VICTORIA BATHS RESTORATION PHASE ONE
PPG15 STATEMENT

BASEMENT WINDOW GUARDS

Victoria Baths is currently in a phase of restoration. Much work has 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 have been subject to unwanted attention in the past. In order that the building can be adequately protected the use of bars to the basement 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 number of fixings will relate to the size of the window opening to receive the steel guarding.
The guarding is to be fixed at the jambs and head to ensure the minimum weathering to the connection points between the guarding and building.

Method
The works will entail the following:

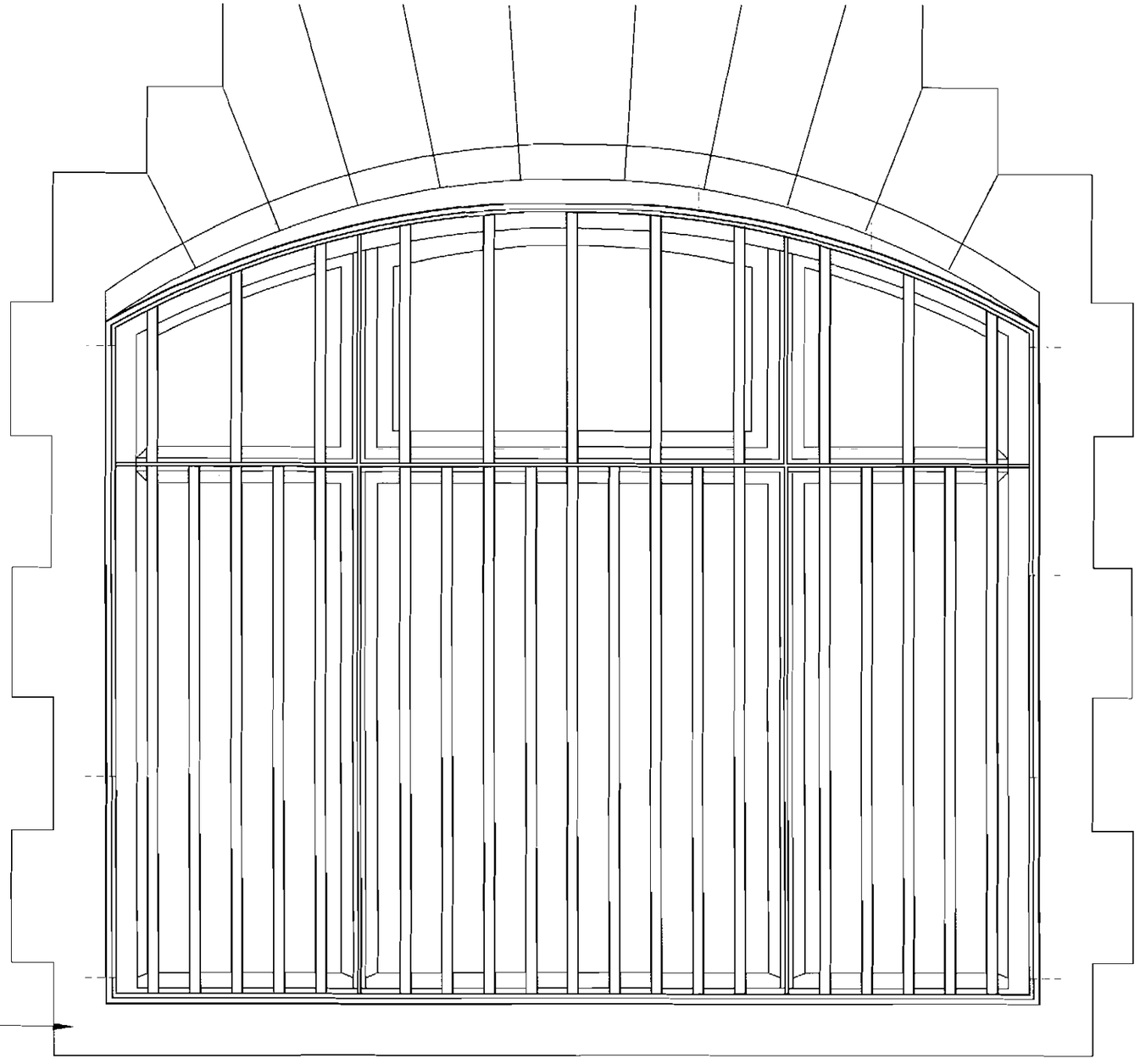
1. Carefully survey the window openings, with the windows fitted to establish the size and shape of the guarding and the position of the mid point steel flats that are to line through with the mullions and transoms.

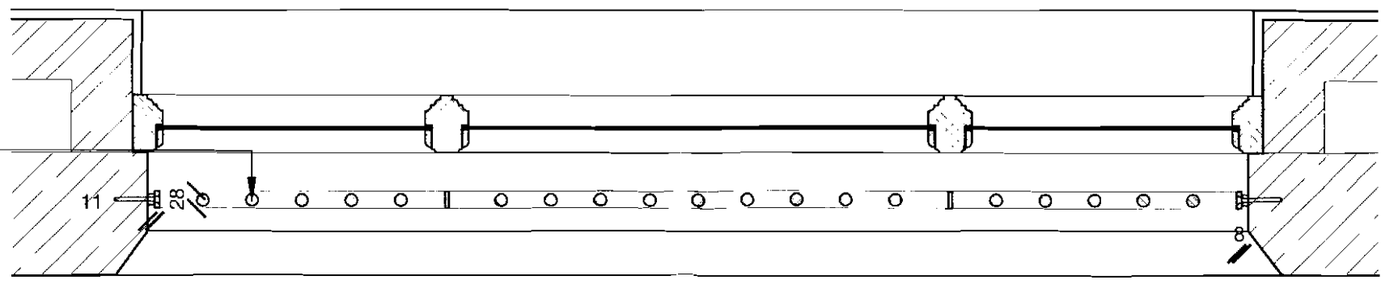
2. For the guarding in Stainless Steel, grit blast and paint.

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 the 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:

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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.

REVISION

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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 -

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