

Listed Building Consent Application.

Xaverian College,
Rusholme, Greater Manchester

Rev. P01
July 2023

Maryland Building - Window refurbishment works

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1 Introduction.

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1.1 Executive Summary.

This document is submitted to the planning department as supporting information for Listed Building Consent for the refurbishment and replacement of the existing windows to the Grade II Listed Maryland Building on the wider Xaverian College site.

The application is being made on behalf of the Applicant, Xaverian Sixth Form College.

This document should be read in conjunction with the corresponding application drawings along with additional documents, which also form part of the Listed Building Consent Application.

1.2 Project Overview.

This application seeks to outline the extent of works involved to the existing timber sash windows on the Grade II Listed Maryland building.

Built in the 1870's the Grade II listed Maryland Building is currently home to the English Department for the wider Xaverian Campus and is over 150 years old. Although the building remains in a good state and retains many of its original features, the College have found many of the windows have been degrading and require updating/replacement.

A survey has been undertaken by a specialist sash window repair company to ascertain the the number and extent of restoration required to the windows.

1.3 Applicant.

Applicant:

- Xaverian Sixth Form College

End User:

- Xaverian Sixth Form College

Restoration and replacement works:

- yoursashwindows.com

2 Location.

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2.1 Location.

The application site can be accessed from Regent Street and Lower Park Road and is located within the Xavierian College campus in Rusholme, Manchester, M14 5RB. Within the Xavierian College existing campus boundary the site is to the south-west corner. South of Manchester City Centre, the site is located a short walk from Wilmslow Road which is a main bus and vehicular route into the city centre and towards the Universities of Manchester. The whole site sits within the Victoria Park Conservation Area.

Site boundaries shown are indicative.

- Application Site
- Xavierian Sixth Form College Campus



Site location (Not To Scale [NTS])



2.2 Existing Site Photographs.



3 Brief.

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3.1 Statement of Need.

Maryland represents a Grade 2 listed building purchased by the Xaverian Order in the 20th century. Windows across the building have deteriorated over time and the majority require restoration / repairs. In recent years, the costs of restoration and repair of the windows to a standard expected of a building of this significance have been beyond the affordability of a Sixth Form College. This year, the College was awarded DfE capital funding to undertake significant repairs to its estate. Maryland was identified by the College as warranting allocation of these capital funds. The appointed company was selected based on their expertise in heritage work with sash and stained-glass windows. The company are local and highly experienced in working with listed buildings. Where repairs and replacement components are necessary, woodwork and mouldings are matched / replicated to ensure windows are visually and operably identical to the original installation.

As part of this restoration work, the College is seeking to encapsulate the small amount of stained glass to the building. As the College is a live site with a variety of sporting and other activities taking place close to the building, we are seeking to preserve this glass and prevent future damage.



Maryland Building at Xaverian (Grade II Listed)

3.2 Specification.

All windows surveyed by a specialist sash window repair and production company.

All work to be undertaken by specialist sash window repair and production company.

Where work involves restoration of a sash window, the following will be undertaken:

- Remove sashes from frame
- Remove excess paint from box frame
- Remove paint from both sides of sashes
- Prime all exposed woodwork as necessary
- Re-putty glass as necessary
- Rebalance sash weights; service pulleys and replace cords
- Refit the sashes

The original intention was for restoration throughout, however, a detailed survey by the restoration company has indicated several windows / components that cannot be restored and will require replacement. Where replacement is required, item will be like for like in design. Hardwood to be used for cills, redwood for sash.

For items G'14 & G '16 - G'21 the recommendation would be to encapsulate the stained glass as it will make the windows sturdier, given their size, and give a better visual appearance.



3.3 Window Reference Elevations.

Maryland – Southern Elevation Window Schedule



Maryland – Eastern Elevation Window Schedule



Maryland – Northern Elevation Window Schedule



Maryland – Western Elevation 1 Window Schedule



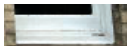
Maryland – Western Elevation 2 Window Schedule

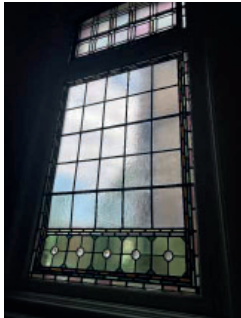


3.4 Window Survey - Works required.

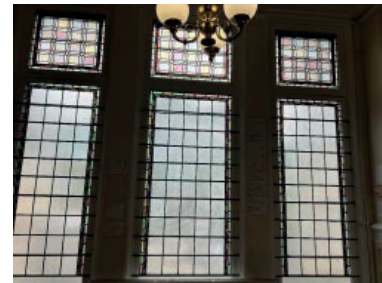
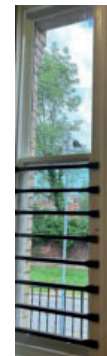
Room Reference	Window	Repair works
MRG1	G'1	Restoration
MRG1	G'2	Restoration
MRG1	G'3	Restoration
MRG1	G'4	Restoration + Replace (cill)
MRG1	G'5	Restoration + Replace (cill)
MRG1	G'6	Restoration + Replace (cill)
MRG1	G'7	Restoration + Replace (cill)
MRG2	G'8	Restoration + Replace (cill)
MRG2	G'9	Restoration + Replace (cill)
MRG2	G'10	Restoration + Replace (cill)
MRG9	G'11	Restoration
MRG9	G'12	Restoration + Replace (curved cill)
MRG9	G'13	Restoration + Replace (curved cill)
Corridor	G'14	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass
MRG3	G'15	Replace sash window. Traditional YSE specification and section sizes. Reusing existing stained glass, repair cracks to glass
MRG4	G'16	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass
MRG4	G'17	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass
MRG4	G'18	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass

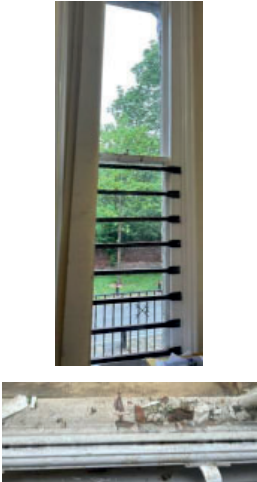
Window Reference	Room	Image(s)
G'1 & G'2	MRG1	
G'3	MRG1	
G'4, G'5, G'6	MRG1	   

Window Reference	Room	Image(s)
G'7	MRG1	 
G'8, G'9, G'10	MRG2	   
G'11, G'12, G'13	MRG9	  

Window Reference	Room	Image(s)
G'14	Corridor	
G'15	MRG3	
G'16, G'17, G'18	MRG4	

Room Reference	Window	Repair works
MRG4	G'19	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass
MRG4	G'20	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass
MRG4	G'21	Replace casement window with new redwood arched casement to match existing, repair and encapsulate stained glass
MRG8	G'22	Restoration + Repair (hack out and reglaze top sash)
MRG8	G'23	Restoration
MRG8	G'24	Restoration + Replace (cill & bottom sash)
MRG7	G'25	Restoration
MRG6	G'26	Restoration
MRG6	G'27	Restoration
MRG6 - Kitchen	G'28	Restoration + Repair (hack out and reglaze top sash) + Replace (bottom sash)
MRG6 - Utility	G'29	Restoration
MR16	1'1	Restoration + Replace (top & bottom sashes)
MR16	1'2	Restoration + Replace (top & bottom sashes)
MR16	1'3	Restoration + Replace (top & bottom sashes & cill)
MR16	1'4	Restoration + Replace (top arched sash)
Landing	1'5	Restoration of casement opener

Window Reference	Room	Image(s)
G'19, G'20, G'21	MRG4	
G'22		 
G'23		

Window Reference	Room	Image(s)
G'24		
G'25		

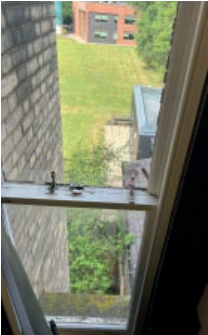
Window Reference	Room	Image(s)
G'26		
G'27		

Window Reference	Room	Image(s)
G'28	Kitchen	  

Window Reference	Room	Image(s)
G'29	Kitchen Annex	
1'1	MR16	 

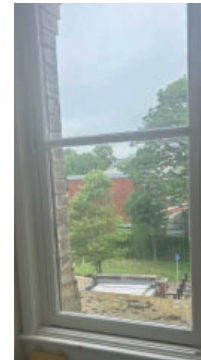
Window Reference	Room	Image(s)
1'2	MR16	
1'3	MR16	

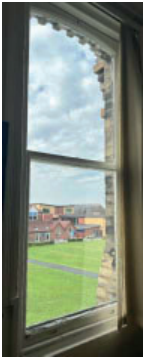
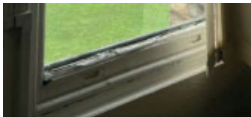
Window Reference	Room	Image(s)
1'2	MR16	
1'3	MR16	

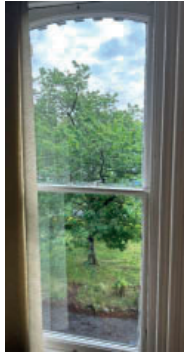
Window Reference	Room	Image(s)
1'4	MR16	
1'5	Corridor	

Window Reference	Room	Image(s)
1'6	MR15	 
1'7	MR15	 

Room Reference	Window	Repair works
MR15	1'6	Restoration + Replace (bottom sash & cill)
MR15	1'7	Restoration + Replace (top arched sash & cill)
Corridor	1'8	Restoration of casement opener
MR14	1'9	Restoration + Replace (cill)
MR14	1'10	Restoration + Replace (cill)
MR13	1'11	Restoration + Replace (top arched sash)
MR12	1'12	Restoration + Replace (cill)
MR12	1'13	Restoration
MR12	1'14	Restoration
MR11	1'15	Restoration
MR11	1'16	Restoration
MR112	1'17	Restoration + Replace (bottom sash)
MR112	1'18	Restoration
MR112	1'19	Restoration
MR112	1'20	Restoration + Replace (bottom sash & cill)
MR112	1'21	Restoration
Female Toilet	1'22	Restoration + Repair (hack out and reglaze top sash) + Replace (cill)
Single Toilet	1'23	Restoration
MR19	1'24	Restoration
MR19	1'25	Restoration + Replace (top & bottom sashes)
MR19	1'26	Restoration + Replace (bottom sash)
Landing	1'27	Restoration + Replace (cill)
Landing	1'28	Restoration + Replace (bottom sash)
Landing	1'29	Restoration + Replace (cill)

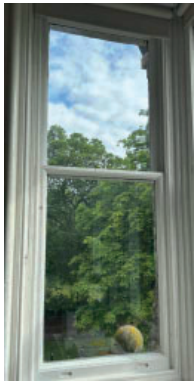
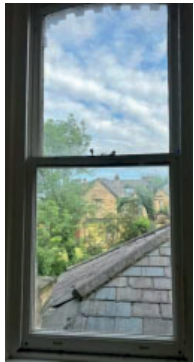
Window Reference	Room	Image(s)
1'8	Corridor	
1'9	MR14	
1'10	MR14	

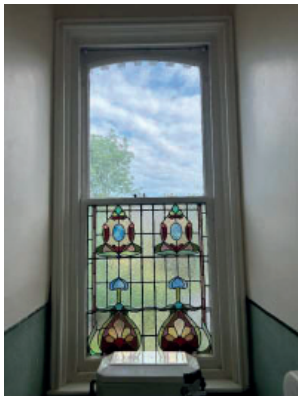
Window Reference	Room	Image(s)
1'11	MR13	
1'12	MR12	 

Window Reference	Room	Image(s)
1'13	MR12	
1'14	MR12	
1'15 & 1'16	MR11	

Window Reference	Room	Image(s)
1'17	MR112	
1'18	MR112	

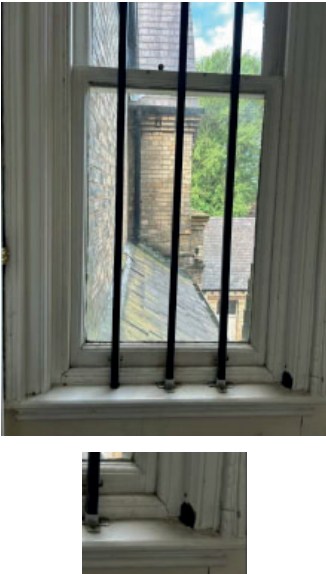
Window Reference	Room	Image(s)
1'19	MR112	
1'20	MR112	

Window Reference	Room	Image(s)
1'21	MR112	
1'22	Female Toilet	 

Window Reference	Room	Image(s)
1'23	Single Toilet	
1'24	MR19	

Window Reference	Room	Image(s)
1'25	MR19	  

Window Reference	Room	Image(s)
1'26	MR19	 
1'27	Landing	

Window Reference	Room	Image(s)
1'28	Landing	
1'29	Landing	

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Altrincham

Brighton

www.pozzoni.co.uk

0161 928 7848

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