6113 REDFERN BUILDING

Level 2 windows' etchings

Rev - 17th February 2020

Rev. A 28th February 2020

Section 1: Findings

Section 2: Photographic Survey

Section 3: Proposed strategy

SHEPPARD ROBSON

SECTION 1 - FINDINGS

A number of windows in Level 2 are original and retained as agreed with Manchester City Council - see Figure 2 to identify the retained retained windows in the building.

Level 2 housed the staff welfare room during the recent construction period and the strip out works for this level occured late in the construction programmeat the end of `October 2019.

When the secondary window frames were removed, a non-original silver adhesive foil was found attached to the windows.

When removing the foiled film, it was discovered that the glass panes under the film were acid etched. Going back to the original historic photographs, we concluded that this etching was an original element of the building design - see Figure 1.

Based on the photos, it had previously been assumed that the "blocked out" window panes were part of internal furniture against the windows.

Upon removal of the film , we found different states of repair to the etched glass panes. These are summarised in Figure 2 in accordance with the following categories:
- Severely damaged glass etchings
- Lightly damaged glass etchings
- Missed etched glass / clear glass replaced at unknown date.

The damage to the glass has been caused by the adhesives used in the foil film applied and operatives have had varied degrees of sucess in its removal.

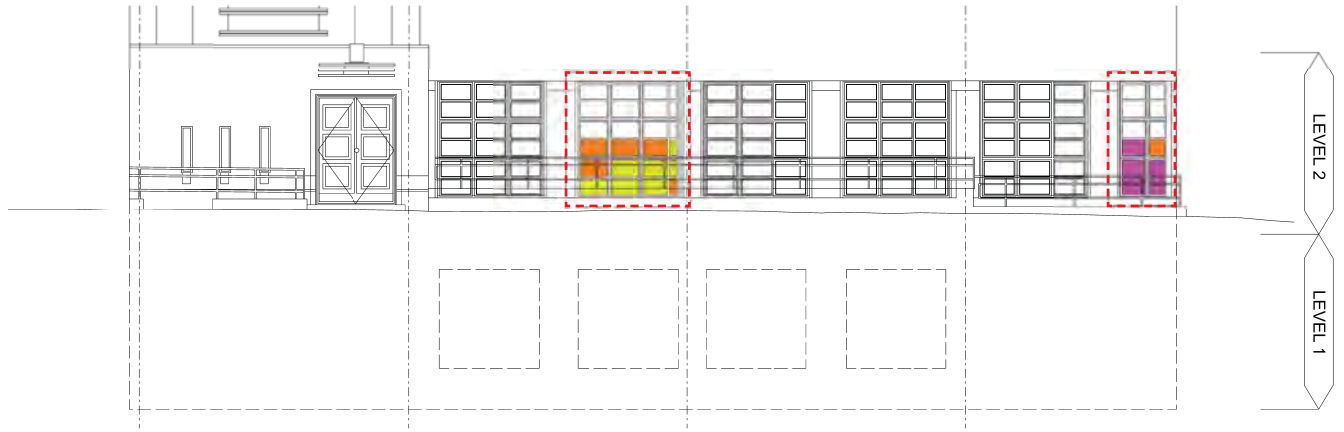


Corner of Sadler's Yard / Mayes Street with historic raised external levels.



Corner of Dantzic Street / Mayes Street

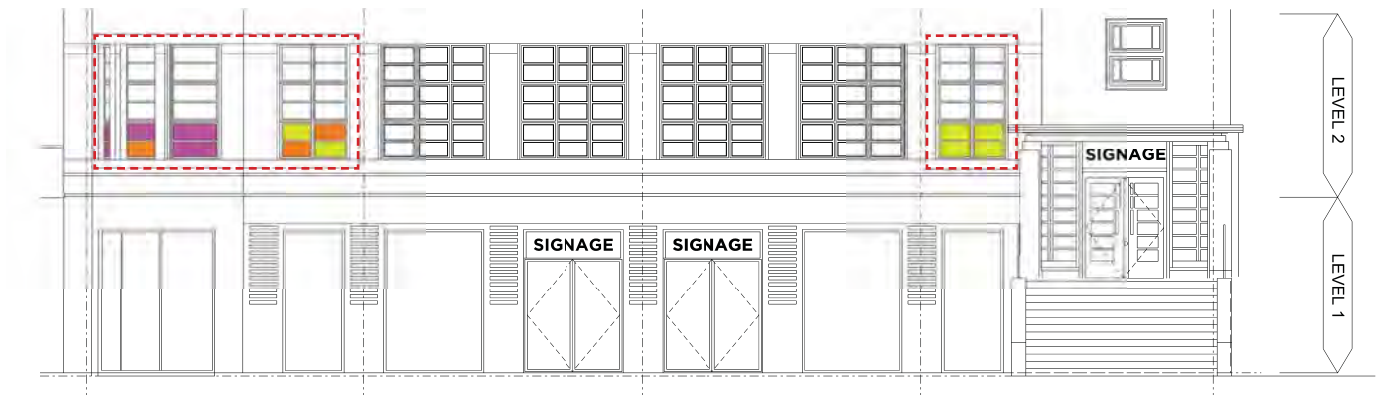
Figure 1
Historic photographs showing a band of two etched glass panes in Sadler's Yard and Mayes Street and a band of three glass panes in Dantzic Street.



DANTZIC STREET ELEVATION - LEVELS 1 AND 2



MAYES STREET ELEVATION - LEVELS 1 AND 2



SADLERS' YARD ELEVATION - LEVELS 1 AND 2

LEGEND:

EXISTING RETAINED WINDOW FRAMES

SEVERELY DAMAGED GLASS ETCHINGS

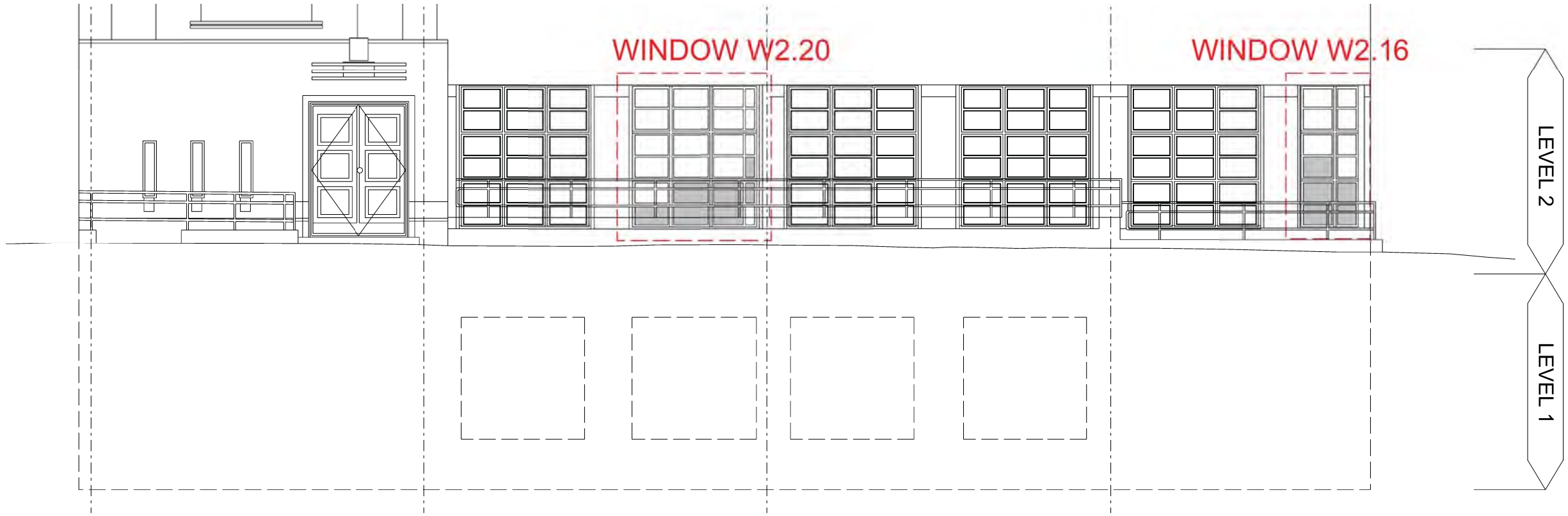
LIGHTLY DAMAGED GLASS ETCHINGS

MISSED ETCHED GLASS / CLEAR GLASS REPLACED AT UNKNOWN DATE

Figure 2 - scope and types of existing glass etchings

SECTION 2 - PHOTOGRAPHIC SURVEY

2.1 DANTZIC STREET



DANTZIC STREET ELEVATION - LEVELS 1 AND 2

WINDOW W2.20 Panes were not clean at the time of photographic survey.



Legend:

- Severely damaged
- Lightly damaged



PANE 1



PANE 5



PANE 6



PANE 7



PANE 10



PANE 11



PANE 12

WINDOW W2.16



Legend:

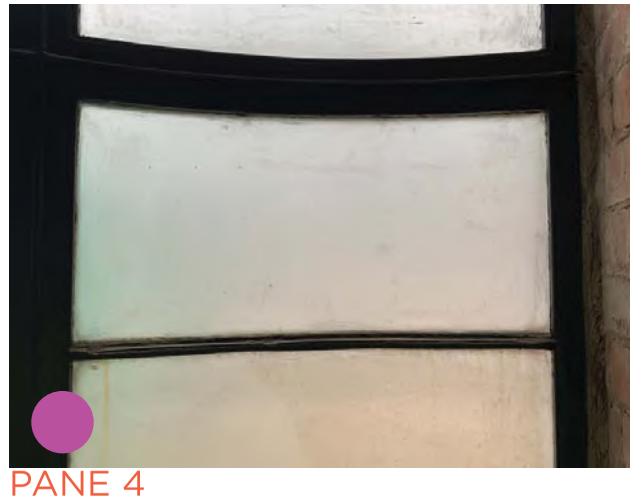
- Severely damaged
- Lightly damaged



PANE 2



PANE 3



PANE 4

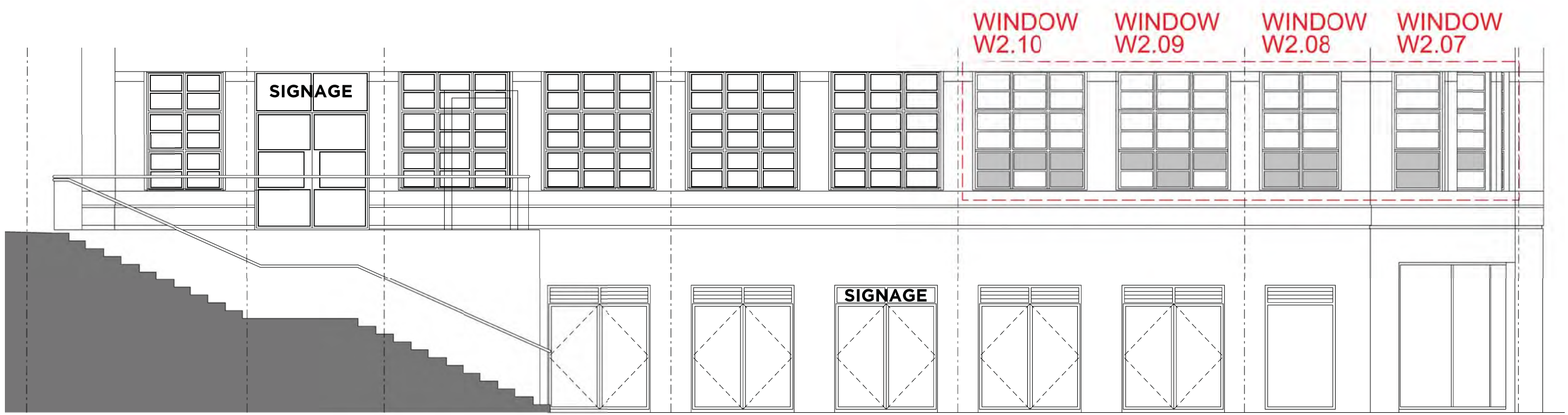


PANE 5



PANE 6

2.1 DANTZIC STREET



MAYES STREET ELEVATION - LEVELS 1 AND 2

WINDOW W2.10



Legend:

- Severely damaged
- Lightly damaged



PANE 1



PANE 2



PANE 3



PANE 4



PANE 6

WINDOW W2.09



Legend:

- Severely damaged
- Lightly damaged



PANE 1
Film sample over applied



PANE 2
Film sample over applied



PANE 3



PANE 5

WINDOW W2.08



Legend:

- Severely damaged
- Lightly damaged



PANE 1



PANE 2
Film sample over applied



PANE 3



PANE 4

WINDOW W2.07



Legend:

- Severely damaged
- Lightly damaged



PANE 1



PANE 2



PANE 3

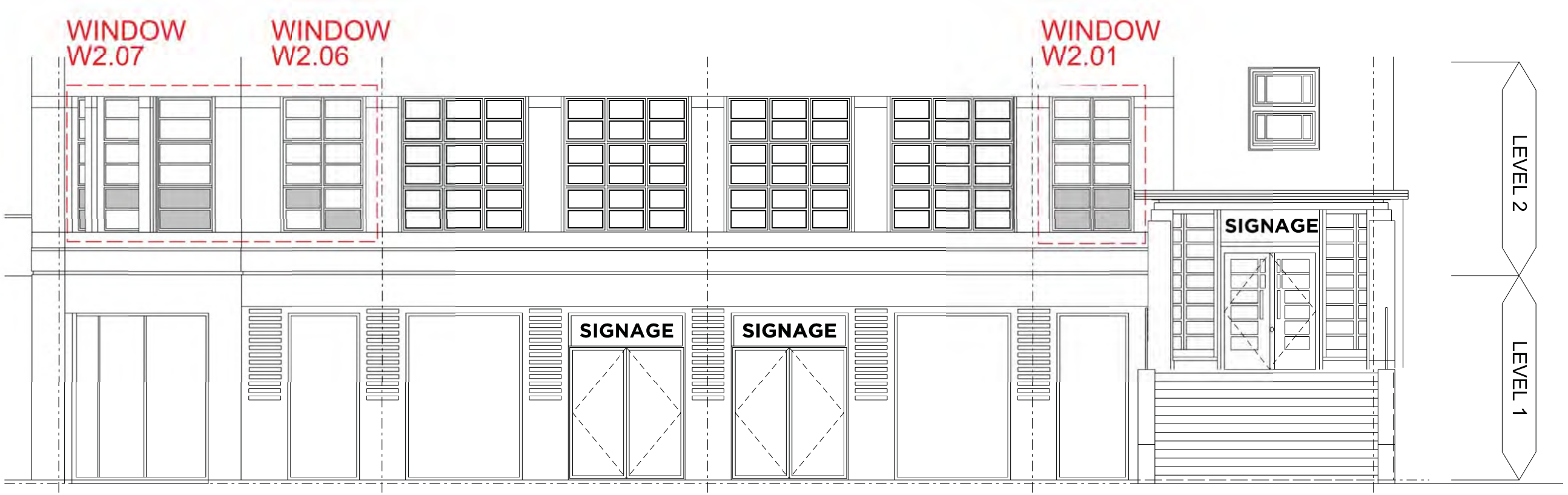


PANE 4



PANE 6

2.3 SADLERS' YARD



SADLERS' YARD ELEVATION - LEVELS 1 AND 2

WINDOW W2.06



Legend:

- Severely damaged
- Lightly damaged



PANE 2



PANE 3

WINDOW W2.01



Legend:

- Severely damaged
- Lightly damaged

(Window W2.01 is not accessible from inside the building.)

(Panes were not clean at the time of photographic survey.)

SECTION 3 - PROPOSED STRATEGY

The most severely damaged glazing is on the flat glass sections, where as the curved panes have survived better.

Operatives undertook various cleaning methods which were overseen and approved by SLHA to try and restore the etching. These had little or no effect. Samples of a new frosted film were applied over the most severely damaged section of glass to try and mask the marking but again with little or no effect.

The quality of the damaged etched glass is not acceptable to leave in place in its current state.

The strategy on window retention building wide has been to retain the curved glass windows in situ. Our proposals for the etched glass curved windows is outlined in the following diagrams. Due to the better quality of the existing etched glass, these panels will largely be retained. Where a panel is missing, it will be replaced with etched glass to match adjacent patterning.

The remaining etched glass within the flat section windows will be replaced with clear glass - W2.01, W2.06, W2.07, W2.08, W2.09 and W2.10.

WINDOWS WITH RETAINED ETCHED GLASS:

WINDOW W2.20



Legend:

- Etched glass pane retained
- Clear glass replacement
- Missing / New etched glass pane to replicate existing

WINDOW W2.07



WINDOW W2.16



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