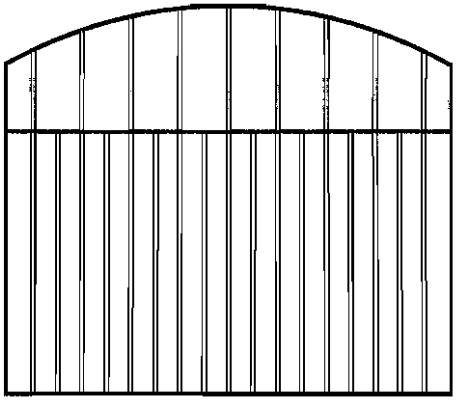
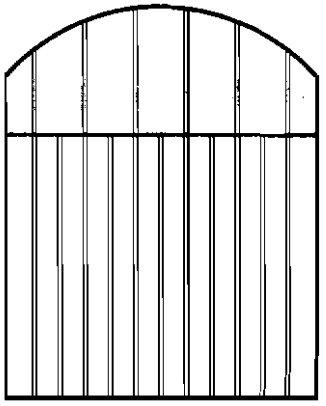
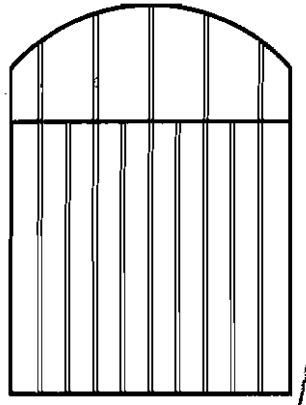
There are three different window types to the basement. The three railing types, A, B & C address the three different window openings. All three railing types will be fitted into the window recesses as described in drawing W3.



WINDOW RAILING
TYPE 'A'

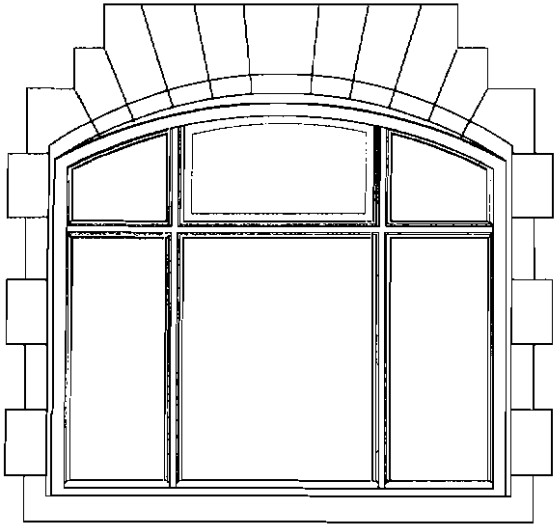


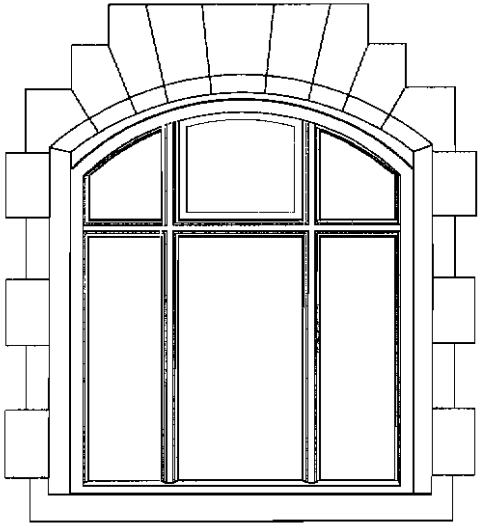
WINDOW RAILING
TYPE 'B'

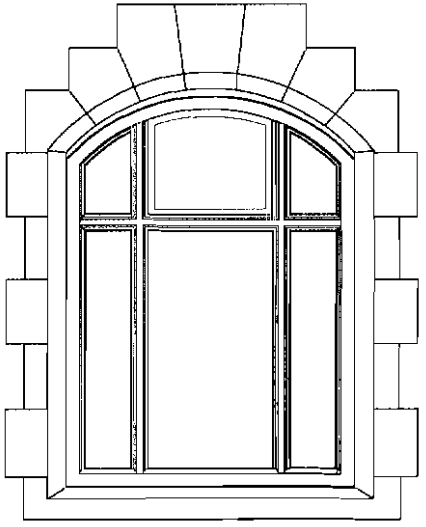


WINDOW RAILING
TYPE 'C'

PLANNING
ACK'D
REPLIED
RECD 0 2 JUN 2008
M
M
M
FOR ACTION
M
REC'D
DATE







REVISION

-

PLANNING APPLICATION

CONTRACT
Victoria Baths
Enveloping Scheme.

CLIENT
Manchester City Council.

South Elevation, Basement Window Bars

CONTRACT No. 3 6 9 5 B SCALE 1:20

DRAWING No. W5 DATE 06 . 2008

REVISION -

LLOYD EVANS PRICHARD
LTD
CHARTERED ARCHITECTS
Bold The Parsonage
Manchester M3 2HD
Tel: 0161-834 6251
Fax: 0161-832 1788
E mail: post@lep-architects.co.uk

WINDOW RAILING TYPES A, B & C 1:20
Amended to omit two mid guard steel flats to improve the appearance of the windows and guards

VICTORIA BATHS RESTORATION PHASE ONE
PPG15 STATEMENT

BASEMENT WINDOW GUARDS

Victorie Baths is currently in a phase of restoration. Much work hes been carried out to repair and restore the external envelope of the building.

Proposal
As part of the works to protect the building there has been an appraisal of areas of the building that hava been subject to unwanted attention in the past. In order that the building can be adequately protected the use of bers to the basemant windows is necessary.
The guarding is to be formed of stainless steel and shaped to suit the opening. The guarding is to be fixed by a minimal number of fixings to minimise the impact to the building fabric. The numbar of fixings will relate to the size of the window opening to receive the steel guerding.
The guarding is to be fixed at the jambs end head to ensure the minimum weathering to the connection points batween the guarding and building.

Method
The works will entail the following:

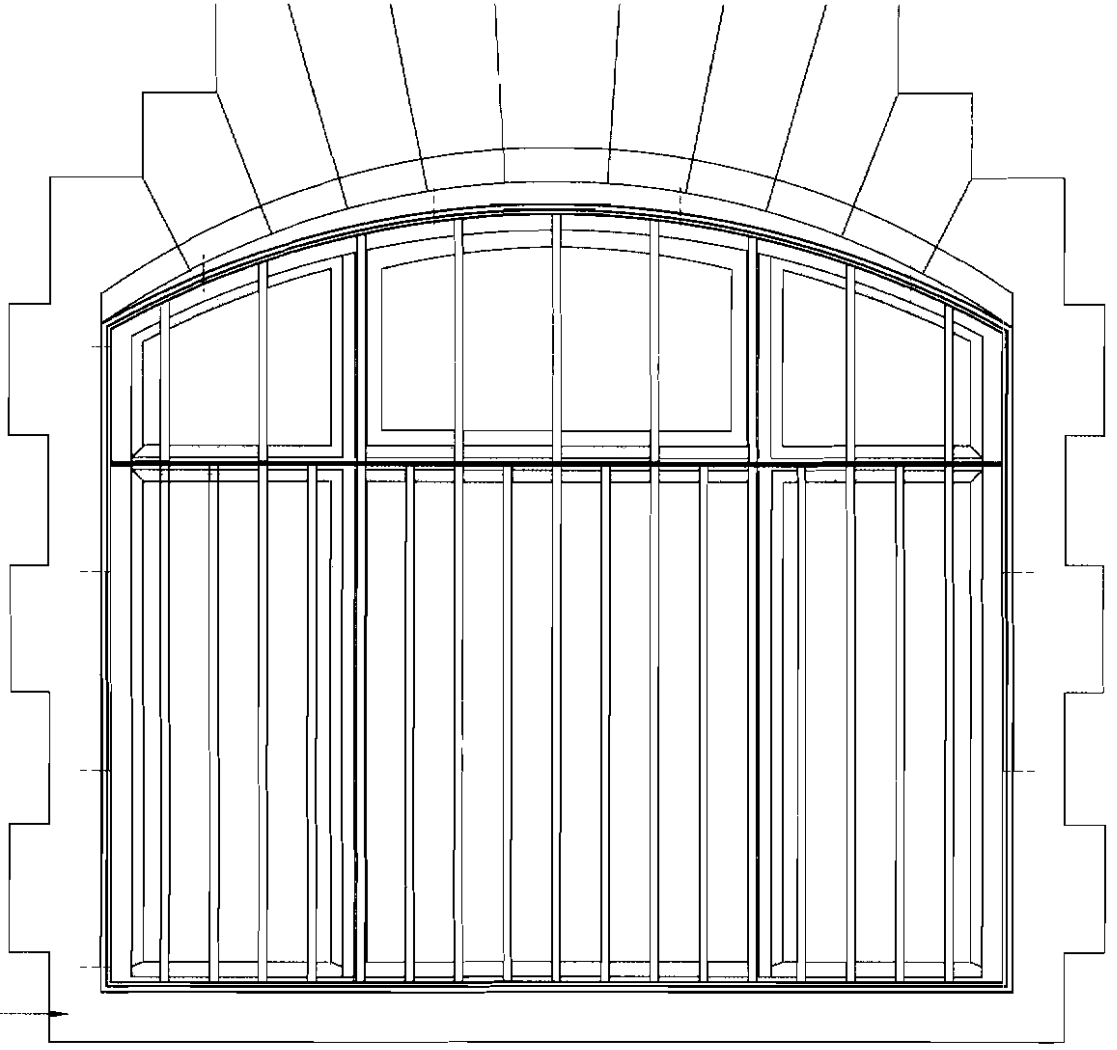
1. Carefully survey the window openings, with the windows fitted to establish the size and shape of the guarding and the position of the mid point steel flats that are to line through with the mullions and transoms.

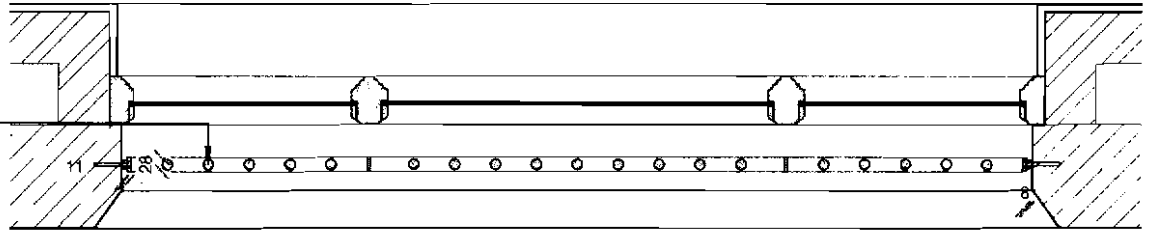
2. For the guarding in Stainless Steel, grit blast and paint.

3. Drill the holes in the window surround at the head and jambs taking care to ensure the terracotta blocks are sound and the holes positioned in such a manner that does not compromise the block strength.

4. Resin fix the stainless steel guard into tha window surround.

5. Touch up all damaged paint work to ensure full protection to the window and window guard.





TYPICAL PROPOSED WINDOW DETAIL
1:10

Specification
The details of the above include:

The guarding is to be formed of stainless steel and shaped to suit the opening. The guarding is to be fixed by a minimal number of fixings to minimise the impact to the building fabric. The number of fixings will relate to the size of the window opening to receive the steel guarding.
The guarding are to be fixed at the jambs and head to ensure the minimum weathering to the connection points between the guarding and building.

Principle
The proposed works to protect the basement windows is to mitigate the risk of damage to the basement windows and prevent unlawful access via the basement windows.

PLANNING
ACK'D
REPLIED
RECD 07 JUL 2008
REVISION | INITIAL | DATE
A 080704
-Railing detail updated to reflect railings shown on drawing W5

PLANNING APPLICATION

CONTRACT
Victoria Baths
Enveloping Scheme.

CLIENT
Manchester City Council.

South Elevation, Basement Window Bars

CONTRACT No. 3695B SCALE 1:5, 1:10
DRAWING No. W3 DATE 05.2008
REVISION A

LLOYD EVANS PRICHARD
LTD
CHARTERED ARCHITECTS
No.5 The Parsonage
Manchester M3 2HW
Tel: 0161-834 6251
Fax: 0161-832 1790
e mail: postbox@lloydevans.co.uk