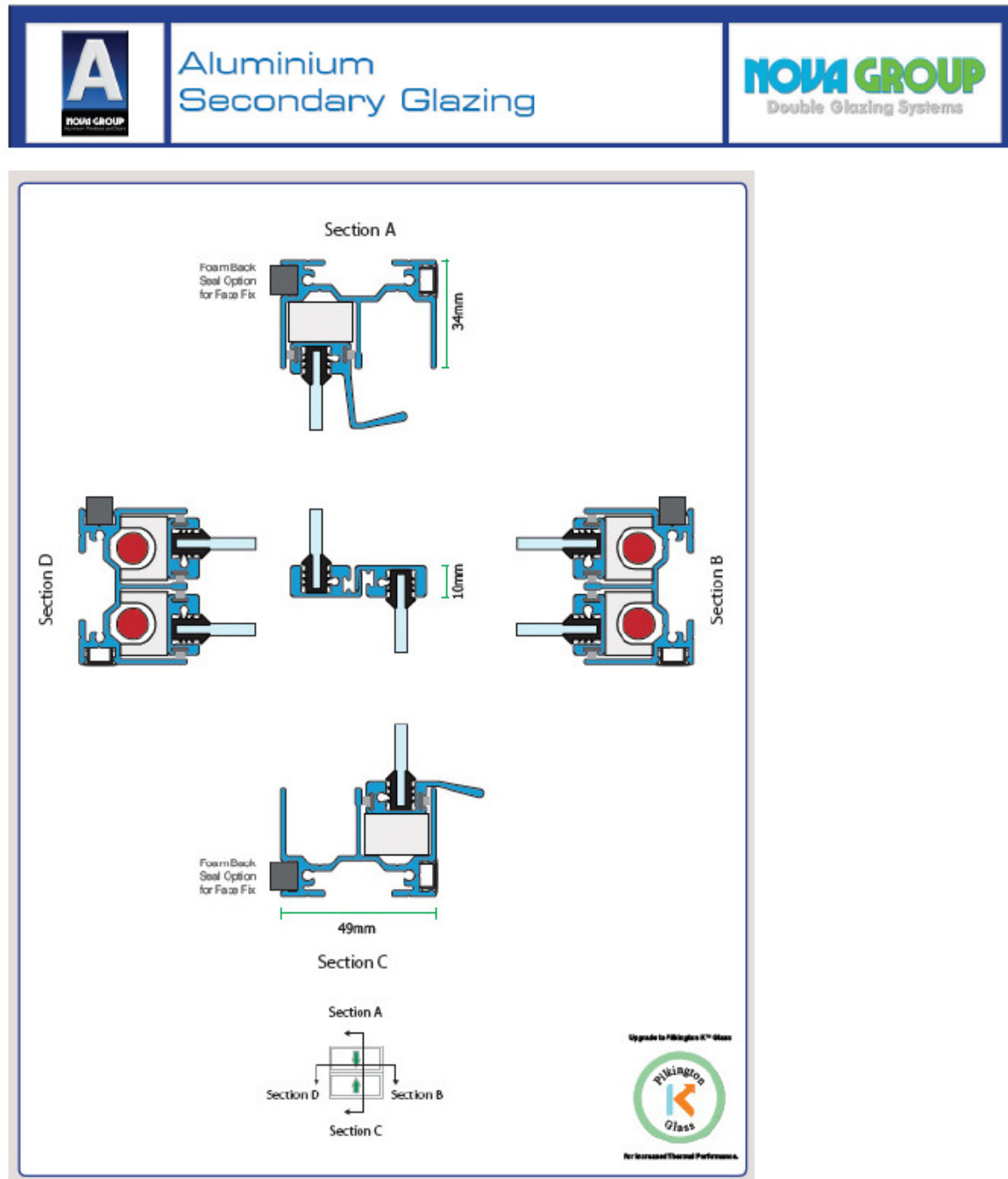
The following photographs show a sample secondary glazing panel in situ against the existing windows.

Please note it is only a sample to show the frame sizes against the window – the final proposal would be made to fit the window opening sizes



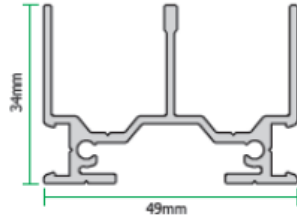
Large Detail - showing the existing window frame and typical mullion with the proposed secondary glazing shown in position (to be read in conjunction with drawing 7604/ 10)







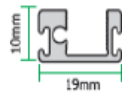
Outer Frames Sections



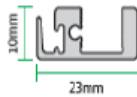
SS32
Vertical / Horizontal Sliding Outerframe

Panel Frame / Interlock Sections

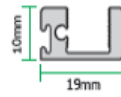
LO12
Liftout
Panel
Frame



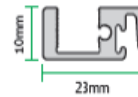
SS13
Panel
Frame
Interlock



SS02
Panel
Frame

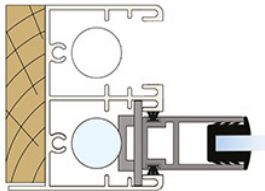


SS14
Panel Frame
Reverse
Interlock

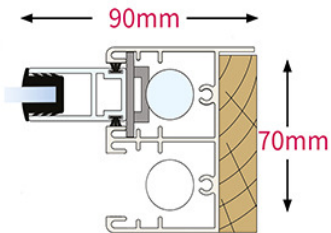


Details for Type 2

Plan section

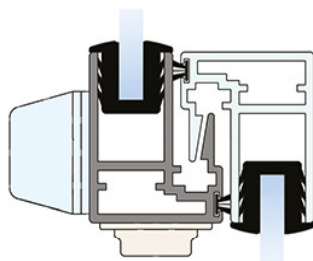


Jamb detail upper sash

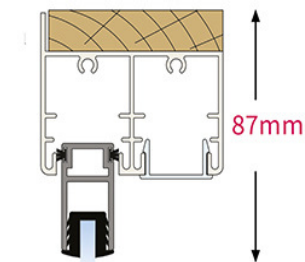


Jamb detail lower sash

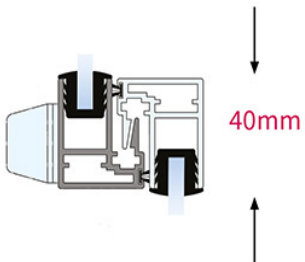
Vertical section option



Standard lock

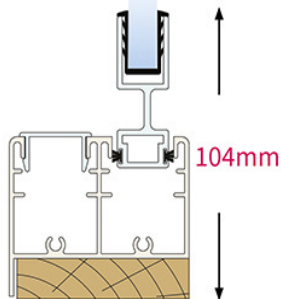


6.8mm gasket



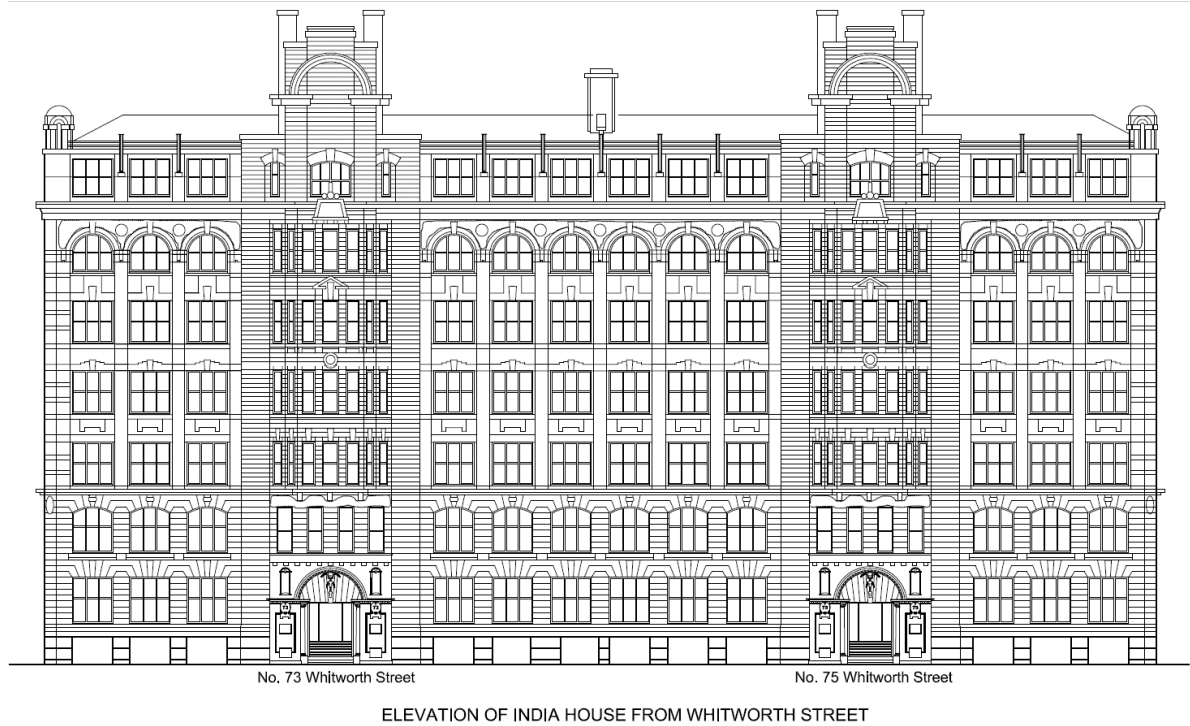
40mm

11.5mm gasket



104mm

Appendix C: Drawings



APPENDIX D: details of listing by English Heritage

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

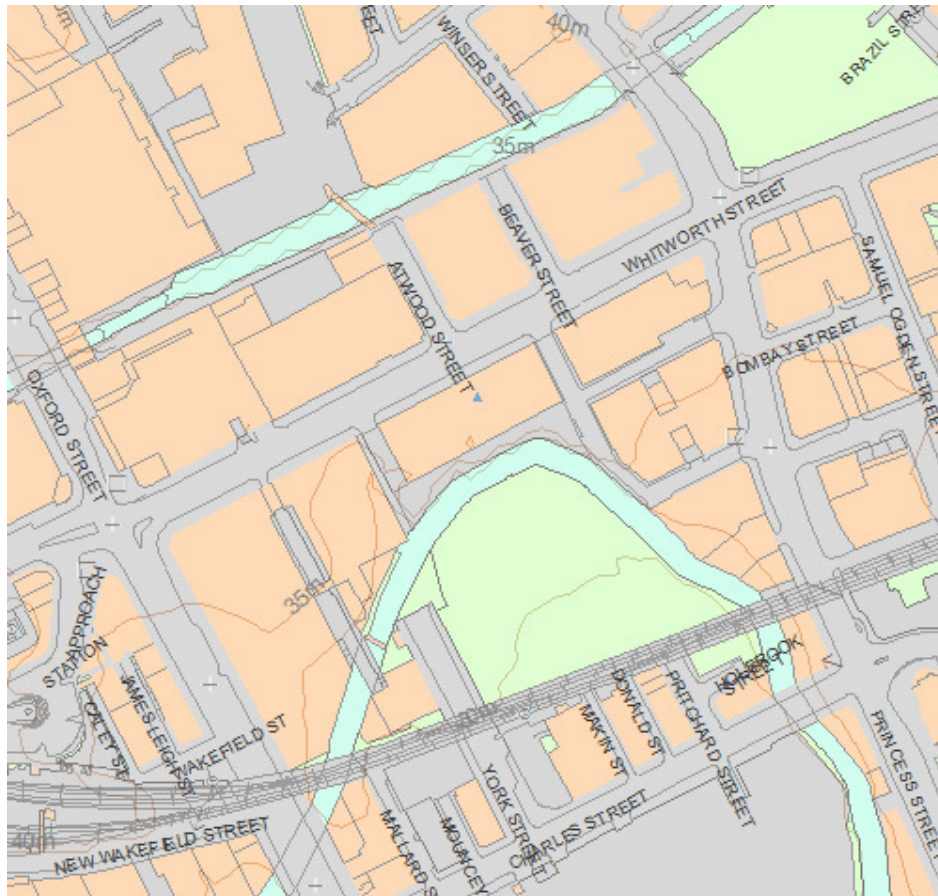
Grade: II*

List Entry Number: 1254836

Date first listed: 03-Oct-1974

Statutory Address:

INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO LANCASTER HOUSE), 73 AND 75, WHITWORTH STREET



Manchester (Metropolitan Authority)

National Grid Reference: SJ 84215 97619

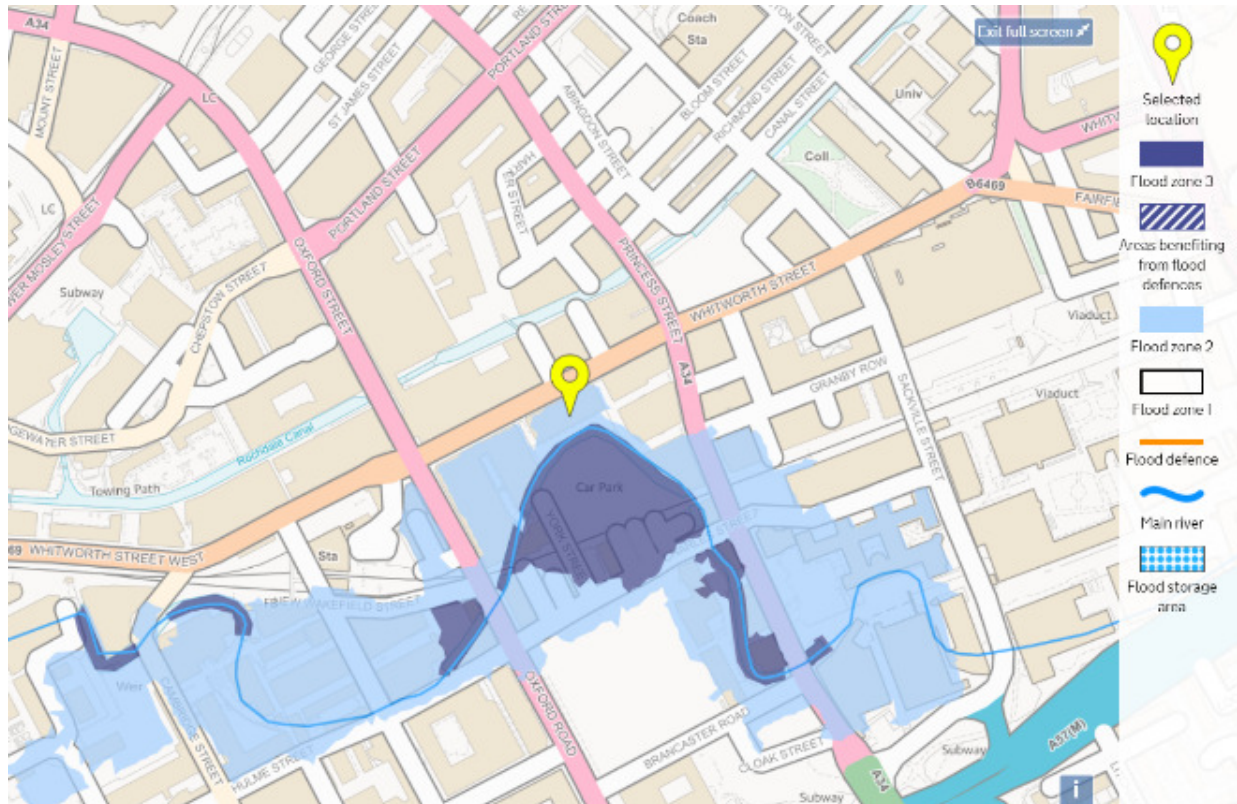
GV II*

Packing warehouse, converted as apartments 1988-9. Dated 1906, built between 1905 and 1912; by Harry S. Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed). Large rectangular plan. Edwardian Baroque style. Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock-faced plinth, channelled buff terracotta to ground and 1st floors with mutuled cornice on brackets (a cartouche under this at each corner lettered "INDIA HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over

recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semi-circular open pediments with mutules and cartouches. The other bays have segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar. Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped tops and semicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

Listing NGR: SJ8421597619

APPENDIX E: Flood zone



The site is within Flood zone 2, however this information is not relevant to the above application for secondary glazing installation