

Outline Shopfront & Elevation Specification

Installation of new external shop front with local elevational repairs and cleaning.

July 2024



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Purpose: Planning

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1.0 Introduction

This outline specification has been prepared to support an application for the installation of a new external traditional timber framed shop front comprising new customer-facing double entrance doors flanked with bifold window openings including local repairs to existing timber window frames and glazing to upper levels together with non-intrusive overall cleaning to the existing building façade at 28-30 Oldham Street, Manchester.

2.0 Proposed Shopfront Specification

The following proposed shopfront refurbishment specification aims to significantly enhance and upgrade the current inappropriate shopfront, offering a distinctive and sophisticated aesthetic that will not only uplift the appearance of the property but also contribute positively to the surrounding streetscape.

Timber Framed Shopfront

Material Selection

- Timber Species: The shopfront will be constructed using either Sapele or Meranti timber.
 - *Sapele*: Known for its durability and stability, Sapele is a tropical hardwood that is resistant to rot and insect attack, making it ideal for external applications. It features a fine, interlocking grain that adds a rich, luxurious texture to the shopfront.
 - *Meranti*: Another excellent choice, Meranti is a tropical hardwood known for its ease of machining and smooth finish. It offers good stability and resistance to warping and splitting, ensuring the longevity of the shopfront.

Glazing and Window Framing

- Timber Sections: The window framing will comprise 45mm x 63mm timber sections. These dimensions ensure a robust structure capable of supporting the glazing while maintaining an elegant profile.
- Windows: Timber framed storm-proof bi-fold sash windows will be installed, featuring toughened glass. These windows not only enhance security and safety but also offer superior weather resistance and thermal insulation, contributing to energy efficiency.

Stallriser Feature

- Design: The shopfront will include a timber stallriser feature, comprising raised and fielded solid timber panels. This design element adds a touch of traditional craftsmanship and elegance, grounding the shopfront with a solid and visually appealing base.
- Functionality: The stallriser protects the lower part of the shopfront from damage and dirt, while the raised and fielded panels add depth and character to the overall design.

Entrance Doors

- Construction: The double entrance doors will be of solid core timber, constructed using mortise and tenon joints. This traditional joinery method ensures exceptional strength and durability, capable of withstanding heavy use while maintaining a refined appearance.
- Aesthetic: The solid timber doors will be meticulously crafted to complement the overall design of the shopfront, providing a welcoming and grand entrance.

Timber Preparation and Finishing

- Preparation: All timber components will undergo thorough preparation, including sanding, filling, and cleaning, to ensure a smooth and flawless surface.
- Undercoat: A timber-compatible undercoat will be applied to prime the surface, ensuring optimal adhesion of the final preservative layer.
- Natural timber staining treatment: The timber will be finished with a high-quality, weather-resistant timber staining preservative. The finish not only enhances the aesthetic appeal of the shopfront with a sophisticated finish but also provides long-lasting protection against the elements, ensuring the shopfront remains pristine for years to come.

Replacement 3-Piece Traditional Retractable Victorian Canvas Awning

Existing Canvas Awning

Overall design to match existing- see photograph below indicating assumed existing awning arrangement.



Proposed Canvas Awning

Design and Functionality:

- Structure: The replacement awning will feature a robust and durable three-piece design, providing optimal shading and weather protection for the shopfront. The traditional style will complement the overall aesthetic of the refurbished shopfront, adding a touch of classic charm.
- Size / extent: to match existing size.

Frame:

- The awning frame will be constructed from 22mm high-quality, powder-coated round solid aluminium or steel to ensure strength and longevity with cast steel top straps and cannon shoes. The powder coating provides an additional layer of protection against corrosion and wear, maintaining the awning's appearance over time.
- Sliders: 22mm round solid steel with cast steel top and bottom wall brackets.
- Stowing box: Crafted from Meranti and Sapele hardwood.
- Front Bar: Crafted from 2 parts Meranti hardwood with a routed rain channel.

Canvas Material:

- **Fabric:** The awning will be made from high-grade, UV-resistant acrylic canvas. This material is known for its durability, water resistance, and ability to retain colour vibrancy, ensuring the awning remains attractive and functional for many years.
- **Colour and Pattern:** The canvas will be available in a range of colours and patterns, allowing for customization to match the branding and aesthetic of the shopfront. A neutral or complementary colour scheme will be selected to enhance the sophisticated look of the refurbished shopfront.

Mechanism:

- **Retractable System:** The awning will feature a traditional retractable mechanism, operated either manually by a hand crank or electronically via a motorized system. The retractable design allows for flexibility in shading and weather protection, extending or retracting the awning as needed.
- **Tube & Spring:** 3.5" steel tube with 6mm spring assembly with dummy end.
- **Mounting:** The awning will be securely mounted to the shopfront using the existing awning zone below the fascia using high-quality, weather-resistant brackets and fittings. These components will be carefully selected and installed to ensure the awning's stability and functionality.

Additional Features:

- **Valance:** A decorative valance will be included at the edge of the awning, adding an extra touch of elegance and providing additional shading.
- **Weather Protection:** The awning will be designed to offer superior protection from rain and sun, enhancing the comfort of customers and passers-by. The three-piece design will facilitate effective water runoff and airflow, preventing water pooling and damage to the canvas.

Conclusion

The proposed refurbishment of the shopfront, combined with the installation of a traditional three-piece retractable canvas awning, will transform the existing façade into a sophisticated and distinctive feature of the area. The use of Sapele or Meranti timber ensures durability and aesthetic appeal, while the detailed design elements such as the bi-fold sash windows, raised panel stallriser, robust double entrance doors, and high-quality awning contribute to a cohesive and elegant appearance. This enhancement will not only upgrade the Non Designated Heritage Asset but also elevate the overall visual appeal of the surrounding streetscape.

Advert proposals to be confirmed in due course under a separate consent to advertise application.

3.0 Existing Upper Elevation Condition Assessment

Following a visual inspection of the existing external fabric, the overall condition is relatively poor on average and deteriorated due to lack of proper maintenance over several years.

The inspection photographs indicate example areas of the façade where the fabric has deteriorated and failed, including but not limited to the following:

- Overall weathering to fabric.
- Failed high level rainwater discharge drains.
- Overgrown vegetation causing further cracking and dislodging already failed and weakened fabric elements.
- Rotten existing timber window frames.
- Smashed windows / empty window openings due to either vandalism or failed timber window frames.
- Existing mortar failure, resulting in water penetration freezing into bed and perpend joints and cracked / blown brickwork.
- Salt crystallisation has exacerbated the degradation of the bricks and mortar joints.
- Failed and flaking paintwork.
- Existing stone cills cracked and failed due to frost damage.

Example photographs indicating condition of façade elements



Example no. 1 – left hand photo showing second floor central pilaster

Overall average condition to the pilaster itself, however examples either side of failed and rotten timber windows frames, flaking paintwork and weathered stone cills.

Example no. 2 – right hand photo showing first floor central pilaster

Overall average condition to the pilaster and decorative moulding itself, however example of flaking, failed and blown cornice detail with empty window openings to leaded window details

either side of pilaster either side of failed and rotten timber windows frames, flaking paintwork and weathered stone cills.



Example no. 3 – photo above showing third floor upper parapet dormer feature

Overall poor condition, parts of the parapet wall element has been dismantled and rebuilt due to perished brickwork resulting in loss of overall stability of the parapet. Parts of the cornice detail have blown and failed, together with weathering, flaked paintwork and signs of vegetation at the far end of the parapet feature. Note the arched dormer window has been replaced as this was formerly an empty opening causing damage to the upper floor internal area due to weather ingress.



Example no. 4 – photo above showing third floor lower parapet dormer feature

Overall average condition showing flaking paintwork, weathering and very poor condition in the lower bottom left corner indicating brickwork with no mortar joints and cracked / blown stone cills.



Example no. 5 – photo above showing upper second floor arched windows

Overall average condition showing flaking paintwork, weathering and blown stone cornice detail.



Example no. 6 – photo above showing lower right hand third floor dormer feature

Overall poor condition showing flaking paintwork, weathering, failed mortar joints to brickwork and abutting stone cills and vegetation growing in-between the building.



Example no. 7 – photo above showing second floor right hand upper windows
Overall poor condition showing flaking paintwork, weathering and severe crack in stone cornice feature.



Example no. 8 – photo above showing second floor right hand lower windows
Overall average condition showing flaking paintwork, weathering and vegetation growth.



Example no. 9 – photo above showing first floor right hand lower windows
Overall poor condition showing rotten timber window mullions.



Example no. 10 – photo above showing rainwater outlets at parapet roof level
Overall poor condition showing blown brickwork to other side of parapet wall, weathering and blocked rainwater roof outlet.

4.0 Proposed Upper Elevation Works Specification

Works to mitigate potential health and safety concerns together with ensuring the building is wind and weathertight have commenced.

These works comprise:

Brickwork / Masonry:

- The dismantling and rebuilding of the parapet masonry wall (see photo example no. 3).
- Scraping back and removal of perished / defective paintwork.
- Façade / brickwork evaluation in order to identify areas of significant deterioration, spalling and, cracking and mortar erosion.
- Preparation of Substrate:
 - Cleaning: The brickwork will be carefully cleaned to remove all loose materials, dirt, and biological growth. This will be done using a low-pressure water wash and soft bristle brushes to avoid damaging the brick surface.
 - Repairs: Any severely damaged bricks will be carefully replaced with matching reclaimed bricks, ensuring consistency with the original construction. Mortar joints will be repointed using Hydraulic Lime Mortar appropriate for the historic fabric. Mortar to constitute 1 part hydraulic lime; 2 ½ part graded sand (from 5mm down to 75 microns) – (St. Astier NHL 3.5 or similar approved).
- Due to overall budget constraints, it is proposed that following the above works the Oldham Street façade will be left as existing.

Windows & Frames:

- Repairs to rotten / failed timber window frames:
 - Cleaning:
 - Clean the timber surfaces using a gentle method suitable for the timber type, such as dry brushing or low-pressure air.
 - Remove any loose paint or coatings with a scraper or chemical stripper, avoiding damage to the underlying wood.
 - Removal of rotten timber / selective removal:
 - carefully remove all rotten timber using hand tools, ensuring not to damage sound wood.
 - Use chisels, gouges, or small saws to excise decayed areas, maintaining the structural integrity of the mullion.
 - Undercutting:
 - Undercut the edges of the repair area to provide a secure key for the new timber.
 - Timber Replacement:
 - Source replacement timber that matches the original in type, grain, and moisture content.
 - Use well-seasoned, durable timber appropriate for external joinery.
 - Epoxy Resin:
 - Use a high-quality, conservation-grade epoxy resin for small-scale repairs and consolidation.
 - Ensure the epoxy is suitable for use with timber and is compatible with the existing wood.
 - Slice Repairs:
 - Cut replacement timber slices to match the dimensions and profile of the excised areas.

- Apply a suitable adhesive (such as epoxy or polyurethane glue) to the mating surfaces.
- Secure the new timber in place with clamps until the adhesive cures.
- Trim and sand the new timber to match the original profile and finish.
- Epoxy Repairs:
 - For smaller areas of decay, use epoxy resin to fill voids and consolidate weakened timber.
 - Clean and prepare the repair area by removing any loose fibres and ensuring a dry surface.
 - Mix the epoxy resin according to the manufacturer's instructions.
 - Apply the epoxy in layers, allowing each layer to cure before adding the next, if necessary.
 - Shape and sand the cured epoxy to match the surrounding timber profile.
- Pinning and Doweling:
 - Where necessary, use non-ferrous pins or dowels to secure larger repair pieces.
 - Drill holes for the pins, ensuring they do not create additional stress points in the timber.
- Tooling and Finishing:
 - Tool the repaired areas to match the texture and finish of the surrounding timber.
 - Avoid overworking the surface to maintain the natural appearance of the wood.
- Surface Treatment:
 - Apply a suitable primer and paint or wood preservative to protect the repaired timber from future decay.
 - Use breathable, microporous finishes to allow moisture to escape.

Example work in progress photographs:



WIP example no. 1 above – cleaning and revealing of original first floor leaded windows



WIP example no. 2 above – combination of epoxy and slice repairs to rotten timber window frame mullions

Proposed overall works to upper elevation:

To ensure the façade is wind and weathertight it is proposed that the Oldham Street façade receives the local repairs to existing rotten timber window frames, replacement glazing where smashed or absent to match existing and local masonry repairs all as detailed in the above outline specification (noted at item 4.0).

It is noted that following the fabric repairs and cleaning process a masonry stabiliser solution has been applied to the façade and described as such to the LPA during a site meeting held 26 June 2024.

It has been noted however during ongoing design development discussions with the LPA that any additional treatment or sealant to the brickwork should be avoided.

5.0 Signage Specification

Signage proposals will be submitted to the LPA under a separate consent to advertise application. The signage design intent will comprise in principle raised lettering within the signage zone on the existing fascia as indicated on the proposed elevation drawings.