Eleanor Swire

From: Paul Daly <p.daly@stephenson-studio.com>
Sent: 28 October 2020 10:17
To: Angela Leckie; Paul Mason
Cc: Eleanor Swire
Subject: RE: Brownsfield Mill - Proposed window hinge replacement
Attachments: 7376-AL(31)0021_T01.pdf

Hi Angela,

Further to the enquiry below, just to let you know that a pivot-hinge solution has been found which although it requires brand new windows to be manufactured, they are designed to replicate the principal sightlines of the existing timber windows (see attached). As reversible, they also remove the need for the abseil posts in the roof proposed in the query below.

We will add to the NMA application requested.

Kind regards,

Paul

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for stephenson STUDIO

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Coronavirus (COVID-19): Message to Stephenson Studio clients and colleagues
For the protection and welfare of our clients, colleagues and staff, we confirm that our Manchester studio are now working remotely until Government Guidelines confirm we are able to return.
We have systems in place to allow us to service our clients and projects without interruption with communication via mobile telephone, email, conference call and video/Microsoft Teams as usual.
During this unprecedented period, our office landlines can only be serviced by a single pick up via an answering machine service, therefore may at times register as engaged, we apologise for this.
In the best interests of the office, and if you need to communicate to our staff regarding a project, please do this through email, or Microsoft teams.
Many thanks

From: Paul Daly
Sent: 21 September 2020 09:26
To: Angela Leckie <a.leckie@manchester.gov.uk>; Paul Mason <p.mason@manchester.gov.uk>
Cc: Eleanor Swire <e.swire@stephenson-studio.com>
Subject: Brownsfield Mill - Proposed window hinge replacement
Importance: High

Good morning Angela,

Due to difficulties encountered in the servicing of existing window hinges, it has come to light that for safety and assurance of required operability (ie fire escape and purge venting of rooms) that the existing window hinges need to be fully replaced.

Due to large sizes and heavy heights of opening sashes, only two hinges are available on the market to do the job (a reversible and top-hung hinge by Yale. These generally do not pose undue challenges with replacement, however on a number of windows, owing to apparently incorrect specification of the original hinges in the first place, and/or additional weight added by acoustic glazing, the opening sashes must be reduced in size in order to meet the weight and dimensional limitations of the new hinges.

Two approaches are proposed for two different scenarios, for your comment;

1. 4no. 16-pane windows on the canal façade – introduce a transome which allows the sash to be divided into two openers. The transome would be positioned to mimic the proportions of the 12-pane sashes adjacent. See preliminary dwg al(31)0020-P02

2. Selected red-dot 12-pane windows – insert a subframe within existing frames to reduce size and weight of the opening sashes, allowing reversible hinges to be installed. See preliminary dwg al(31)0022-P01

The canal façade poses difficult challenges for both installation and cleaning/maintenance, hence reversible hinges are proposed in order to avoid the need and ongoing risks of abseiling from the roof to achieve both of the above. Owing to an insufficiently high parapet to the canal side, abseil posts would be required to be fixed through the roof slates into each truss; please see attached posts and flashing kits which would be required if no other solution found.

Please also refer to the attached elevations for proposed winidows.

Owing to the advanced nature of the works we'd be very grateful for your comment on the above at your earliest opportunity., happy to arrange a conference call/Teams meeting if required to discuss.

Many thanks,

Paul