

Brawn.

Brawn Design Ltd
richard@brawdndesign.co.uk
www.brawdndesign.co.uk

CEMP REPORT

Date; 25-11-24

Site Address:

86 Cross Street, Manchester

Client:

Individual Restaurants

Opening Date:

2025

Client Contact Details:

David Carroll
Tel - 07874 877312

Contractor Details:

Patrick Gallagher
Tel - 07578 948891

Window frames:

Cross Street & John Dalton Street

The existing windows are single glazed with hardwood, dark stained frames. The existing frames are in decent condition, but over the years the original windows have been replaced and some of the original frame detailing has been lost, this is especially evident on the Cross Street elevation to the left hand side window.

Any new elements will be manufactured in Ash wood material, which has been selected as it is considered a hardwood for durability, and a sustainable material, due to Ash being a fast growing and self-seeding, so is in plentiful supply.

Cross Street

The proposal is to retain as much of the original as possible, *and* adding back the transom and mullions to be more in line with the original aesthetic. These new elements will be stained to match the existing shopfront. The windows will be replaced with double glazing for energy efficiency.



Photo showing Cross Street Elevation



Photo showing the addition of mullions and transom to Cross Street Elevation windows

John Dalton Street

The proposal is to retain as much of the original as possible, *and* adding back the mullions to be more in line with the original aesthetic. New opening section of windows are to be added for a connection to the outside. These new elements will be stained to match the existing shopfront. The windows will be replaced with double glazing for energy efficiency.



Photo showing John Dalton Street Elevation



Photo showing the addition of mullions and opening windows to John Dalton Street Elevation windows

Four Yards

The window frames are in poor state of repair on Four Ways, as they have not been maintained to a good standard. The sash windows have been boarded up internally or partially boarded up from the outside so they appear externally obscured.

The proposal includes removing all obscuring metal or timber, repairing any damage to the existing windows and frames and refinished to match the existing shopfront.

The proposed method for doing this, is to remove the existing beading and single glazing, replacing as much as possible with double glazing and a suitable new beading added back to support the glass.

The three windows to the upper right hand side will offer views through into the restaurant. The windows to the left hand side will be boarded up internally and louvred for mechanical solutions – see Window Details 2405-209 for details.



Photo showing Four Yards Elevation showing existing security bars and coverings

Railings:

Four Yards

This is a quiet alley way and security has been an issue on this elevation for previous tenants. Over the years, security measures have been added to try to combat the issue. The three windows to the left hand side of this elevation at street level have been covered with an industrial style mesh. Eight have basic, non decorative metal security bars, varying in style and one window (upper right of this elevation) is partially boarded over.

The proposal is to remove all of the existing security bars and replace the six lower windows at street level *only*, with a decorative fixed security bar solution. These will be constructed with 16mm steel vertical bars with a 30 x 30mm steel flat bar frame and arrow head finials

to the top rail and 100mm diameter circles to the base and beneath finials. The metal will be powder coated in black, matt finish.

The intent is that the new security bars will be fixed to the window frames to avoid causing any damage to the building stonework, this will be reviewed by specialist prior to install to ensure this offers a viable solution.



Photo showing Four Yards windows with security railing additions.

Louvres:

Four Yards

New timber louvres have been designed to the three windows on the upper side on the left hand elevation. These will be fixed in place, required to be 65% open and mesh lined for pest control purposes.

The louvres are for use in line with mechanical requirements requested by the planning department. They will be stained to match the existing shopfront.

NB; Please refer to External Elevations 2405-202 and 226 for details.



Photo showing the addition of louvers to Four Yards Elevation windows