Project: 44-50 Portland street Manchester M1 4GS

Design and Access Statement: Replacement and repaired of Windows for Grade 2 Listed Building.

1. Introduction:

This design and access statement outlines the proposed replacement and repaired of windows for a Grade 2 listed building located within the jurisdiction of the UK planning portal. The project involves the installation of double-glazed windows as a like-for-like replacement to improve energy efficiency and upgrade the property while preserving its historic character.
A separated submission has been made previously for replacement and repaired of external front and rear elevation. It has been approved on 18th September 2025. Application ref no. 143406/LO/2025.

2. Background:

2.1. **The Grade II Listed Building entry describes it thus**:-

GV II
various home trade warehouses, now cafe, betting shop and offices. Probably c.1850-60; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular plant right-angles to street. Simplified palazzo style. Five storeys over basement, a symmetrical 6 window facade; vermiculated plinth, pilastered ground floor with cornice, sill-bands to all upper floors, moulded cornice with blocking course.
Round-headed doorways to left and right, with set-in shafts, enriched lintels, moulded heads with keystones, divided panelled doors, and cornices on consoles, and windows over altered basement openings in the intermediate bays; segmental-headed windows at 1st and 3rd floors, those at 1st floor above the doors with moulded stone architraves and cornices and the others with set-in stone surrounds and linked lintels, and those at 3rd floor with surrounds; square - headed windows at 2nd and 4th floors, those at 2nd floor with set-in stone surrounds and those at 4th floor with set-in stone shoulders, all with linked lintels: all these windows sashes without glazing bars. Rear and interior not inspected. Forms group with 52 and 54 to left (q.v.) and with No.36 Charlotte Street (Fraser House) to right (q.v)

Listings NGR: SJ8423697995
The existing windows are single-glazed, contributing to energy inefficiency, damp / mold issues and compromising the comfort of occupants. The proposed replacement and repaired works aims to address these issues while ensuring compliance with heritage conservation guidelines.

3. Objectives:

- Enhance energy efficiency: Double-glazed windows will be installed to improve thermal insulation and reduce heat loss, contributing to a more sustainable and environmentally friendly building.
- Preserve historic character: The replacement windows will replicate the original

design, materials, and proportions, maintaining the architectural integrity and heritage value of the building.
- Ensure compliance: The design and installation process will adhere to relevant planning regulations, conservation policies, and guidelines to obtain necessary approvals and permissions.

4. Design Approach:

The replacement windows will closely resemble the existing ones in terms of style, proportions, and materials. Traditional craftsmanship and techniques will be employed to ensure authenticity and compatibility with the historic fabric of the building. Detailed specifications and drawings will be provided to demonstrate how the proposed windows align with the original design.

5. Access Considerations:

The replacement of windows will not alter the external appearance or access points of the building. Access routes for construction activities will be planned to minimize disruption to the surrounding environment and neighboring properties. Any temporary obstructions or safety measures will be implemented in accordance with health and safety regulations.

6. Conservation Impact Assessment:

A conservation impact assessment has been conducted to evaluate the proposed replacement of windows in relation to the heritage significance of the building. The assessment confirms that the installation of double-glazed windows will not detract from the historic character or special architectural interest of the property. Measures will be implemented to mitigate any potential adverse effects on the building's fabric or visual appearance.

7. Conclusion:

In conclusion, the replacement of windows for the Grade 2 listed building aims to improve energy efficiency and upgrade the property while preserving its historic integrity. The proposed double-glazed windows will closely match the original design and comply with relevant planning regulations and conservation guidelines. This project represents a balanced approach to heritage conservation and sustainable development, ensuring the long-term viability and enjoyment of the building for future generations.