

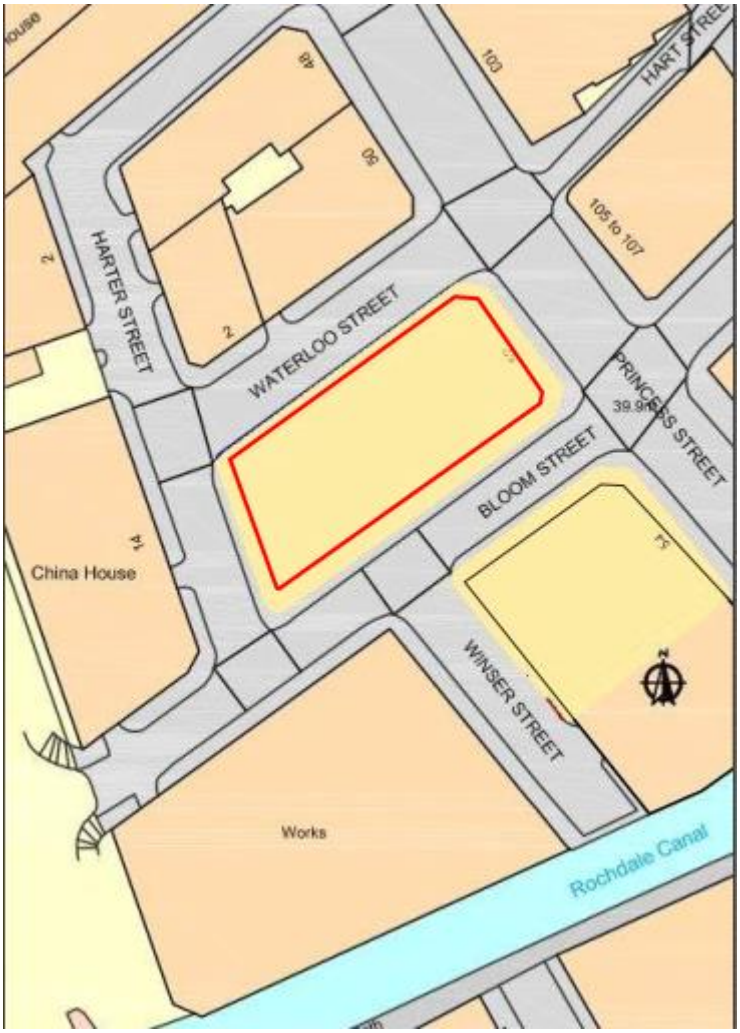
Heritage Statement
For External Repair Works

52 Princess Street
Manchester

July 2019

Sanderson
Weatherall

Location of 52 Princess Street
Manchester



Sanderson
Weatherall

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1. Introduction

This Heritage Statement is prepared to assess the impact of the proposed scheme of essential external repairs by Canada Life Limited (The Applicant) on heritage assets at 52 Princess Street, Manchester. 52 Princess Street is a Grade II Listed building (List UID: 1270911) originally built circa 1880 as two adjoining Victorian textile packing warehouses and now used as commercial offices.

The report considers the significance of the heritage assets of the Listed Building, its current setting and relevant component elements and provides evidence of the requirement for the proposed essential repair works, with the intention that it should inform and set out the extent of the intervention required to conserve the heritage assets that are at risk.

1.1 Reason for the Report

This application for Listed Building Consent has been requested by Manchester City Council to understand and consider the full extent of the repair works, methodologies to be employed and suitability of the contractors that will be carrying out the conservation work. The proposed repairs are predominantly required to the upper parts of the external walls, worst affected by erosion of lime mortar to joints in brickwork and stonework, particularly to remnants of previously lowered brick chimney stacks and to roof gable peaks. Water ingress is evident to the structure and the resulting frost damage has caused spalling of the face of bricks and loss of section to some areas of carved stone details, resulting in a risk of injury to the public using the pavements below.

1.2 Authorship

This Heritage Statement is prepared by Philip Kenny MRICS of Sanderson Weatherall LLP. Philip provides specialist advice and services in connection with historic buildings, their conservation and other elements of the historic environment with experience obtained over 30 years.

2. Methodology

2.1 Compilation of Sources

The writer is very familiar with the building having carried out several inspections, detailed surveys and previous works of repair, supported by the following:

- Consultation of local authority Historic Environment Record and local archives
- Consultation of desk-based and online resources such as National Heritage List for England (NHLE)
- Site inspection from roof level with limited access from hydraulic access platform and from street level using binoculars.

2.2 Assessment of Significance

Significance is defined using criteria from various sources, particularly in determining potential effects of the proposed essential repair works. The following criteria is used to articulate the nature of the heritage assets:

Conservation Principles, Policies and Guidance (English Heritage 2008)

Significance Criteria: This document highlights 4 'values' contributing to significance:

- Evidential
- Historic
- Aesthetic
- Communal

Principles of Selection for Listed Buildings (DCMS 2010)

Significance Criteria: This document sets out the considerations and principles for selection for Listed Buildings, outlining key, relevant characteristics of significance. The criteria are:

- Statutory criteria:
  - **Architectural Interest:** 'To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms'.

- **Historic Interest**: 'To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing'.
- General principles:
  - Age and rarity
  - Aesthetic merits
  - Selectivity
  - National interest
  - State of repair

2.3 Assessment of Setting

As outlined in *The Setting of Heritage Assets* (English Heritage 2011) and largely reiterated in the over-arching *National Planning Practice Guidance* (CLG 2014), setting is defined as 'the surrounding in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (English Heritage 2011, 2). When the significance of a heritage asset is established, and the contribution it makes to the setting, it is possible to assess how the proposed works may change that setting, and its contribution to significance. This change can be positive, negative or neutral.

2.4 Assumptions and Limitations

Information to prepare this heritage statement has been obtained from several sources, to record known assets and advise on further investigation to be carried when the temporary access scaffold is in place and a close examination of the worst affected areas can be carried out.

This statement is provided in good faith and compiled according to professional standards. No responsibility is accepted for any errors resulting from incorrect data supplied by any third party.

3. History and Development

3.1 General Overview

During the 19th century Manchester was transformed by the Industrial Revolution and during this time Manchester became world famous as a manufacturing centre. Wool, silk and cotton were manufactured in the mills and there was also a paper making industry and iron foundries.

Cotton, textiles, spinning, weaving and dyeing were the main commercial enterprise of Manchester and the nearby small mill towns so the city became known locally as 'Cottonopolis'. Thanks to the infrastructure of a well-connected canal system, the railways and later, the Manchester Ship Canal, Manchester was ideally placed to receive incoming raw materials, with a large workforce to process them, and the means of distribution for finished goods.

At the textile industry's height, vast quantities of cotton were being handled in all its stages from the raw state to the finished product, and transport was of paramount importance. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the 1760 built Bridgewater Canal, to the south of the city centre. From then on it was possible to transport coal cheaply along the canal to power mill machinery; a vital influence in the sudden growth of the cotton industry. Once a major commercial thoroughfare, the canal is now used only by leisure traffic, although its presence is an important ingredient in the regeneration efforts in this part of the city (WSCAA).

3.2 Development of Princess Street and Bloom Street

Manchester was ideally placed given that cotton is most easily worked in a place with high humidity and as a result, cotton was directly related to the growth of the city. The earliest cotton mills were in Ancoats, and the need for warehouses to store their products led to warehouse buildings being built nearer the centre of the city. By the middle of the 19th century, Manchester had become the largest textile centre in the world. As a result, the need for warehousing grew and it is these buildings, larger than before and built with considerable architectural characteristics that form the Whitworth Street/Princess Street conservation area (WSCAA).

The distinctive architecture of Princess Street arose as expressions of the wealth of the owners. The first floor of the warehouses facing the main street was often used for offices whilst the rest of the building was used for storage space and the upper floors for the inspection of the cotton goods in natural light. This led to six- or seven-storey buildings with opulent front facades, whilst the rear was almost plain.

While the building style reached its zenith in the early years of the 20th century, its association with the industry had decreased since the cotton slumps of the 1920s. Still, the architecture of textile marketing remains largely intact in the area around Princess Street, Whitworth Street and Bloom Street.

Generally, red brick is used for external elevations, incorporating stone details and slate is used to roof the buildings, like those in most Manchester buildings of this period, and windows were

predominantly of the vertical sliding-sash type. The main entrance is very frequently, given special architectural treatment as the first impression to visitors, emphasised with elaborate detail.

Property boundaries are marked by the building itself that covers the entire site, right up to the back of the pavement. Access for servicing and delivery vehicles was by means of a loading bay within the building itself, in this case accessed from Waterloo Street. These often passed right through the building from one street to another and were protected by large, decorative iron gates extending up to the top of the opening.

3.3 Description and Development of 52 Princess Street

52 Princess Street is a 6-storey building including 2 attic storeys in the roof and a basement. External elevations are constructed predominantly with red brick in Flemish bond, incorporating carved sandstone details including a punched stone plinth above the pavement at ground floor level, carved sandstone window mullions, lintels sills and surrounds, sandstone string courses and projecting sandstone cornices.

The internal structure of the building comprises a grid of cast iron columns supporting timber beams and floor boards, with cut timber roof construction comprising timber trusses with wooden purlins supporting timber rafters. Over the years various alterations have taken place, including infilling the central section of the main roof which is now a flat roof, with a roof mounted lift motor room located above the Bloom Street elevation.

The front elevation facing directly onto Princess Street was originally, considered to be the most important elevation together with the return elevations on both sides where these were readily visible from Princess Street. The front elevation incorporates the main entrance within a large arched opening, reflecting the arched stone lintels above the ground floor windows on either side. Two projecting curved bays flank the main entrance with bay windows to the 1st, 2nd and 3rd floor, decorated with carved stone detailing.

Around the perimeter of the slate covered roof slopes to all 4 sides of the building is a series of capped off, brick chimney stacks that have been lowered some considerable time ago, prior to listing. The chimney stacks would originally have served fireplaces located within the external walls to provide heating to the building, primarily to offices at the ground/first floor. No internal fireplaces nor any evidence of these remain visible within the building.

Above the 3rd floor elevations to Princess Street, Bloom Street and Waterloo Street there are two gable peak features to each elevation, constructed in brickwork with carved stone coping, projecting carved stone cornice, stone string course and flat arched stone lintels to window openings. The gable peaks have pitched slate covered roofs behind, perpendicular to the main mono-pitch slate covered roof to the two attic storeys.

The main roof slopes and roofs behind the gable peaks discharge rainwater to lead sheet lined, gutters concealed behind a stone capped, shallow parapet wall. The gutters discharge into cast iron, vertical down-pipes fixed to the outside of the building but these return back inside the building at ground floor level and then into the basement and into the underground drainage.

The windows to the main vertical external elevations are all modern, casement type, replacement windows with outward opening, side hung sashes fitted with modern sealed double glazing units and externally fixed wooden glazing beads. Modern 'Velux' type opening roof windows are provided to the mono-pitch roof slopes to the top two storeys, none of which are conservation type. We surmise the unsympathetic alterations were made circa 1980-1990 when this type of building in this location and particularly further along Princess Street lost favour and were virtually unsaleable as recession loomed, with some properties sold by Receivers for less than the cost of a terrace house in Manchester today.

The basement has been converted for car parking with an access ramp down from the original goods entrance/loading bay at street level off Waterloo Street. The vehicle entrance has a pair of painted metal gates to the outside and an electrically operated galvanized steel roller shutter internally for security.

A secondary, pedestrian entrance is provided off the Bloom Street elevation and currently comprises a double door set accessed by two stone steps but Listed Building Consent has been obtained to alter this entrance provide level access and install a wheelchair access lift internally. The ground floor level is approximately 1.5 metres above street / pavement level.

Within the communal areas of the building, significant alterations have been made in the past to accommodate the current use as commercial office space, including the introduction of two passenger lifts, served by the lift motor room projecting above the main roof and lobby areas with associated circulation areas and corridors. Toilet accommodation has been added to each floor with service risers and a section of the first floor has been completely removed to form a two storey high, window-less atrium in the ground floor reception area.

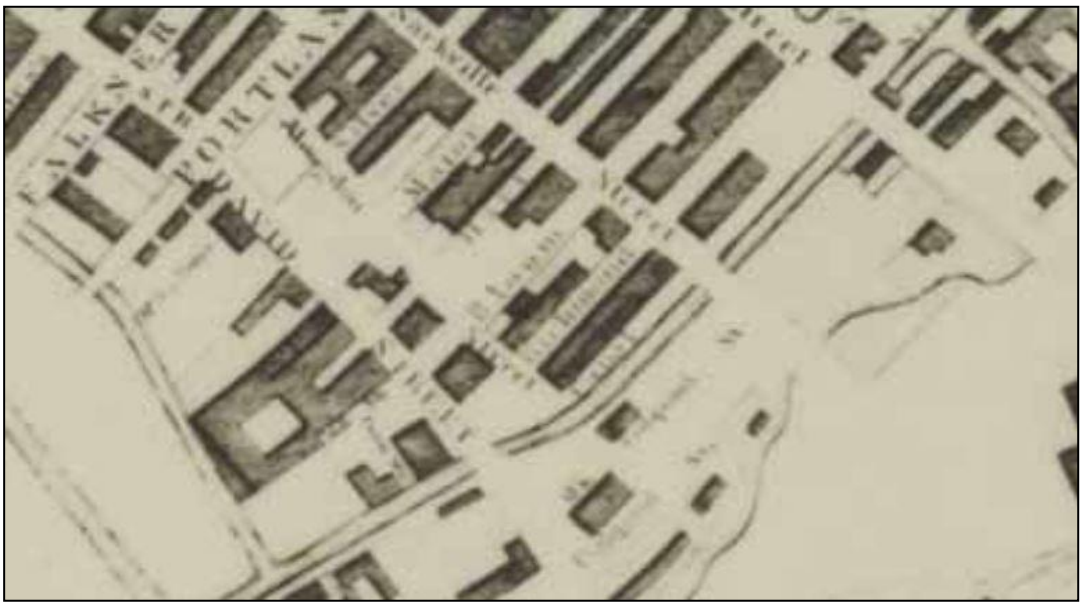
The main entrance painted, wooden panelled doors remain but fire doors to the perimeter of the building have been replaced with modern, flush faced, painted timber doors. Windows to the basement have been replaced with ventilation grills to serve the basement car park but the wrought iron railings to the basement window openings remain.

4. Cartographic Progression

Between 1700 and 1750 the majority of cotton weaving was carried out on a cottage industry scale and In 1733 the flat shuttle was invented increasing the amount of fabric that could be woven. In 1764, Richard Arkwright invented the water frame and Spinning Jenny. After his largest factory was burned down in Northampton, he moved to Manchester to build a factory that could house 600 workers. This became the true start of the industrialization of the cotton industry.

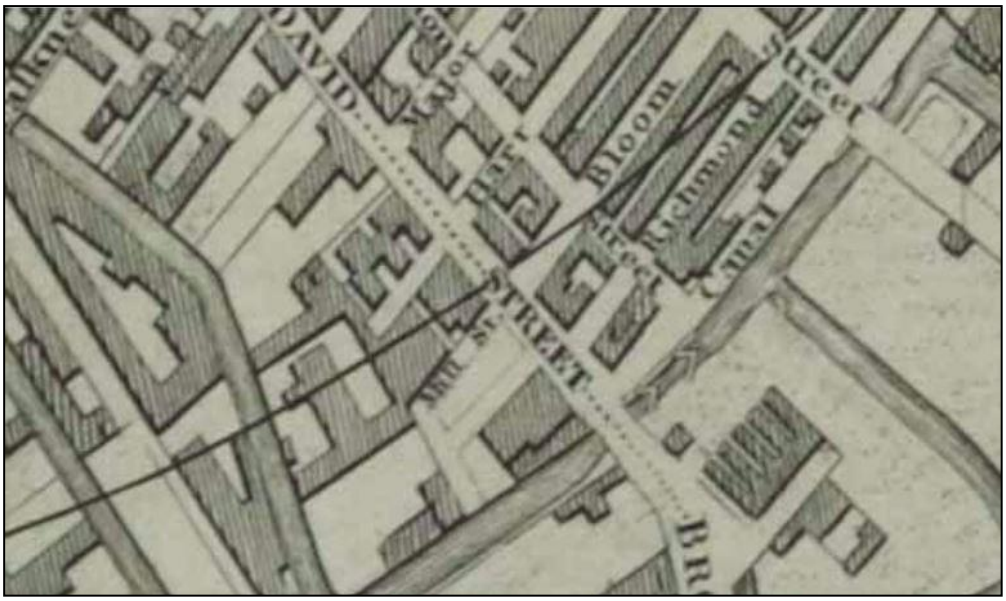
Equally important to the production of cotton itself was having appropriate methods of transportation.

The Rochdale Canal opened through to Manchester in 1804, passing in close proximity to 54 Princess Street, providing ideal transport links throughout the canal network.

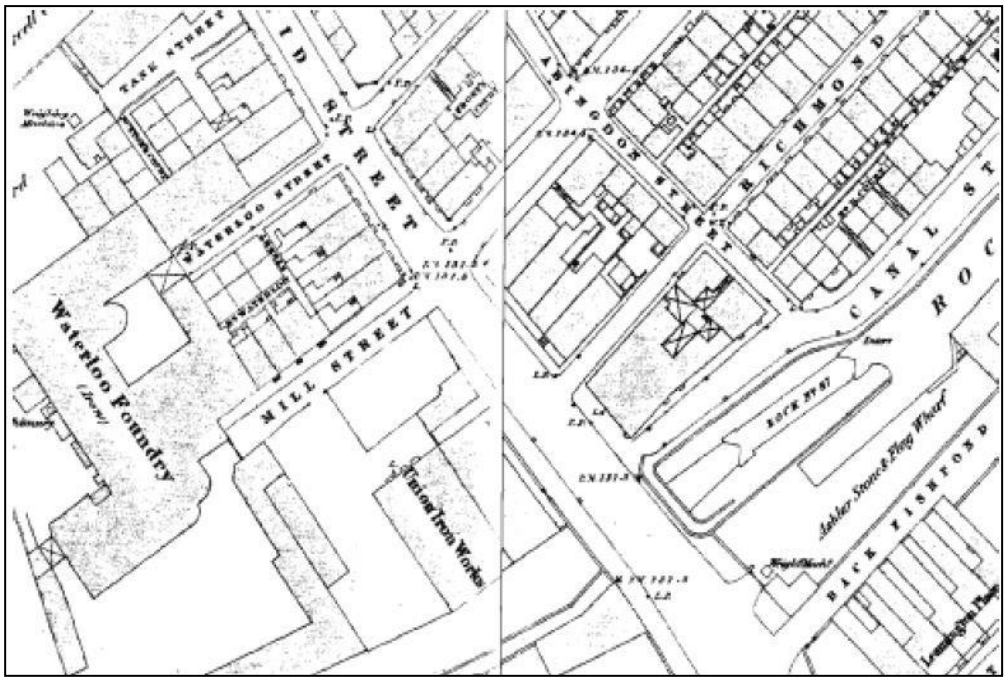


Pigot's 1821 Plan of Manchester

The Liverpool and Manchester railway opened in 1830, terminating at the Liverpool Road Station and in 1842 London Road Station opened with a railway extension to Birmingham and London.



Slater's 1848 Plan of Manchester and Salford



1851 Plan of Manchester

Manchester and the surrounding Northern Lancashire area reached its peak in 1853 with 108 mills. The damp environment helped to prevent threads from snapping and fast flowing water courses provided a continuous supply of energy to power the equipment. At the time Oldham was the largest mill spinning town in the world. Britain's cotton industry reached its peak in production in 1912, producing 8 Billion Yards of cloth. The First World War caused a massive slump in demand with mill owners having to reduce hours or shut their factories completely.

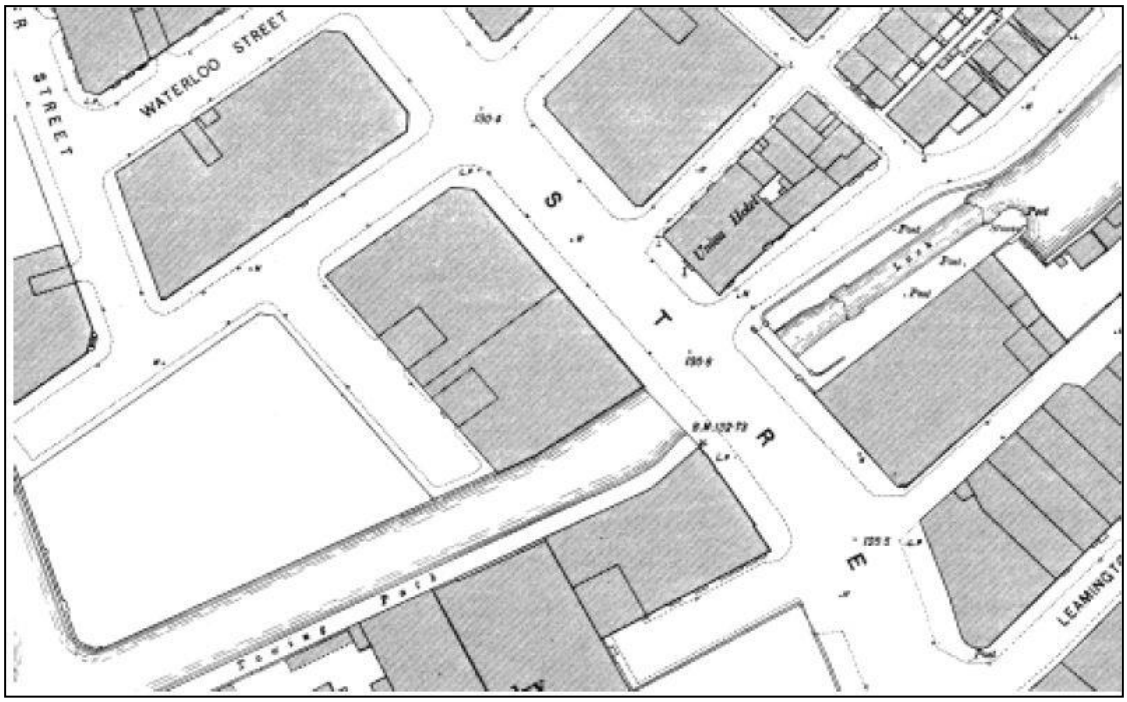


Rampkin's 1860 Map of Manchester

Between 1860 and 1884, the name of the street changed from David Street to Princess Street. This would fall in line with Queen Victoria's youngest daughter Beatrice becoming 21 years old, although there is no evidence to support this.



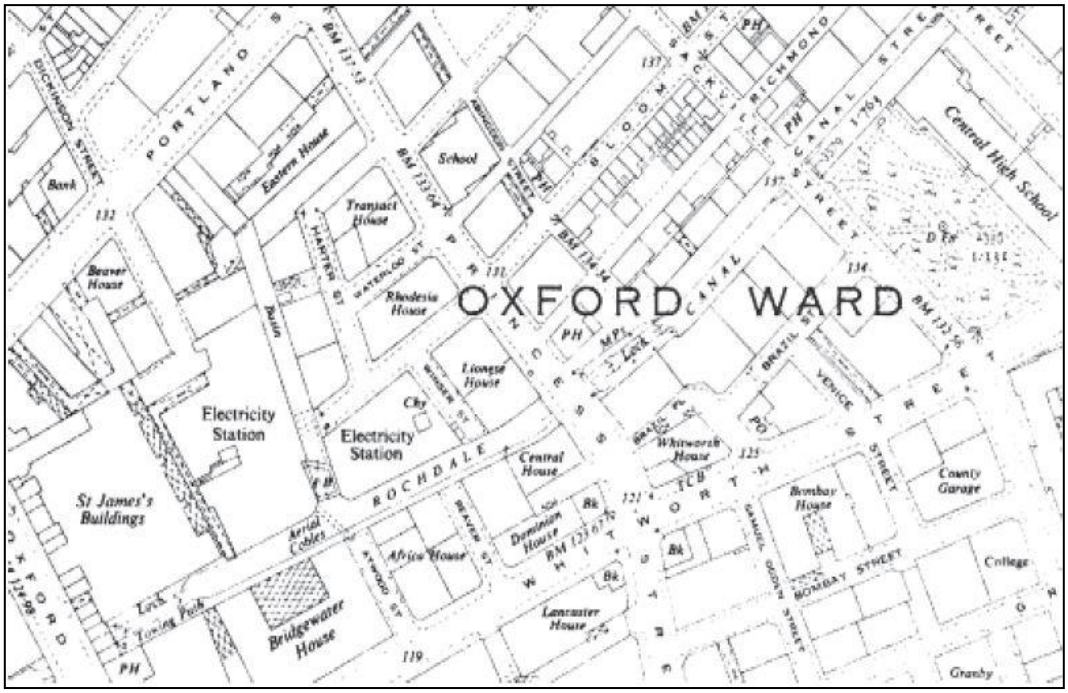
Bacon's 1884 Map of Manchester



1891 Plan of Manchester



1908 OS Map



1950 OS Map

After the Second World War, the cotton industry saw a revival with labour coming from India and other areas of the British Empire. Unfortunately this was short lived, and by 1958, the industry had almost disappeared.

5. Building Description

The Listed Building description for 52 Princess Street is relatively detailed with regard to the exterior character of the site (see Appendix A), Given the scope of this assessment, as an accompanying document to the Listed Building Consent application relating to the ground floor entrance off Bloom Street it is not considered necessary to recount a full descriptive analysis.

6. Assessment of Significance

Each historic asset has a unique cultural significance derived from a wide range of varying interests and perspectives, encompassing not just the physical fabric of the site but also its setting, use, history, traditions, local distinctiveness and community value. Successful management or development of a site is based on protecting these various elements, foreseeing any potential conflicts of interest within them, and minimising any potential threats arising in the future.

The following section looks at just what it is that contributes to the unique site significance of the development site and its setting based on a preliminary site visit and search of records in the Manchester Central Library and secondary sources such as the Historic Environment Records and the National Monuments Record including the National Heritage List. This is to help assess any impact on the significance of the site and its setting, as outlined in the NPPF.

Today, 52 Princess Street comprises a little altered, linear commercial property. The building has already been assessed as being nationally important and as such is designated as a listed building being of special architectural or historic interest which is relatively low. 90% of listed buildings nationally are listed Grade II and there are about 500,000 listed buildings in England.

The heritage value of the area is reflected by the number and concentration of designated heritage assets from the Victorian era, the construction of the canal and the introduction of the railway.

The significance of 52 Princess Street within the wider context of Princess Street is due to the survival of its form, fabric and fixtures as evidential value of the development of the textile industry in the 19th and early 20th centuries, not only in the Princess Street area, but also in the wider context of Manchester and the North. Many of the best features remaining are part of the exterior facades, with many internal features lost due to successive renovations of the interior.

The evidential value of 52 Princess Street lies primarily in the external elevations and the internal structure of cast iron columns, timber beams and wooden floors with large open plan interior spaces, providing a perception of the original Victorian textile packing warehouse use. However, its value is rather lower than warehouse complexes where more exotic or affluent owners had an influence or where industrial machinery has been retained/preserved. The evidence of past human activity' is retained in the overall layout and the arrangement of the surviving fabric. The history and form of Manchester's shipping and textile industries are already, well documented.

This historic value also links to the communal value, group value and wider setting of 52 Princess Street, as defined by its place within the demonstrably Victorian landscape. The physical and visual presence of these warehouse buildings represents collective memory of the past industry, and given this function ceased only around 1960 - 1970, a large proportion of the local population may have ties to the buildings and the significance of 52 Princess Street is undoubtedly magnified by its character as a fine industrial building within a landscape of similar period buildings.

The final contributing factor to the significance of 52 Princess Street can be described in terms of either aesthetic value or architectural interest. Externally the survival of the frontages the main element of aesthetic value.

The views down Princess Street illustrate the importance of the building frontages in maintaining the architectural coherence of the site's wider context. This aspect of aesthetic value is common to many industrial-period Listed Buildings where function was the main design principle, but the passage of time has added value to the surviving fabric.

The principal aesthetic value of 52 Princess Street, however, lies in the facades that face Princess Street and the front part of the return elevations to Bloom Street and Waterloo Street, intended as a statement of architectural prestige when viewed from the main thoroughfare which is Princess Street. The facade is largely unaltered apart from the modern fenestration and the proposed works are required to conserve the heritage assets without alteration from the original design and without restoring the facades to as new condition.

The architectural significance of the building has been little diminished by the change in use of the building over time and thus the more recent interior development, which has no impact whatsoever on the exterior, still gives the building the appearance of a building constructed in the 19th century. The only architectural features of interest are the exterior features and surviving plan form, which will be retained. The building is therefore of limited architectural interest.

7. Outline of Proposed Works

Introduction

The upper sections of the main elevation to Princess Street around roof eaves level are becoming colonised by vegetation including self-seeded shrubs such as Buddleia. The roots are causing disruption of the historic brickwork and attempts to remove the vegetation using mobile access platforms was found impractical due to the risk to the public and restrictions on placing lorry mounted platforms on Princess Street which is a busy thoroughfare.

At some time in the past, tall brick chimneys located around the perimeter of the roof have been lowered and capped off using concrete flags laid on top. Erosion over a long period together with water ingress and frost damage, exacerbated by the disruption by roots from vegetation and lack of adequate weather-proofing from the plain concrete capping has left the remnants of chimney stacks in disrepair. Mortar joints are particularly eroded and several sections of brickwork are loose and in need of re-building, allowing rainwater penetration to the interior that is causing nuisance to the occupiers and may lead to rot affecting the concealed timbers.

Where water ingress has occurred, frost damage is evident where brick faces have spalled away and without intervention the affected upper sections of the main elevations and chimney stacks will deteriorate rapidly over the next winter period. Immediate action is required for the protection of the public and to properly conserve the heritage assets.

Mortar to joints between and around carved stone features at the upper levels of the main facades to Princess Street have similarly eroded due to weathering and where the surface has broken down, frost damage has caused loss of section with several areas needing immediate attention for the protection of the public and to conserve the heritage assets. The ledges formed by projecting, carved stone cornices and string courses at high level, have a heavy build up of bird droppings and carbon deposits, resulting in weak acidic erosion of joints between stones and loss of section in isolated stone features.

External redecoration of previously painted woodwork and metalwork is required, following prior to painting timber repairs to the modern, double glazed, casement type replacement windows that have side hung, outward opening sashes. Whilst this work does not require Listed Building Consent, the opportunity to redecorate is prudent whilst the access scaffold is in place and rotten sections of timber to the modern windows will be replaced like for like.

The full extent of the disrepair can only be ascertained by close visual inspection from the access scaffold and we will be working closely with the Planning Officer and Conservation Officer at Manchester City Council, to record the full extent of disrepair and the level of intervention that is most appropriate and acceptable, using appropriate materials and methodologies.

Brickwork Repairs

The extent of brickwork repairs proposed is outlined in the schedule of works appended to this report. Where re-pointing is required only hand tools will be used to rake out joints and lime based mortar will be used. Where bricks have eroded beyond repair, reclaimed replacement

bricks of similar size and colour to the original will be sourced. Sample panels will be prepared to ensure the quality of workmanship is agreed and retained to reference the standard that is acceptable for future work, closely matching the original construction.

Stone Repairs

The extent of stone repairs proposed is outlined in the schedule of works appended to this report. The intention is to prioritise specialist repairs where the joints between stone have eroded using lime-based mortar and where the stone has eroded beyond repair and is causing deterioration to the masonry below because the stone is no longer providing adequate weathering. The replacement of stone will be a last resort where otherwise structural instability might result and the new stone will be sourced to match the original as closely as practicable.

To facilitate the matching of stone and selection of appropriate repair systems it is necessary to carry out a 'conservation clean' of the badly affected stone details, to remove pollutants such as bird droppings and carbon deposits. A non-aggressive cleaning system using steam will be utilised to minimise water running down the face of the building and avoid degradation of the stone surfaces. The cleaning is not to restore an as new appearance and will be limited to the areas referred to in the appended schedule of works.

Lead Sheet Repairs

The extent of lead sheet repairs proposed is outlined in the schedule of works appended to this report. Heavy winds and erosion of mortar joints in brickwork has resulted in some sections of lead sheet flashings becoming detached, particularly above the concealed gutters behind the parapet upstand walls. Water ingress to the interior due to the defects is affecting the occupiers and one section of gutter has been temporarily patch repaired by gaining access with a lorry-mounted access platform.

Permanent repairs are required because the temporary repairs have failed, causing nuisance to the occupiers and there is a serious risk of rot affecting the concealed timbers below the lead sheet lined gutters.

External Redecoration

The extent of redecoration works proposed is outlined in the schedule of works appended to this report. Paintwork to previously painted, modern casement window frames is weathered and to the more exposed windows on the upper levels, the paint film has broken down exposing the bare wooden frames, some of which have become rot affected. Redecoration has been carried out to the ground floor where the windows are more readily accessible but the paint colour is different to the colour used for the windows generally.

The paintwork to external cast iron rainwater downpipes and to metal railings inset into the basement window openings has also deteriorated and repainting is required to prolong the serviceable life of these items.

Prior to Painting Timber Repairs

The Applicant is aware that prior to painting repairs are required to some of the modern, replacement casement windows where for example, one tenant has recently found the bottom section of an opening window sash is falling away due to rot affecting the joints and the sash is at risk of falling away from the frame if opened. A survey from the inside of the building revealed that several of the externally fixed glazing beads are rotten or missing, with some glazed units loose and at risk.

In our opinion, Listed Building Consent is not required for like to like repairs to the modern windows, however, a detailed inspection is only feasible when the access scaffold is completed and a schedule of proposed works will then be issued to the Planning Officer for information.

Access Scaffold

An access scaffold is required to facilitate carrying out the works in a safe manner in accordance with the Construction (Design and Management) Regulations. The work is at considerable height and it is not feasible to carry out the work with the scaffold system that will be erected by a specialist scaffolding contractor and designed to minimise the number of fixings required to attach the scaffold to the building. Due to the restrictions of the site including a footway to Waterloo Street of only 800mm width the scaffold is incapable of being free-standing.

Where fixings have to be made to the building to support the scaffold, these will be made into the mortar joints and not into the bricks or stone details. The fixings will be removed on completion of the works and the holes repaired with lime mortar.

8. Assessment of Potential Impact

The proposed works are essential repairs and redecoration and the overall assessment is that this will have a positive impact by conserving the significance of the Listed structure and its aesthetic appeal.

The Philosophy behind the repairs is to have minimum intervention and to closely match the original materials and methodologies, retaining of the majority of the historic fabric, including the most significant identified features such as the brick and stone frontages, fenestration and, most importantly, basic plan form, to preserve the integrity of its historic value and its evidential value.

Overall, it is considered that any loss of significance as a consequence of the proposed repairs is outweighed by the positive impacts of conserving the historic fabric and value of the Listed building through retention of all major surviving, external elements.

9. Method Statement for the Proposed Works

Method Statement

The Schedule of Works at Appendix B to the rear of this report details all the works elements and provides sufficient detail to be used as a method statement. The schedule of works has been drafted in largely chronological order, i.e. the works are in the order they should be completed on site.

The schedule of works should be read in conjunction with the contract preamble and preliminaries and the has been written to a sufficient level of detail so that it can be used as a method statement for all the key works which form part of the scheme.

Removal of Original Building Fabric

The work will be carried out to minimise the demolition / removal of any historic or original building fabric.

Appendix A – Listed Building Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1270911

Date first listed: 06-Jun-1994

Location
Statutory Address: RHODESIA HOUSE, 102, BLOOM STREET

Statutory Address: RHODESIA HOUSE, 52, PRINCES STREET

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 84205 97772

Summary
Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.

History
Legacy Record - This information may be included in the List Entry Details.

Details
MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/330 (South West side) No.52 Rhodesia House

GV II

Includes: No.102 Rhodesia House BLOOM STREET. Various packing warehouses. c.1880-90. Red brick with sandstone dressings, slate roof. Trapeziform plan on island site. Eclectic style. Four storeys with basements and attics, 3 bays plus chamfered corners, symmetrical; punch-dressed stone plinth, string-course and cornice over ground floor, pairs of string-courses between floors, moulded main cornice with brick parapet, attic above this with 2 large pedimented gables, steeply-pitched hipped roof with corner finials. The ground floor has a round-headed doorway with brick pilasters, carved capitals, moulded stone head with carved enrichments including keystone and swags and flanked by pairs of moulded brackets to the cornice above; coupled round-headed windows each side, with hoodmoulds and keystones (boarded at time of survey); upper floors have coupled sashed windows to the centre and tiered segmental bay windows of stone in the outer bays, with curved 3-light sashes and panels between floors decorated with swags. The attic dormers have pilasters, 3-light windows, and triangular pediments with stone surrounds flanked by short square chimneys. The corners have round-headed windows at ground floor, square-headed above. Nine-bay return wall, in similar style, including one bay with segmental bay windows and pedimented gable, and coupled loading bay doorways. Interior not inspected. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8420597772

Appendix B – Schedule of Works Including Contract Preambles

52 Princess Street, Manchester - External Repairs & Redecoration

Location	Description
Princess Street elevation including splayed returns to each end	
Ground Floor	6 windows (arched) (2.38 x 1.08) 6 sets of railings to basement openings (920 x 1145) Pair of entrance doors and arched window above (4.5 x 1.83)
First Floor	10 windows (2.2 x 0.9m)
Second Floor	10 windows (2.2 x 0.9m)
Third Floor	10 windows (1.85 x 0.9m)
Fourth Floor	8 windows (1.85 x 0.9m) 2 windows (1.5 x 1.1m)
1 RWP	18m linear 100mm dia. Cast iron plus C.I. hopper head
Bloom Street Elevation	
Basement	8 sets of plain m.s. railings (1.44 x 1280) 8 sets wrought iron railings (920 x 1145)
Ground Floor	1 fire door and solid wood panel (3.54 x 1.63) Arched window above fire exit (900mm radius x 1.633) 1 pair delivery doors and panel above (2.4m x 1.1m) 17 windows (arched) (2.38 x 1.08) 1 window above delivery doors (1.6 x 1.08)
First Floor	16 windows (2.2 x 1.08) 1 window (2.2 x 1.63) 3 windows (2.2 x 0.9)
Second Floor	16 windows (2.2 x 1.08) 1 window (2.2 x 1.63) 3 windows (2.2 x 0.9)
Third Floor	16 windows (2.2 x 1.08) 1 window (2.2 x 1.63) 3 windows (2.2 x 0.9)
Fourth Floor	2 windows (1.85 x 1.1) 6 windows (1.85 x 0.9m)
4 RWPS	ea 18m lin - 72m linear 100mm dia. cast iron plus 4 C.I. hopper heads
Harter Street Elevation	
Basement	5 sets of plain m.s. railings (600mm x 1.07) 4 sets of plain m.s. railings
Ground Floor	10 windows (arched) (2.38 x 1.08)
First Floor	10 windows (2.2 x 1.08)
Second Floor	10 windows (2.2 x 1.08)
Third Floor	10 windows (1.85 x 1.08)
RWP	1 no 100mm cast iron RWP 24m linear plus hopper head (lower part previously painted with anti-climb paint)
Waterloo Street Elevation	
Basement	5 sets of plain m.s. railings (1.43 x 975mm) 8 sets of wrought iron railings (1.1 x 1.15m) Pair of metal gates to car park
Ground Floor	15 no. windows (arched) (1.38 x 1.08)
First Floor	16 no. windows (2.2 x 1.08) 3 no. windows (2.2 x 0.9)
Second Floor	16 no. windows (2.2 x 1.08) 3 no. windows (2.2 x 0.9)
Third Floor	16 no. windows (2.2 x 1.08) 3 no. windows (2.2 x 0.9)
Fourth Floor	6 no. windows (1.85 x 0.9) 2 no. windows (1.85 x 1.1)
RWPs	4 no. ea 18m linear = 72m lin. 100mm dia. Cast iron 18m linear plus 4 hopper heads

52 Princess Street, Manchester - External Repairs & Redecoration

Location	Description
Princess Street elevation including splayed returns to each end	
Fifth Floor	Remove vegetation inc roots from 4 redundant chimney stacks
	Rake out mortar joints to brickwork to 2 no. Gable Peaks ea. approx. 3.3 sq m = 6.6 sq m and repoint with lime mortar (all repointing in accordance with Specification Sheet appended)
	Rake out mortar joints to 4 no. redundant, capped brick chimney stacks ea. approx. 1.0m x 1.15m and ea. average 1.4m high = 20 sq m
	Extra over allow for taking down loose, one brick thick brickwork in chimney stacks, clean and rebuild approx. 4 sq m (each area n.e. 1 sq m). Allow for 50% replacement smooth faced red frost resistant imperial size bricks to match original using lime mortar
	Take off and re-bed and repoint existing pre-cast concrete cappings to 4 redundant chimney stacks
	Apply Acrypol TS Humidity primer to top surface and edges only of the p.c.c. cappings to 4 chimney stacks followed by Acrypol Tech Seal PU Quick Care Liquid Waterproofing 2 coats, colour dark grey (5 sq m)
Fourth Floor	Rake out and repoint brickwork to the horizontal band above the windows 20m x 450mm = 9 sq m
	Rake out and repoint brickwork between the stone string course above the main windows down to the lower string course 1.65 x 20m = 33 sq m
	Rake out and repoint brickwork in flat panels to each side of the main elevation 9.5 sq m (in panels n.e. 2 sq m)
	Rake out and repoint brickwork in horizontal band between the lower stone string course and the lead flashing on top of the stone cornice (510mm x 30m) = 15.3 sq m
First Floor	Rake out and repoint brickwork in horizontal band between the underside of the stone cornice and the top of the stone string course in line with the window lintels (510mm x 15m = 7.7 sq m)
Bloom Street Elevation	
	Rake out mortar joints to brickwork to 2 no. gables peaks ea. approx. 3.3 sq m = 6.6 sq m and repoint with lime mortar
	Rake out mortar joints to 5 no. redundant, capped brick chimney stacks ea. approx. 1.0 x 1.15 and ea. 1.4m high (20 sq m)
	Extra over allow for taking down loose 1 brick thick brickwork, clean and rebuild approx. 4 sq m (each area n.e. 1 sq m). Allow for 50% replacement smooth faced red frost resistant imperial size bricks to match original using lime mortar
	Take off and re-bed existing pre-cast concrete cappings to 4 redundant chimney stacks
	Apply Acrypol TS Humidity primer to top surface and edges only of the p.c.c. capping followed by Acrypol Tech Seal PU Quick Care Liquid Waterproofing 2 coats, colour dark grey (5 sq m)
	Repoint both faces of parapet upstand to original party wall through the slate roof full height = 16 sq m
Harter Street Elevation	
	Remove vegetation from 4 redundant, capped chimney stacks inc roofs
	Rake out mortar joints to 5 no. redundant, capped brick chimney stacks ea. approx. 1.0 x 1.15 and ea. 1.4m high (20 sq m)
	Extra over allow for taking down loose 1 brick thick brickwork, clean and rebuild approx. 4 sq m (each area n.e. 1 sq m). Allow for 50% replacement smooth faced red frost resistant imperial size bricks to match original using lime mortar
	Take off and re-bed existing pre-cast concrete cappings to 4 redundant chimney stacks
	Apply Acrypol TS Humidity primer to top surface and edges only of the p.c.c. capping followed by Acrypol Tech Seal PU Quick Care Liquid Waterproofing 2 coats, colour dark grey (5 sq m)
	Cut out and replace 50 bricks to each stack inc. cutting to size
Waterloo Street Elevation	
	Rake out mortar joints to brickwork to 2 no. gables peaks ea. approx 3.3 sq m = 6.6 sq m and repoint with lime mortar
	Rake out mortar joints to 4 no. redundant, capped brick chimney stacks ea. approx. 1.0 x 1.15 and ea. 1.4m high (20 sq m)
	Extra over allow for taking down loose 1 brick thick brickwork, clean and rebuild approx. 4 sq m (each area n.e. 1 sq m). Allow for 50% replacement smooth faced red frost resistant imperial size bricks to match original using lime mortar
	Take off and re-bed existing pre-cast concrete cappings to 4 redundant chimney stacks
	Apply Acrypol TS Humidity primer to top surface and edges only of the p.c.c. capping followed by Acrypol Tech Seal PU Quick Care Liquid Waterproofing 2 coats, colour dark grey (5 sq m)
General	Cut out isolated, single, spalled full bricks and replace with new smooth red frost resistant bricks to match the original using Lime mortar. Allow for 200 bricks with locations to be agreed with the Principal Designer
Sample Panel	Allow for raking out mortar joints to 1 sq m of brickwork and repointing with Lime mortar as the Specification to be used as a sample panel in a location at high level to be agreed with the PD and retained as the standard to be achieved when agreed

52 Princess Street, Manchester - External Repairs and Redecoration

Location	Description
Princess Street Elevation	
	De-scale and consolidate stone cornice below the 2 no. Gable Peaks A and B total area 6 sq m
	De-scale and consolidate 150mm girth stone string course (3 sq m)
	De-scale and consolidate 1.2mm girth stone cornice below fourth floor windows (36 sq m)
	De-scale and consolidate the punched stone plinth at ground floor level to the right hand side of the main entrance (2.5 sq m)
	De-scale and consolidate the 150mm girth stone string course in line with the third floor windows
Bloom Street Elevation	
	Cut back defective stonework and restore forward moulding to the stone string course to the left hand side of the left hand side bay window to he third floor 2.5m linear
	Remove vegetation from the top of the stone cornice below the fourth floor windows, remove moss growth and brush clean to remove loose dirt
	Carefully rake out all loose and fixable material and repoint all joints to the stone copings to the Gable Peaks C and D using NHL3.5 fine aggregate 1/3 ratio
	Carefully rake out all loose and fixable material and repoint all joints to the stone copings alongside the secret gutter
	Carefully rake out all loose and fixable material and repoint stone cornice below each Gable Peak C and D
	Carefully rake out all loose and fixable material and repoint stone cornice below fourth floor windows
	De-scale and consolidate stone cornice below the right hand side gable peak (nearest Princess Street)
	De-scale and consolidate the underside of the stone cornice below the fourth floor windows from the left hand side of the seventh floor window opening from the right hand side corner (18m)
	De-scale and consolidate the stone sills to the third floor right hand side bay window and both pairs of window sills each side of the right hand side bay window
	Carefully rake out all loose and fixable material and repoint all joints to the Gable Peak C and D stone copings
	Carefully rake out all loose and fixable material and repoint all joints to the stone cornice below the fourth floor windows
Waterloo Street Elevation	
	Cut back defective stonework and restore forward moulding to the stone string course to the left hand side of the left hand side bay window to the third floor 2.5m linear
	Remove vegetation from the top of the stone cornice below the fourth floor windows, remove moss growth and brush clean to remove loose dirt
	Carefully rake out all loose and fixable material and repoint all joints to the stonework in the Gable Peaks E and F using NHL3.5 fine aggregate 1/3 ratio
	Carefully rake out all loose and fixable material and repoint all joints to the stone copings
	Carefully rake out all loose and fixable material and repoint stone cornice below each gable peak
	Carefully rake out all loose and fixable material and repoint stone cornice below fourth floor windows
	De-scale and consolidate stone cornice below the right hand side gable peak (nearest Princess Street)
	De-scale and consolidate the underside of the stone cornice below the fourth floor windows from the left hand side of the seventh floor window opening from the right hand side corner (18 sq m)
	De-scale and consolidate the stone sills to the third floor right hand side bay window and both pairs of window sills each side of the right hand side bay window (2 sq m)
	Carefully rake out all loose and fixable material and repoint all joints to the gable peak stone copings
	Carefully rake out all loose and fixable material and repoint all stone cornice below the fourth floor windows
	Cut back defective stonework and restore forward moulding to stone string course to the left hand side gable peak (nearest Princess Street) above the left hand side window and to the brick panel to the left hand side of the window. 1.5m linear
	Cut back defective string course above first floor windows 3m linear and replace with natural sandstone moulding to match the profile and colour of the original

52 Princess Street, Manchester - External Repairs and redecoration

Location	Description

Bloom Street Elevation

To the lead lined secret gutter to the left hand side of the left hand side of the gable peak B4 (nearest Harter Street); remove vertical upstand flashing where loose linear and refix with lead wedges; repoint with lime mortar. 3m linear

To the rear corner at the junction with Harter Street repair small home in vertical flashing

Harter Street Elevation

To the lead lined secret gutter to the left hand side of the left hand side of the gable peak B4 (nearest Waterloo Street); remove vertical upstand flashing where loose linear and refix with lead wedges; repoint with lime mortar. 2m linear

Waterloo Street Elevation

To the lead lined secret gutter to the centre of the gable peak B4 (nearest Waterloo Street); remove vertical upstand flashing where loose linear and refix with lead wedges; repoint with lime mortar. 2m linear

To right hand end (nearest Princess Street) remove 'Flashband' from horizontal joint and apply Acrypol TS PU Primer to gutter base and sides followed by Acrypol Tech Seal PU polyurethane seamless liquid applied membrane in 2 coats with FG mesh reinforcement between coats (12 sq m)

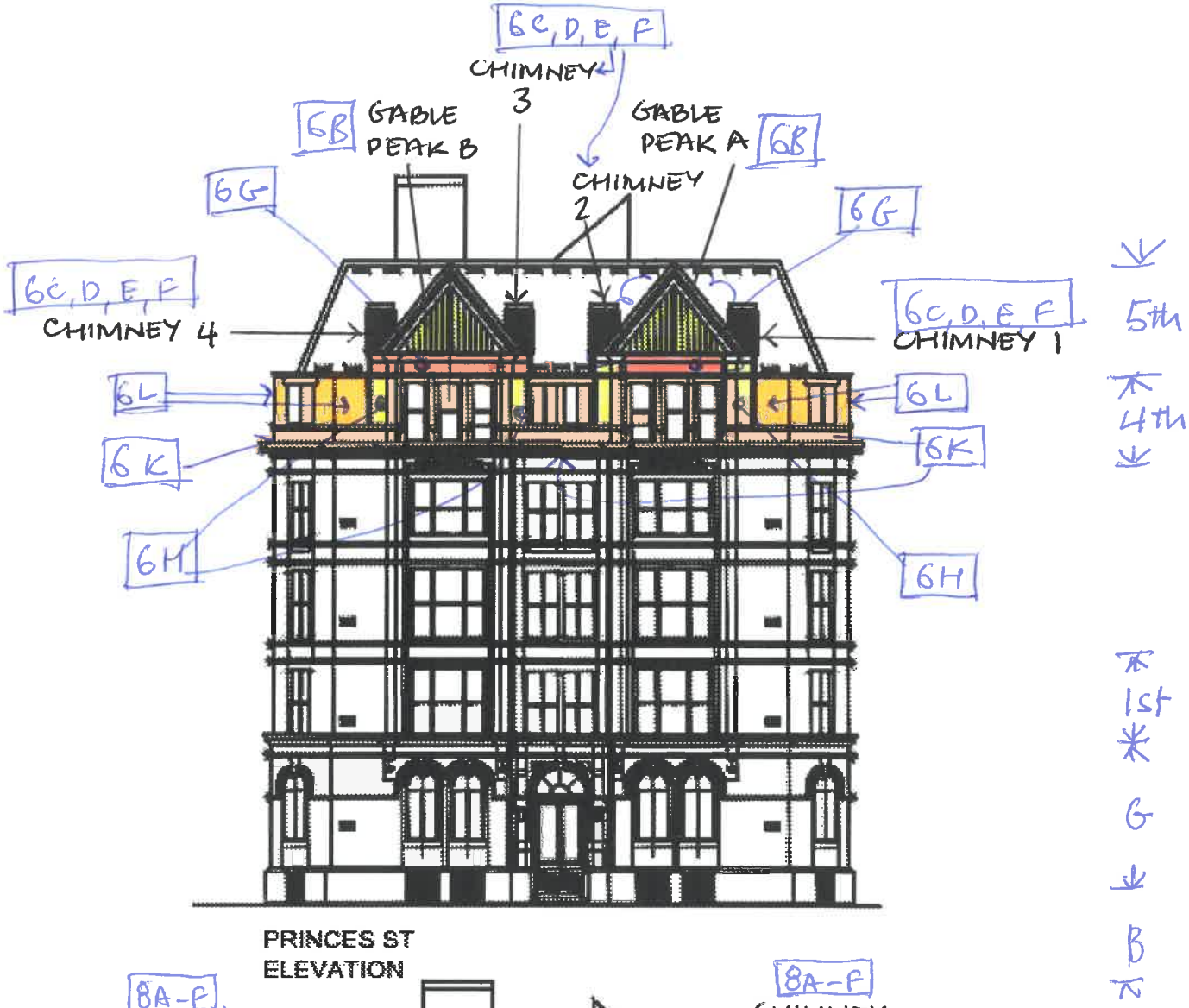
General

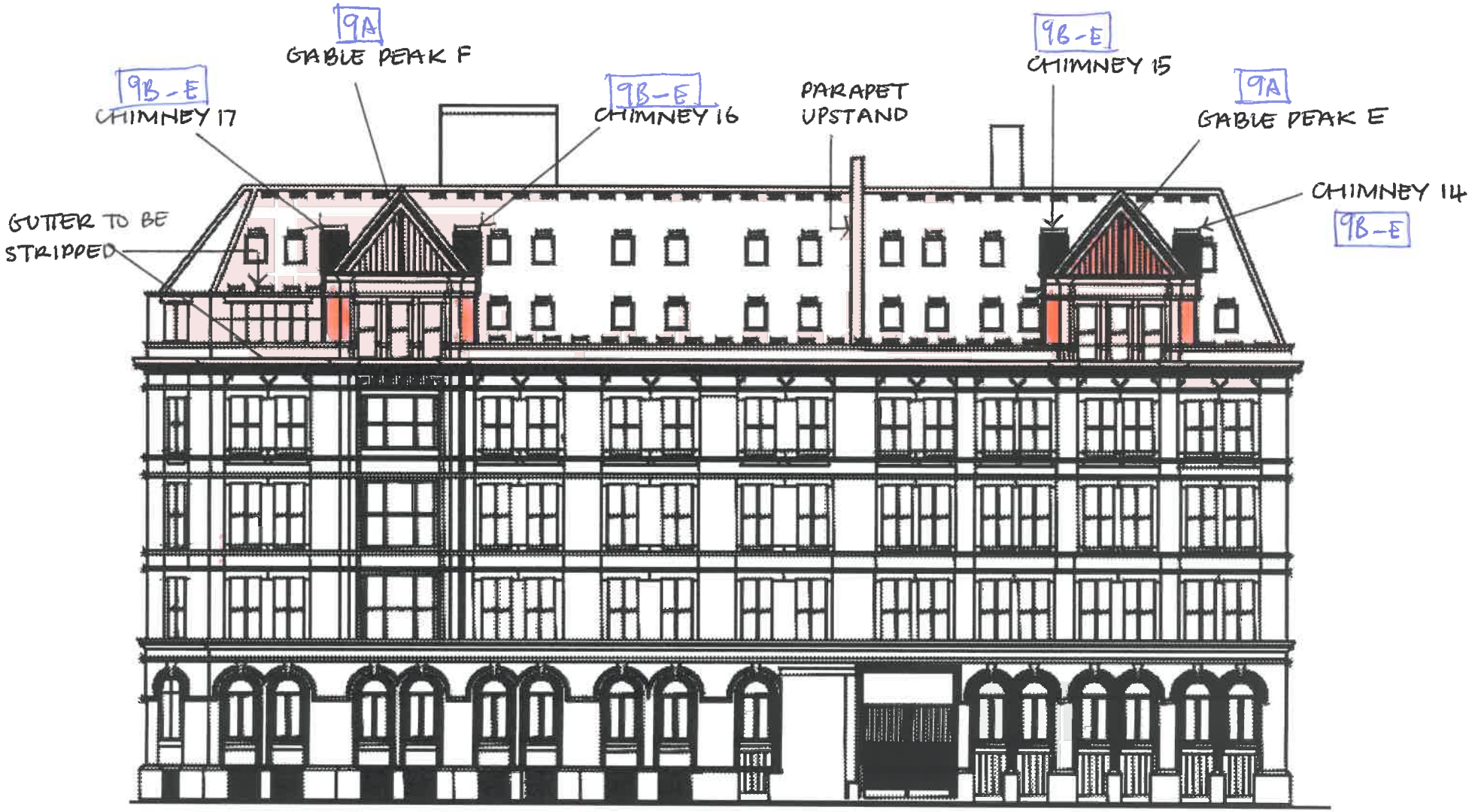
Clean out all lead lined gutters and inspect to identify any further defects

Total

Summary to Collection
Preambles
Painting
Brickwork Repairs and Repointing
Stone repairs
Lead Sheet Repairs
General Builders Work/Joinery Repairs - Provisional Sum
Access scaffold and protection
H&S and Welfare
Preliminaries, Profit and Overheads

Appendix C – Existing and Proposed Drawings


6C,D,E,F
CHIMNEY 3
6B
GABLE PEAK B
GABLE PEAK A
6B
CHIMNEY 2
6G
6G
6C,D,E,F
CHIMNEY 4
6C,D,E,F
CHIMNEY 1
6L
6L
6K
6K
6H
6H
5th
4th
1st
G
B
PRINCES ST ELEVATION
8A-F
CHIMNEY 12
8A-F
CHIMNEY 11
8A-F
CHIMNEY 10
8A-F
CHIMNEY 13
HARTER ST ELEVATION



WATERLOO ST
ELEVATION



BLOOM ST
ELEVATION

Appendix D – Photographs Showing Areas Affected by Works



1. Chimney 1



2. Chimney 1



3. Gable Peak A



4. Chimney 2



5. Chimney 2



6. Chimney 3



7. Chimney 3



8. Chimney 5



9. Chimney 5



10. Gable Peak C



11. Chimney 6



12. Chimney 6



13. Original Party Wall parapet upstand facing Princess Street



14. Top of original party wall parapet facing Princess Street



15. Top of original party wall parapet facing Harter Street



16. Original Party Wall parapet upstand facing Harter Street



17. Chimney 7



18. Chimney 8



19. Chimney 9



20. Loose lead sheet flashing to gutter between Chimney 9 and Harter Street



21. Chimney 10



22. Chimney 10



23. Chimney 11



24. Chimney 11



25. Chimney 12



26. Chimney 12



27. Chimney 13



28. Chimney 13



29. Loose lead sheet flashing to gutter to the left of Chimney 13



30. Chimney 14



31. Chimney 14



32. Chimney 15



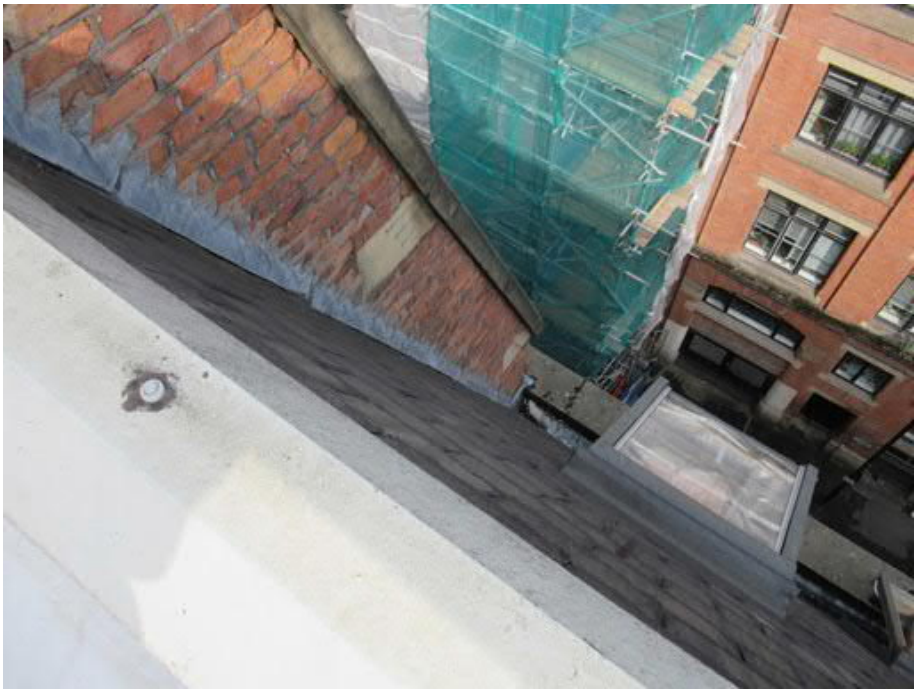
33. Chimney 15



34. Original party wall parapet upstand (rear face) above Waterloo Street



35. Original party wall parapet upstand (rear face) above Waterloo Street



36. Original party wall parapet upstand (front face) above Waterloo Street



37. Original party wall parapet upstand (front face) above Waterloo Street



38. Loose lead sheet flashing to gutter between the party wall and Chimney 16



39. Chimney 16



40. Chimney 16



41. Chimney 16



42. Chimney 17



43. Gable Peak F



44. Eroded stone string course to Gable Peak F



45. Weathered stone cornice below Gable peak F



46. Weathered stone cornice below Gable Peak F



47. Eroded stone string course between 3rd and 4th floor facing Waterloo Street



48. Eroded stone string course between 3rd and 4th floor facing Waterloo Street



49. Eroded stone string course between 3rd and 4th floor facing Waterloo Street and weathering to stone lintel below



50. Erosion to the underside of the stone cornice on Bloom Street elevation towards Princess Street



51. Detail of erosion in Photo 50 above



52. Detail of the top of the cornice with drained lead sheet flashing and moss growth to the top surface