

Level 2 Historic Building Record Report

52 Princess Street
Manchester

July 2019

Location of 52 Princess Street, Manchester highlighted in Red



1.0 Introduction

This Level 2 Record Report is prepared on behalf of Canada Life Limited to document the areas of the property which are included within the development works to form a DDA accessible entrance to the building off Bloom Street.

Please refer to appendix 2 to the rear of the report for a drawing showing the existing and proposed floor plan areas and the extent of the building which is subject to the works / alterations.

1.2 Authorship

This Report was prepared by Guy Owen MRICS of Sanderson Weatherall LLP. Guy provides specialist advice and services in connection with historic buildings, their conservation and other elements of the historic environment.

5.0 Building Description

The section of the building which this report relates to is the side entrance off Bloom Street. This report details the external elevation and the immediate area adjacent to the Bloom Street entrance comprising the internal entrance area, kitchenette and store room. The report also details the basement area directly below the entrance area, kitchenette and store room.

Appendix 1 – Level 2 Record of Building



1. General Overview of South Elevation facing Bloom Street.



2. Overview of South facing elevation showing non-original door Bloom Street entrance.



3. Overview of South facing elevation showing non-original door Bloom Street entrance.



4. Close up view of existing non-original door to Bloom Street.



5. Stone steps to the Bloom Street entrance door.



6. Stonework to the base of the masonry wall adjacent to the entrance door seen in photograph 4 above.



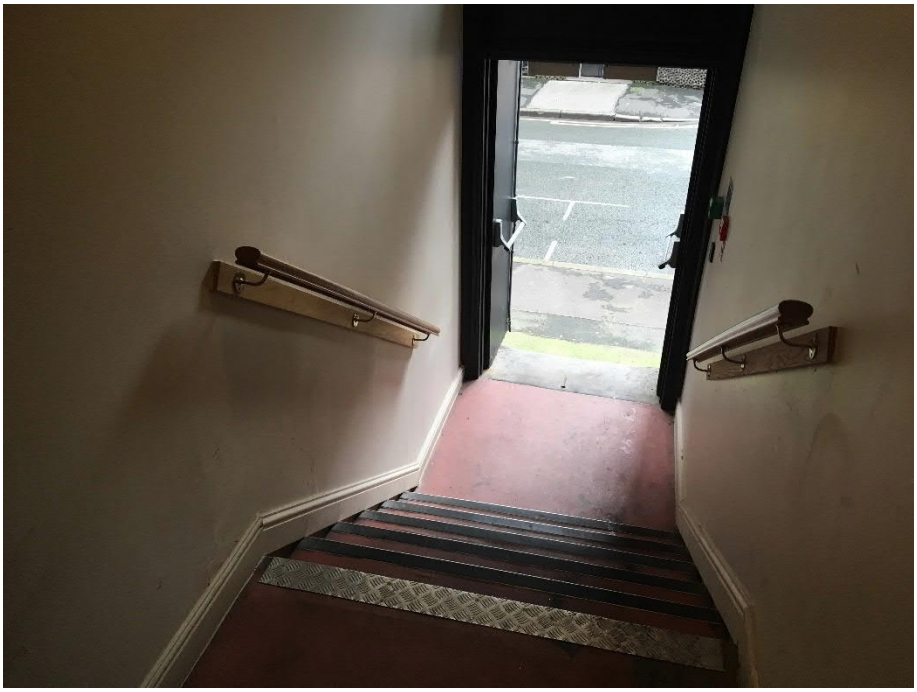
7. Overview of modern door to the entrance.



8. Overview of modern door to the entrance.



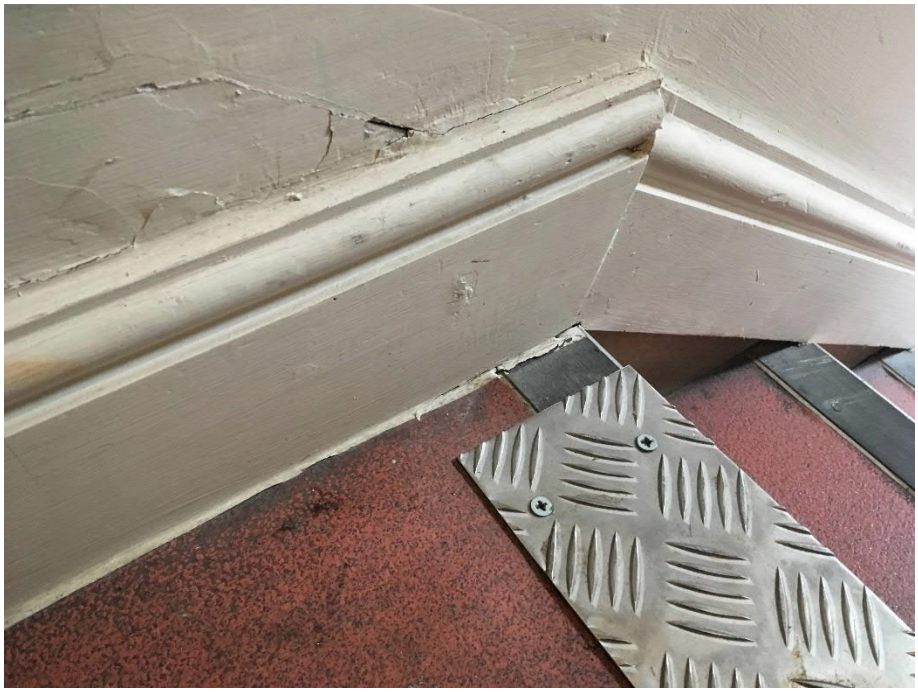
9. Panelling above the existing door.



10. Overview of internal staircase comprising timber frame with vinyl sheet floor coverings and modern nosings.



11. Overview of modern timber hand rail to the stairs.



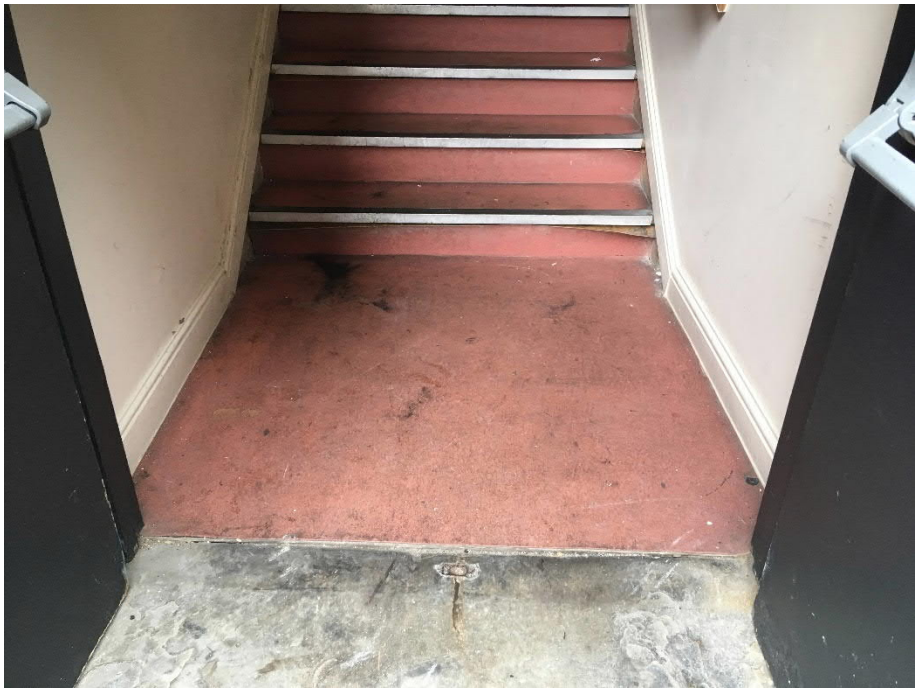
12. Overview of painted timber skirtings / stringer to the stairs.



13. Overview of painted stringer to the stairs and modern vinyl floor coverings.



14. Suspended ceiling to the stair area.



15. Existing main entrance area comprises a timber suspended floor with vinyl sheet floor covering.



16. Overview of kitchenette adjacent to the stairs.



17. Suspended ceiling to the kitchen.



18. Overview of the corridor which the stairs / entrance provide access onto.



19. Overview of the basement directly below the stairs / entrance.



20. Plasterboard and plaster has been used to box in the underside of the floor / stairs.



21. Existing plant installations located below the floor / stairs.



22. Close up view of the plasterboard boxing to the ground floor / stairs.



23. View of the structure of the floor / stairs once plasterboard has been carefully removed.



24. timber laths identified to the underside of the floor structure. No original plaster was found.



25. Close up view of the structure of the floor / stairs once plasterboard has been carefully removed.



26. Close up view of the structure of the floor / stairs once plasterboard has been carefully removed.



27. Close up view of the structure of the floor / stairs once plasterboard has been carefully removed.



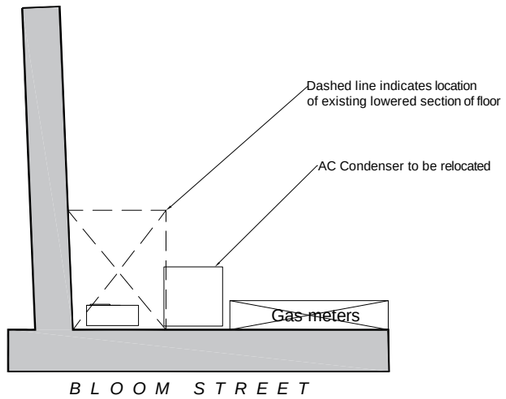
28. Redundant electrical items found within the floor void.



29. Modern plasterboard which was removed to expose the original floor structure.

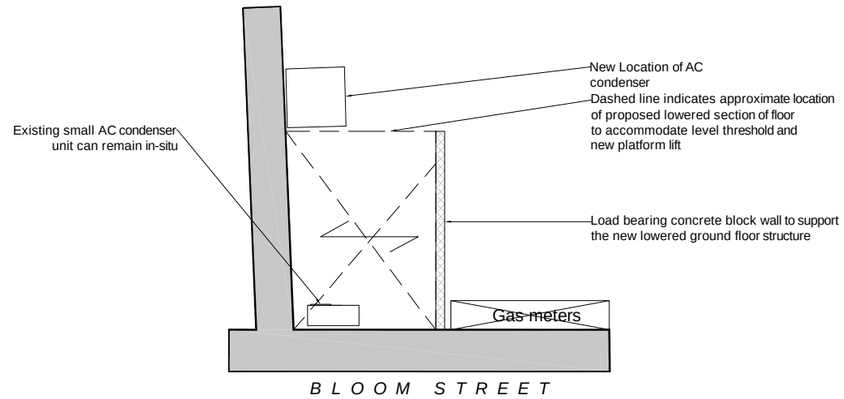
Appendix 2 – Drawings

EXISTING

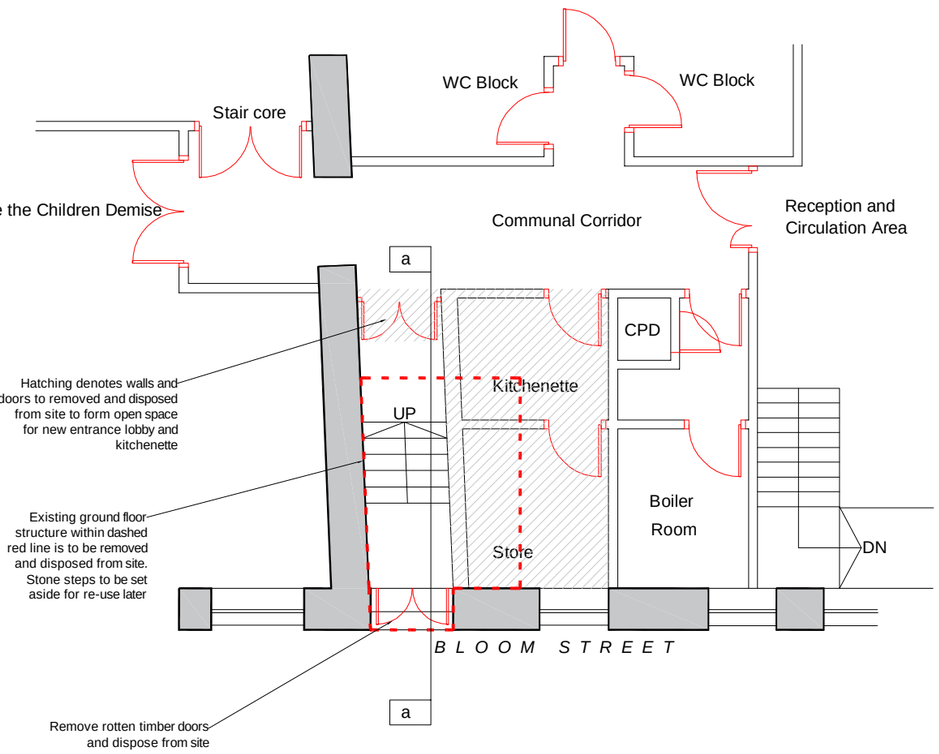


As Existing Basement

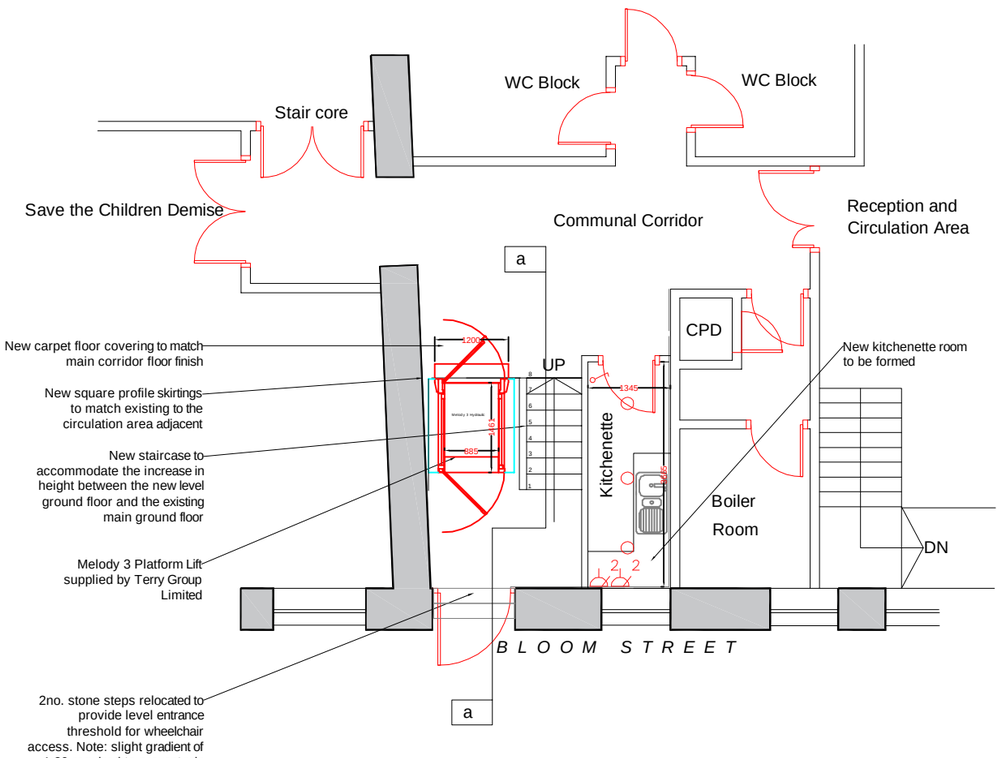
PROPOSED



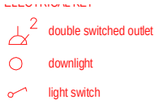
As Proposed Basement

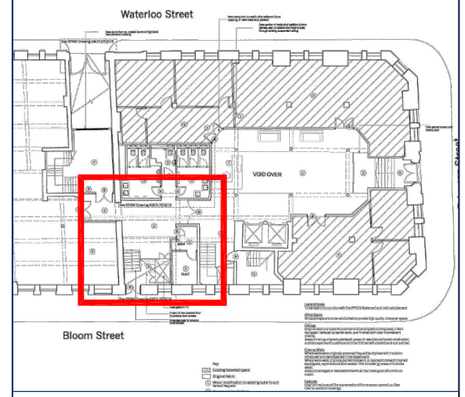


As Existing Ground Floor



As Proposed Ground Floor





The use of this data/drawing by the recipient acts a an agreement of the following statements. All drawings are based upon site information recordec using a fully calibrated electronic measuring instrument, therefore is subject to the manufacture tolerance and as such their accuracy cannot be guaranteed. All features are approximate and subject to clarification by a detailed topographical survey, statutory service enquiries and confirmatio of the legal boundaries. Check all dimensions on site. Drawings printed on mediums such as paper are not to be relied upon for scaling purposes as dimensional inaccuracy occur resulting from changes in environmental conditions. Use figured dimensions in all cases. All dimensions to be in metric standards unless stated otherwise.

Revision : Date :

Sanderson Weatherall
BUILDING CONSULTANCY & ARCHITECTURE
sw.co.uk
Central Switchboard: 0113 221 6000

Client :
Canada Life Investments

Address :
52 Princess Street
Manchester
M1 6JX

Drawing :
Existing and Proposed Ground Floc

Status : Tender Issue

Job Ref :	Dwg No : 001	Revision : 0I
Date : April 2019	Scale : 1:100@A3	
Drawn : GNDO	Checked : PBK	Approved : PBK

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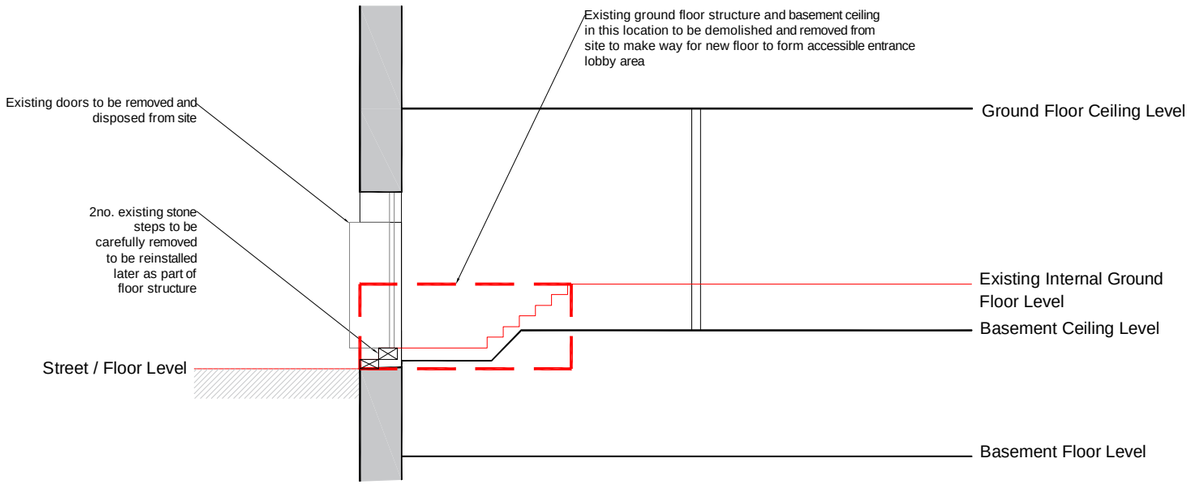
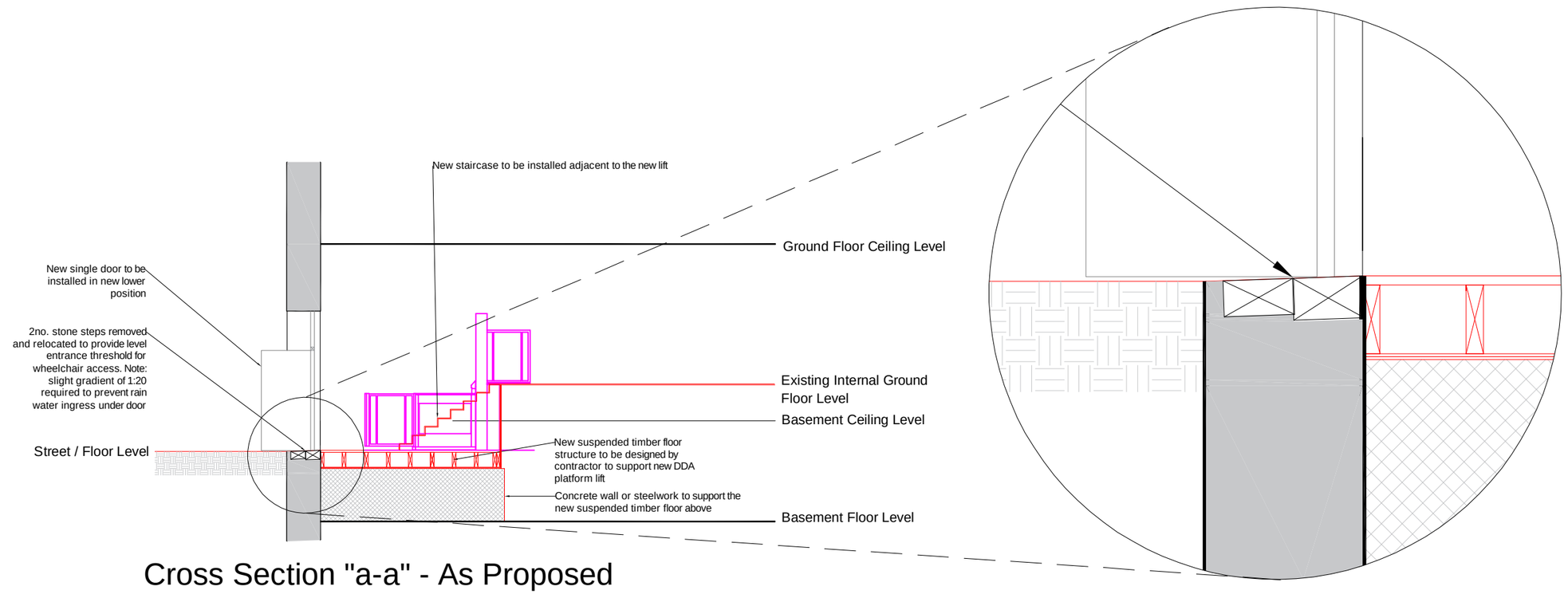
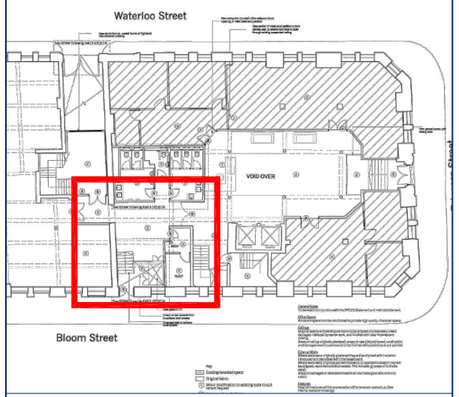


Cross Section "a-a" - As Existing



Cross Section "a-a" - As Proposed

(with concrete wall support to new floor)



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Revision : Date :

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Central Switchboard: 0113 221 6000

Client : Canada Life Investments

Address : 52 Princess Street
Manchester
M1 6JX

Drawing : Existing and Proposed Sections and Elevations

Status : Tender Issue

Job Ref :	Dwg No : 002	Revision : 0(
Date : April 2018	Scale : 1:100@A3	
Drawn : GNDO	Checked : PBK	Approved : PBK

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