

30 March 2021

Dear Ms Leckie,

RE: Applications 127715/FO/2020 and 127716/LO/2020 for External fabric repairs including replacement of metal windows and masonry repairs

In follow up to discussions with Paul Mason please find enclosed the additional requested information for the consideration of the above listed applications. This includes:

- The Window Condition Survey by REA windows which Paul Mason has agreed demonstrates the need for the windows to be replaced.
- Existing and proposed section details with supporting commentary below:

Further to the conservation officers comments regarding the sample, as previously discussed the design feature of the existing windows is the one inch flat which conceals the junctions/couplings between the existing windows component parts. This flat has been fitted to the face of the window during the original installation and is the piece that is most notably failing on the existing windows. See attached images which show the flat trim detail.

Normally, new steel windows are coupled with a flat known as a coupling mullion (vertically) and a transom when coupling horizontally, this flat bar protrudes through the frames and is visible both internally and externally. As the prominent feature of the Boohoo windows was this flat 1 inch wide detail running up the vertical couplings and across the horizontal couplings we knew we needed find a different/non-standard coupling detail. We had originally hoped to source a standard steel T-section from a steel stockist to replicate this flat external face but also give sufficient strength to securely couple the component window parts. Unfortunately the we were unable to find such a T-section from our wide range of steel suppliers; so to produce the sample we procured two different steel flat sections (25x3mm & 40x6mm flat) and fabricated the T-section in house by plug welding the two sections into a T. The smaller 25x3mm gives us the flat face required to replicate the existing and the 6mm flat gives sufficient strength as a coupling member. Please refer to the attached drawing "Mullion Det 01" which illustrates a standard flat coupling and the T-section coupling as the sample window.

With regards to the external contours of the existing windows, as the existing windows are single glazed and the single glass is pushed to the back of the frame (the inside of the building) this creates a deeper external contour to the window. The proposed W20 window system does have contours in the frame on opening casements, predominately to keep the glass all in the same plane. However as the new windows have two panes of glass (a double glazed unit) then there is less external depth from the front face of the steel frame to the first face of the glass, this cannot be altered within an internally glazed window.

As standard we internally glaze windows; as they are generally considered to be more secure as the glass is offered in from the inside and internally beaded. Internally beaded windows also allow easier replacement for breakages in the future. As with the two windows we have replaced on China Lane, we had to externally glaze these windows due to internal obstructions (new internal finishes/partitions). We could externally glaze the entire project and this will give a deeper contour from the frame face to the outside face of glass; please refer to our drawing – "Mullion detail 02" which illustrates the internally and externally glazed options.

- In terms of the request for historic mottled glazing, this has not been required for numerous other replacement window schemes to listed buildings by REA in the local area including:

New Mill, Jersey Street, Ancoats – Grade II* Listed Building
Old Decker Mill, Redhill Street, Ancoats – Grade II* Listed Building
Adjoining Murrays Mills, Little Mill, New Mill & Warehouse – All either Grade II/Grade II* Listed Building
Brownfield Mill (Avro), Binns Place (backing on to Tariff Street) – Grade II* Listed Building
Dantzic Building, Dantzic Street – Grade II Listed Building
Upper Brook Street Chapel, Upper Brook Street – Grade II* Listed Building

Given that the proposals are for replacement windows rather than the repair of the existing and in light of the above we consider that the use of processed slimline double glazed units is also acceptable in this instance.

- The client has confirmed that they would be happy to commit to undertaking a study of the window type and its rarity, donate a unit to the Charles Brooking collection or similar and for one window to be retained on the building for evidential value. As agreed with Paul Mason these could be secured by way of condition.

We hope this now provides the information required to enable you to approve the applications, however please do not hesitate to contact me should you require anything further.

Kind Regards



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