

MANCHESTER OPERA HOUSE - SCHEDULE OF WINDOW REPAIRS				
NUMBER	LOCATION	BRIEF DESCRIPTION OF CONDITION	PROPOSED REPAIR	DRAWING REFERENCE
W1-F	FOYER LEVEL Byrom Street Elevation	Glazing bars have been removed to the lower 3/4 of the window. The glazing has been removed from the top 1/4 and replaced with mesh and a timber cover to form a vent . All ironmongery has been removed.	Read in conjunction with drawing and allow as required for: The removal timber vent cover, mesh and lower glazing; Replacement of all glazing bars in original positions and glaze; Install Ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143 - CS1 19-143 - WR1
W2-F	FOYER LEVEL Quey Street Elevation	Appart from the horizontal glazing bars all other bars have been removed. The lower part of the window has been boarded up. Modern glazing has been installed with a fan fitted into the top third. All ironmongery has been removed.	Read in conjunction with drawing and allow as required for: The removal of the extract fan and glazing; Replacement of all missing glazing bars in original positions and glaze; Install Ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143 - CS2 19-143 - WR2
W3-F	FOYER LEVEL - Office Byrom Street Elevation	Original opening casement has been replaced with modern fixed and opening casement arrangement, within the original frame. A timber panel is fixed in to the fanlight part of the arrangement, which contains an extract fan and electric cable passing through. Conduit is fixed onto the original frame. Modern ironmongery has been installed.	Read in conjunction with drawing and allow as required for: The removal of the extract fan, timber panel and modern casement; Replacement of casement within original frame to match other windows and glaze; Install Ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143 - CS3 19-143 - WR3
W4-C/G	CIRCLE/GALLERY LEVEL Byrom Street Elevation	N.B. Window has limited access for survey. 4no. Glass panes are broken. Repairs are required to the frame.	Read in conjunction with drawing and allow as required for: The removal of broken glass; Replacement of glass to match existing; Repairs to bead & frame subject to further investigation; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143 - CS4 19-143 - WR4
W5-C	CIRCLE LEVEL Quay Street	Glass and 'X' glazing bars have been removed in one section and a extractor fan on a board has been installed. Areas of rot have been identified in the casement frame. 1no. Pane of glass is broken. Slight damage to moulding on architrave.	Read in conjunction with drawing and allow as required for: The removal of the extract fan & timber panel; Replacement of missing 'X' glazing bars and glaze; Replace broken glass to match existing; Repair architrave; Prepare window for decoration and decorate.	19-143 - CS5 19-143 - WR5
W6-C	CIRCLE LEVEL Quay Street	Areas of damage have been identified in the casement frame and architrave. 1no. Pane of glass is broken. Window is warpped.	Read in conjunction with drawing and allow as required for: The repair of damaged frame & architrave; Replace broken glass to match existing; Investigate if adjustment of hinges and latch will help window sit better within frame; Prepare window for decoration and decorate.	19-143 - CS6 19-143 - WR6
W7-G	GALLERY LEVEL - Bar Quay Street Elevation	The entire window is a replacement with poor detailing that has allowed relatively rapid deterioration. Evidence of this is seen by missing 'X' planted on glazing bars. Rot to cill. Modern ironmongery has been installed.	Read in conjunction with drawing and allow as required for: Replacement of entire window to match detailing of original windows. This includes window frame, casement, glazing bars, glass, architrave and ironmongery.	19-143- CS7 19-143- WR7
W8-LG	LOWER GALLERY LEVEL - WC Quay Street Elevation	The entire window is a replacement with poor detailing that has allowed relatively rapid deterioration. Evidence of this is seen by missing 'X' planted on glazing bars. Rot to cill. Modern ironmongery has been installed.	Read in conjunction with drawing and allow as required for: Replacement of entire window to match detailing of original windows. This includes window frame, casement, glazing bars, glass, architrave and ironmongery.	19-143- CS8 19-143- WR8
W9-LG	LOWER GALLERY LEVEL Byrom Street Elevation	N.B. Window has limited access for survey. Repairs are required to some bead.	Read in conjunction with drawing and allow as required for: Replacement of beads where required; Decoration; Checks to exterior & interior to identify any further damage or rot.	19-143- CS9 19-143- WR9
W10-LG	LOWER GALLERY LEVEL Quay Street Elevation	N.B. Window has limited access for survey due to boxing infront of it. A possible area of rot on the frame has been identified - due to limited access further investigation required. Some beads are missing or damaged.	Read in conjunction with drawing and allow as required for: Replacement of beads where required; Decoration; Checks to exterior & interior to identify any further damage or rot.	19-143- CS10 19-143- WR10
W11-LG	LOWER GALLERY LEVEL Quay Street Elevation	Casement is warped and face applied draft strips have been installed. Some small holes from previous fixings; Latch missing. Original ironmongery removed or replaced with modern.	Read in conjunction with drawing and allow as required for: Investigate if adjustment of hinges and latch will help window sit better within frame; Repair small areas of damage to frame; Replace ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143- CS11 19-143- WR11

NUMBER	LOCATION	BRIEF DESCRIPTION OF CONDITION	PROPOSED REPAIR	DRAWING REFERENCE
W12-LG	LOWER GALLERY LEVEL Quay Street Elevation	Casement is warped and face applied draft strips have been installed. Some small holes from previous fixings; 1no. Broken glass pane; Latch missing. Original ironmongery removed or replaced with modern.	Read in conjunction with drawing and allow as required for: Investigate if adjustment of hinges and latch will help window sit better within frame; Repair small areas of damage to frame; Replace broken glass to match existing; Replace ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143- CS12 19-143- WR12
W13-LG	LOWER GALLERY LEVEL Quay Street Elevation	Minor damage to frame from previous fixings. Poor decoration in areas. Original Ironmongery has been removed and replaced with modern.	Read in conjunction with drawing and allow as required for: Repair small areas of damage to frame; Replace ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143- CS13 19-143- WR13
W14-LG	LOWER GALLERY LEVEL Quay Street Elevation	Localised areas of missing bead. Areas of bead replaced with putty. Some damage to Casement frame & Architrave. Original ironmongery removed or replaced with modern.	Read in conjunction with drawing and allow as required for: Repair small areas of damage to frame; Replace ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143- CS14 19-143- WR14
W15-LG	LOWER GALLERY LEVEL - Kitchen Quay Street Elevation	Localised areas of missing bead. Areas of bead replaced with putty. Significant damage to Architrave with area's missing and small holes. Original ironmongery removed or replaced with modern.	Read in conjunction with drawing and allow as required for: Replacement beads; Replacement Architrave where identified; Filling of holes; Decoration; Refurbishment/replacement of Ironmongery; Checks to exterior to identify any further damage or rot.	19-143- CS15 19-143- WR15
W16-LG	LOWER GALLERY LEVEL Quay Street Elevation	Localised areas of missing bead. Minor damage to casement frame with poor repair. Original ironmongery removed or replaced with modern.	Read in conjunction with drawing and allow as required for: Repair small areas of damage to frame; Replace ironmongery; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143- CS16 19-143- WR16
W17-LG	LOWER GALLERY LEVEL Quay Street Elevation	Some small holes from previous fixings and notches cut out of window board & architrave; 1no. Broken glass pane; Poor decoration; Original stay removed or replaced with modern.	Read in conjunction with drawing and allow as required for: Repair small areas of damage to frame; Infill timber fillets to notched areas; Replace broken glass to match existing; Replace Saty; Prepare window for decoration and decorate; Checks to exterior to identify any further damage or rot.	19-143- CS17 19-143- WR17
W18-LG	LOWER GALLERY LEVEL - Stair Quay Street Elevation	Localised areas of missing bead. Minor damage to frame and architrave with small area of frame missing and small holes. Glass in 3no. panes is cracked. Original Stay is broken. Missing piece out of window board.	Read in conjunction with drawing and allow as required for: Replacement glass; Repair of casement frame; Filling of holes; Replace piece of window board to match existing; Decoration; Refurbishment/replacement of Ironmongery; Checks to exterior to identify any further damage or rot.	19-143- CS18 19-143- WR18