Bridgewater House
Manchester

Dilapidated Window Condition Record
24.10.25

Compiled by ND [snook architects]



W1.01 – unable to access for inspection – floor below stair entirely collapsed due to wet rot – stair in state of collapse due to wet rot [and unsupported]



W1.01 – unable to access for inspection – floor below stair entirely collapsed due to wet rot – stair in state of collapse due to wet rot [and unsupported]



W1.01 – unable to access for inspection – floor below stair entirely collapsed due to wet rot – stair in state of collapse due to wet rot [and unsupported]



W1.02 – frame destroyed through both dry and wet rot



W1.03 – frame destroyed through both dry and wet rot; non original frame at any rate



W1.04 – frame destroyed by dry and wet rot; non original frame at any rate



W1.05 – no frame in opening; frame presumably destroyed by dry and wet rot



W1.06 – no frame in opening; frame presumably destroyed by dry and wet rot



W1.07 – no frame in opening; frame presumably destroyed by dry and wet rot



W1.08 – no frame in opening; frame presumably destroyed by dry and wet rot



Unable to access w1.09 & w1.10 as floor in state of collapse



W1.11 – no frame in opening; frame presumably destroyed by dry and wet rot

W1.12 – unable to access – floor unsafe and in state of collapse



W1.13 – frame destroyed by dry and wet rot



W1.14 – frame destroyed by dry and wet rot



W1.15 – frame destroyed by dry and wet rot



W1.16 – frame destroyed by dry and wet rot



W1.17 – frame destroyed by dry and wet rot



W1.18 – unable to access floor in front of window completely collapsed due to dry rot; presumed frame has disintegrated at any rate



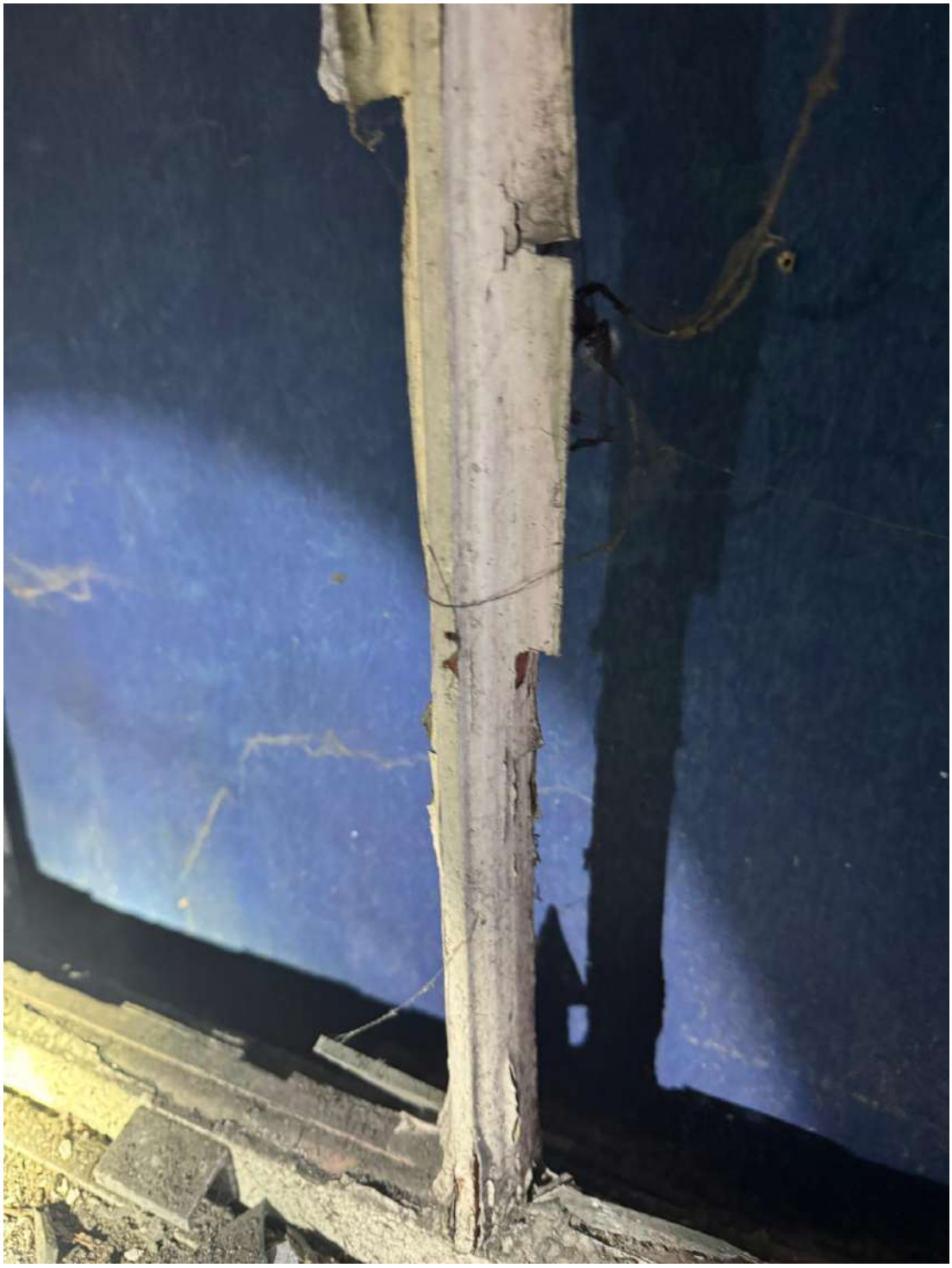
W1.19 – unable to access floor in front of window completely collapsed due to dry rot [note collapsed floor in front – view down to ground level]



W1.20 – unable to access; floor in front of window in state of collapse [however from distance appears to be non original frame at any rate [note square mullion and transom sections in bottom sash]



W1.22 – frame in state of collapse due to wet and dry rot



W1.23 – frame in state of collapse due to wet and dry rot



W1.24 – frame in state of collapse due to wet and dry rot



W1.25 – frame disintegatred and left opening due to dry rot, note timber above opening destroyed by dry rot



W1.26 – frame disintegatred and left opening due to dry rot, note timber above opening destroyed by dry rot



W1.27 – frame disintegatred and left opening due to dry rot, note timber above opening destroyed by dry rot



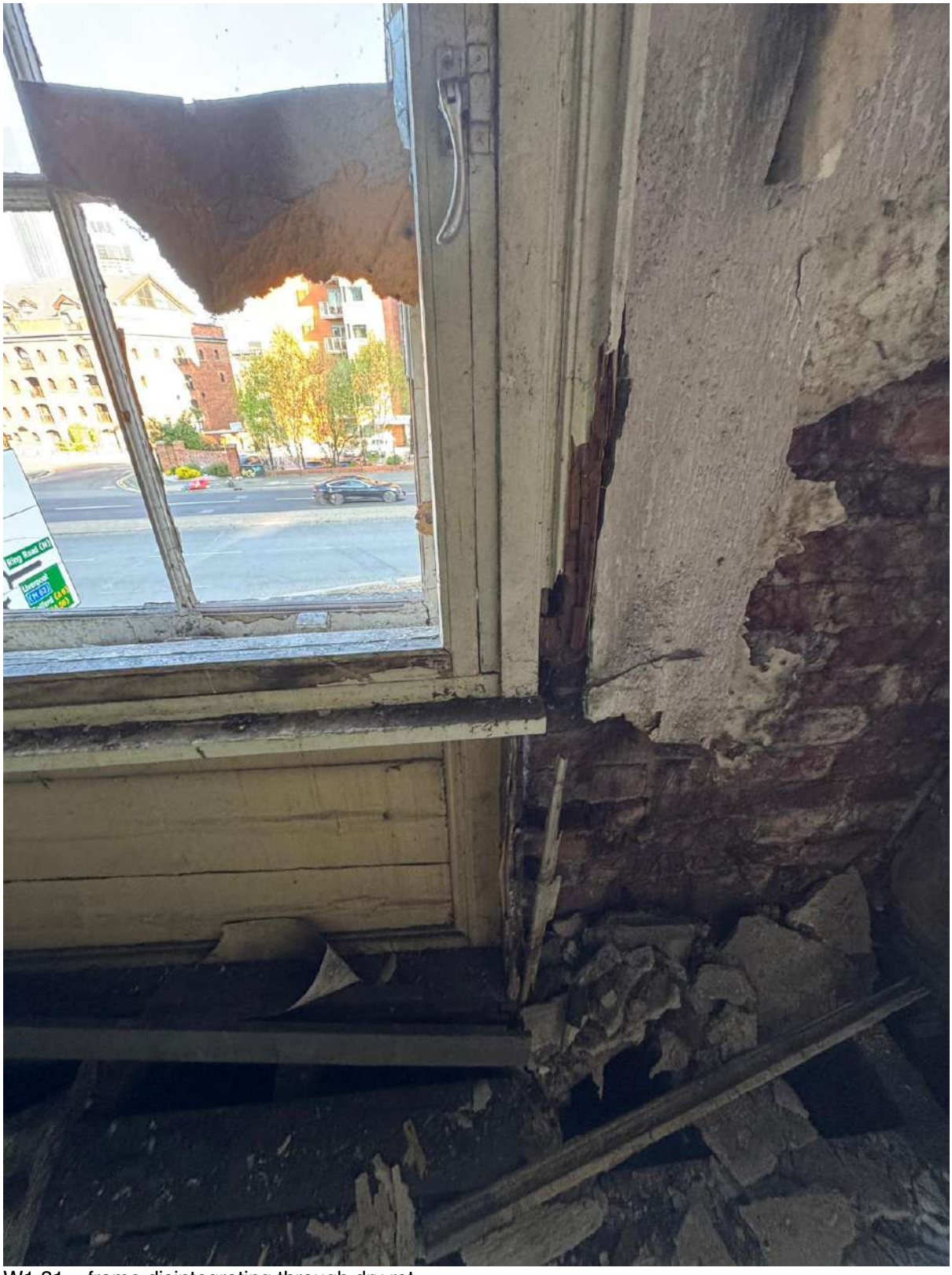
W1.28 – non original glass – modern replacement frame no visible rot [dry rot evident throughout room] – unable to open



W1.29 – non original glass – modern replacement frame, some visible rot [dry rot evident throughout room] – unable to open



W1.30 – non original glass – modern replacement frame, some visible rot [dry rot evident throughout room] – unable to open



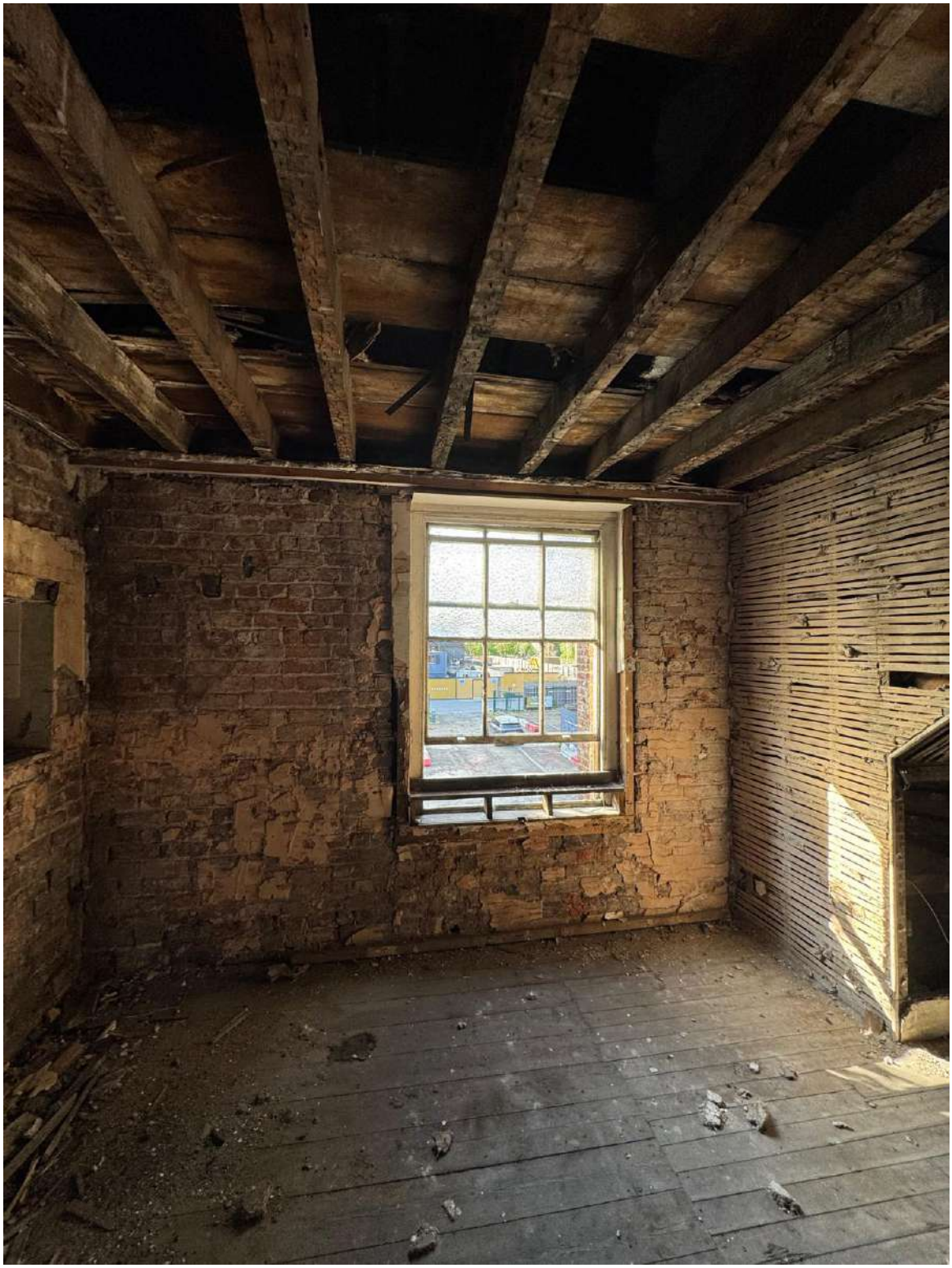
W1.31 – frame disintegrating through dry rot



W1.32 – non original opening – window frame missing entirely



W1.33 – frame disintegrated thru wet and dry rot



W1.34 – frame destroyed through both dry and wet rot



W1.30 – non original glass – modern replacement frame, some visible rot [dry rot evident throughout room] – unable to open

Ground Floor



Wg.01 – non original modern frame



Wg.02 – non original modern frame



Wg.03 – frame missing



Wg.04 – frame in state of disintegration due to endemic wet and dry rot



Wg.05 – frame missing



Wg.06 – frame in state of disintegration due to endemic wet and dry rot

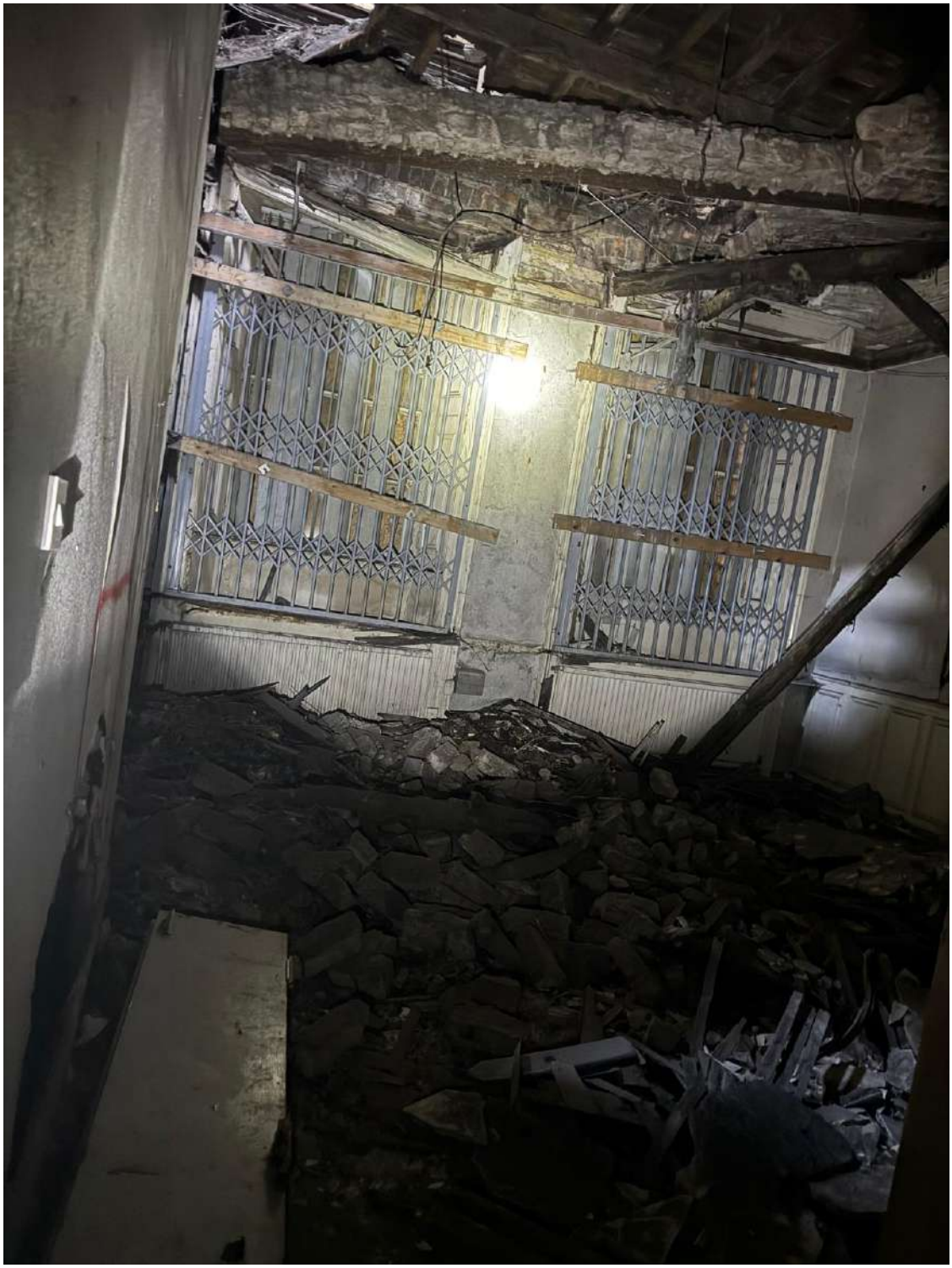
Wg.07 [to right] missing



Wg.08 and wg.09 [to right] -frames in state of disintegration due to endemic wet and dry rot



wg.09 -frame in state of disintegration due to endemic wet and dry rot



Wg.10 & Wg.11 – unable to access – area unsafe – floors and all surrounding in state of total collapse; assumed as nothing else has survived to to endemic dry / wet rot frame will also be destroyed



Wg.12 frame in state of disintegration die to endemic wet and dry rot



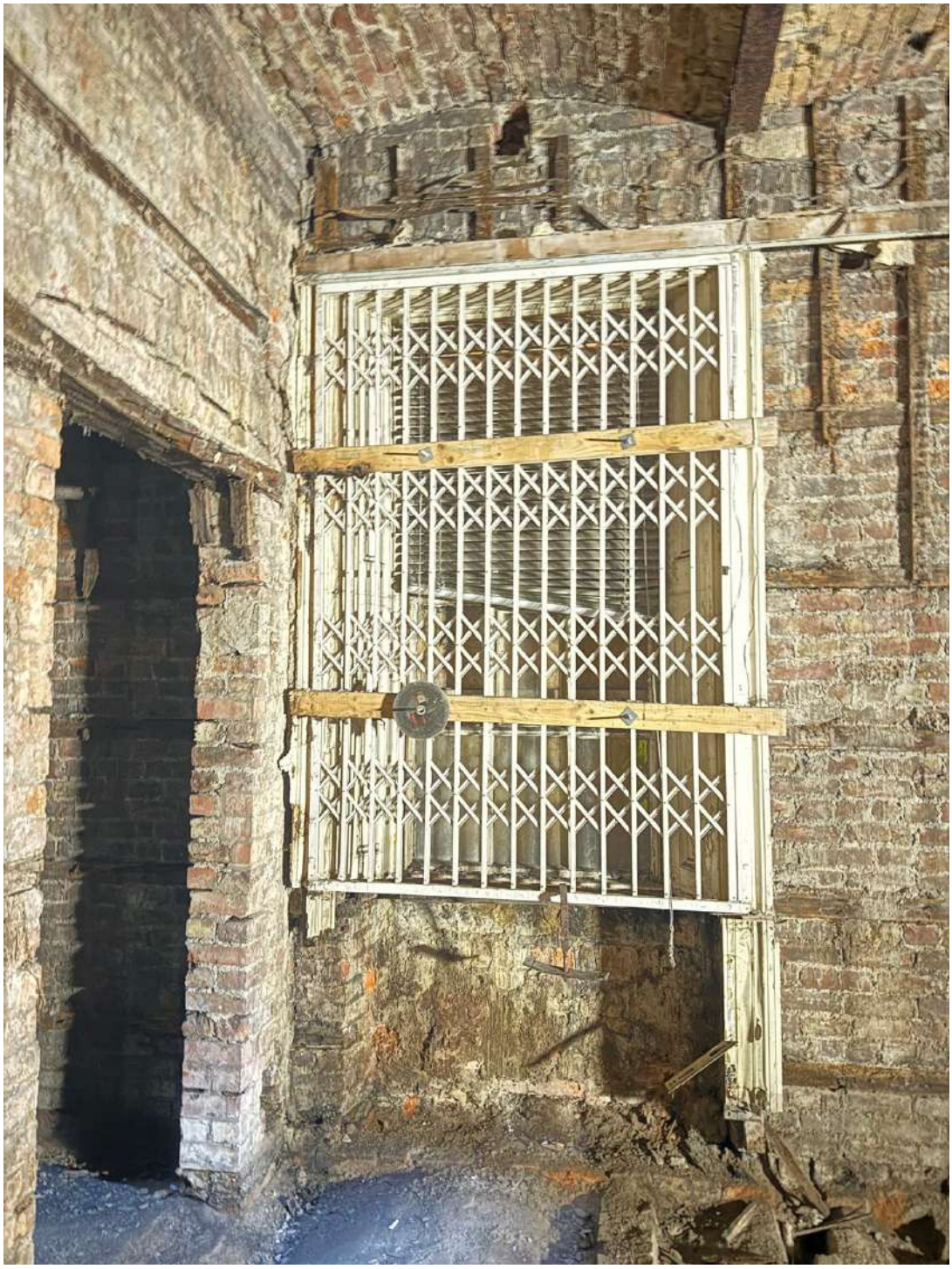
Wg.13 – frame destroyed due to wet and dry rot



Wg.14 frame disintegrating due to endemic dry and wet rot



Wg.15 – frame destroyed due to wet and dry rot



Wg.16 – frame destroyed due to wet and dry rot



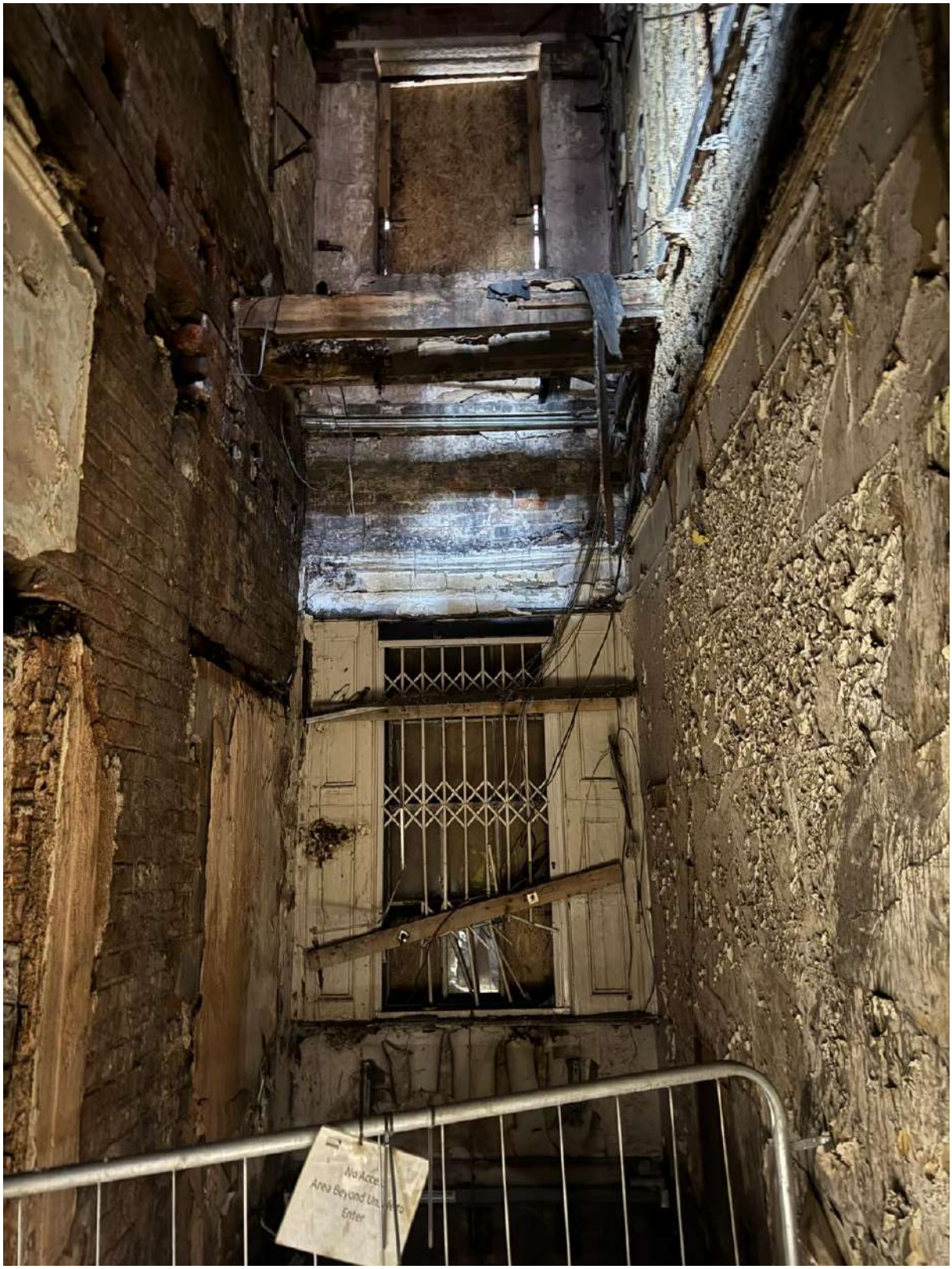
Wg.17 – frame destroyed due to wet and dry rot



Wg.18 – frame destroyed due to wet and dry rot



Wg.19 – frame destroyed due to wet and dry rot



Wg.20 – unable to access – area unsafe – floor above completely collapsed – however from distance frame looks completely destroyed



Wg.21 – frame disintegtaing due to wet and dry rot



Wg.22 – frame disintegtaing due to endemic wet and dry rot

Wg.23 n/a





Wg.24 – frame disintegrating due to endemic wet and dry rot



Wg.25 – frame disintegtaing due to endemic wet and dry rot



Wg.26 – frame disintegtaing due to endemic wet and dry rot



Wg.27 & wg.28 – frame disintegrating due to wet and dry rot



Wg.29; – frame disintegrating due to endemic wet and dry rot



Wg.30 – frame disintegrating due to endemic wet and dry rot



Wg.31 window in state of collapse due to endemic dry and wet rot



Wg.32 window in state of collapse due to endemic dry and wet rot



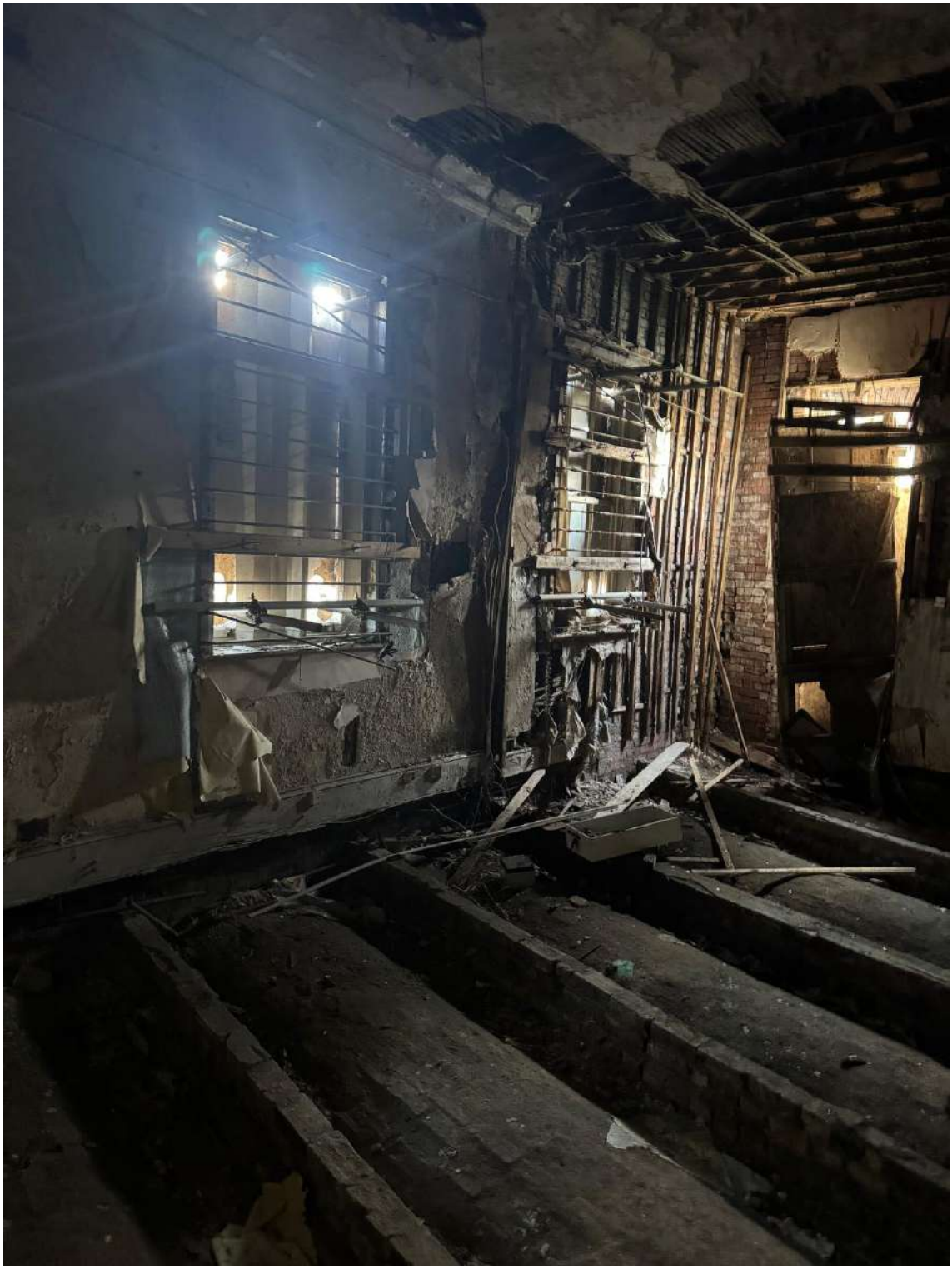
Wg.33 window in state of collapse due to endemic dry and wet rot



Wg.34; – frame disintegrating due to wet and dry rot – note floor and all surroundings completely collapsed



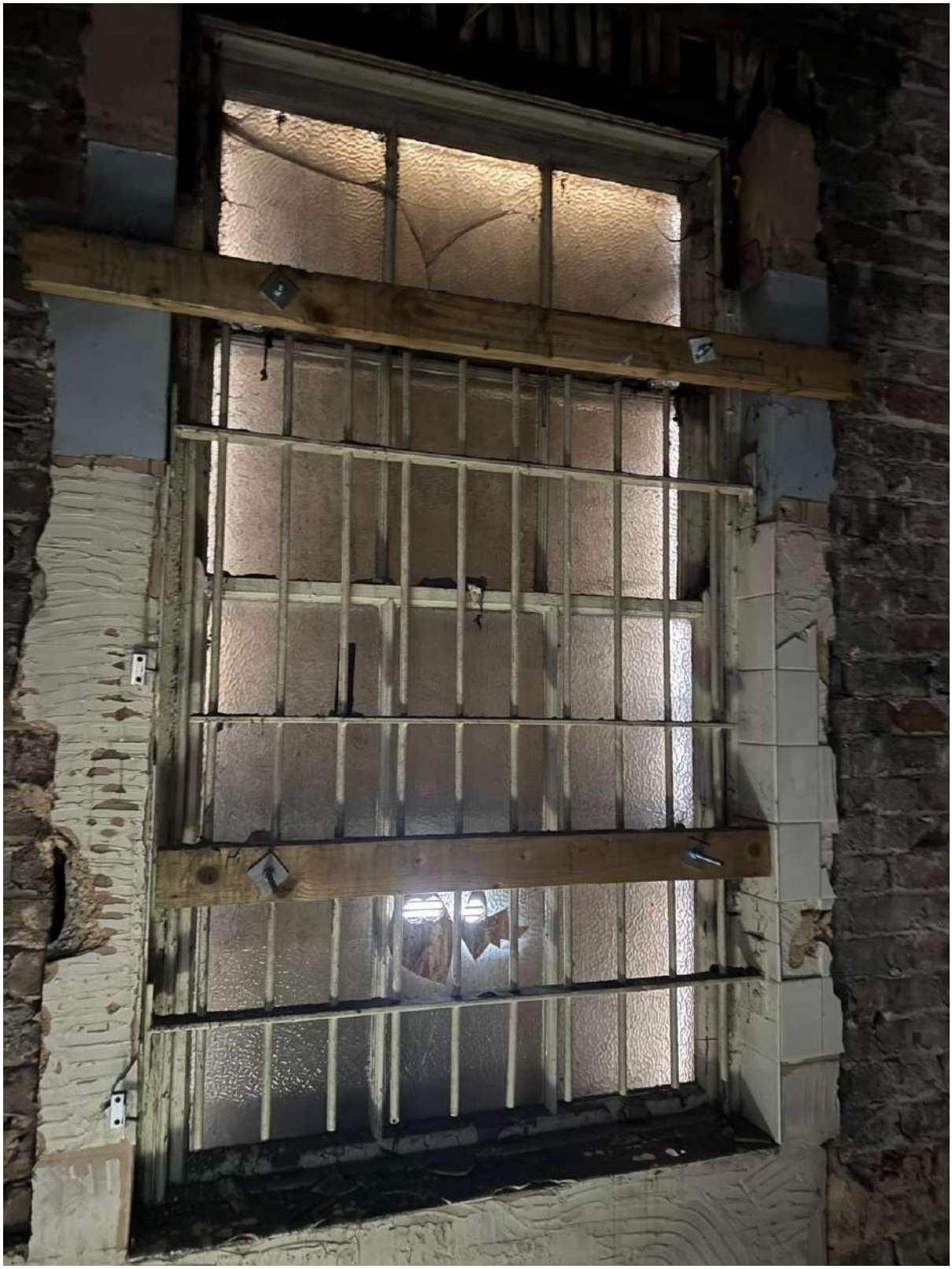
Dg.03 missing note everything around it collapsed / disappeared due to endemic wet / dry rot; roof above collapsed - building open to elements



wg.35 & wg.36 unsafe – unable to access close inspection due to ceiling and floor being in state of collapse – endemic dry and wet rot throughout room – assumed window frame to have suffered same fate



Wg.37 & wg.38 – unsafe – unable to access close inspection due to ceiling and floor being in state of collapse – endemic dry and wet rot throughout room – assumed window frame to have suffered same fate



wg.39; window in state of decay due to endemic dry and wet rot – non original frame at any rate – note chunky non original mullions and transoms

general note:

endemic dry rot evident throughout entire structure. Beyond self evident decay close inspection reveals widespread evidence of spores throughout entire building. See sample detail photographs below











