

# 40 – 46 Princess Street, Manchester

## Conservation Condition/Repair Report

### Windows 2023 update



| Rev | Date       | Produced By                    | Checked/Approved By          |
|-----|------------|--------------------------------|------------------------------|
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## 1.0: Brief

### 1.1: Introduction

40 – 46 Princess Street is split up into two named buildings them being Eastern and Langley, as the general arrangement plan (Figure 1) below shows.

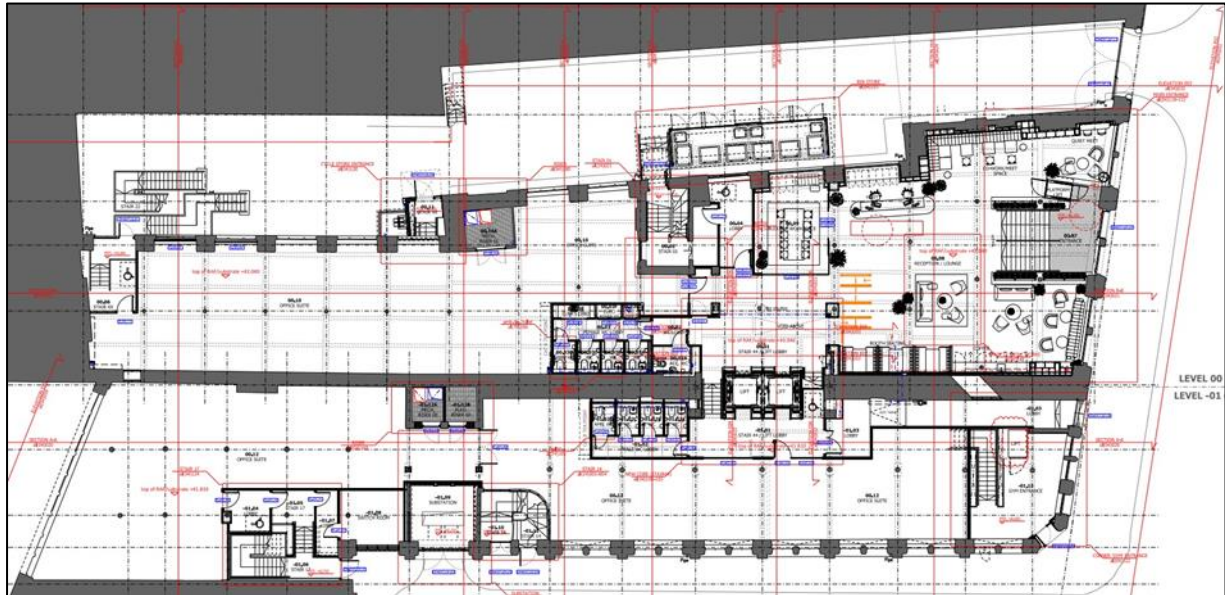


Figure 1 General Arrangement Plan of 40 – 46 Princess Street (Credit Bridge Architects 2022)  
Two years ago Heritage contractor Quadriga undertook a Window condition survey for both Eastern and Langley.

At the time of the survey level 00 Eastern on the Courtyard was boarded up, thus them not being surveyed at the time.

This report aims to deliver a similar style window condition report for those previously not surveyed, highlighting what is required to repair the windows on level 00 Eastern Courtyard elevation.

Ensuring that the proposed repairs conserve the original features of each of the windows identified in this report.

Partial discharge of Condition 3(e) [window repair] and Condition 5 [new windows] was secured on 15 August 2022, on the basis of information contained within the 'Conservation Samples Report' prepared by CubicWorks, dated 9 May 2022. This report also builds upon the information within that report in relation to the repair and replacement of windows, providing the necessary information to enable the remaining discharge of Condition 3(e) and Condition 5 respectively. Works have been undertaken in accordance with agreement reached with the MCC Conservation Officer at various site meetings.

## 1.2: Building Description

40 – 46 Princess Street is a grade 2 listed former shipping warehouse in Manchester city Centre. The property is split up into two named buildings them being Eastern and Langley and have been adapted to make one large property.

More than likely an Iron-framed, with cladding of red brick in Flemish bond, sandstone dressing, slate roof. Trapeziform plan on corner site with loading at the rear. Eclectic style. Five storeys with basement and attic, three bays, symmetrical, with stone-based pilasters and bracketed cornice to ground floor, some stone bands to upper floors, moulded terracotta panels between 2<sup>nd</sup> and 3<sup>rd</sup> floors, plain frieze with attached lettering. 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> floors plain frieze interrupted in the centre, steeply-pitch roof with hipped gable in the centre finished with a finial. Ground floor has a squared-headed doorway with moulded surround and plain frieze with attached lettering. 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor have 3-light windows with stone mullions, those at 1<sup>st</sup>, 2<sup>nd</sup> floors of the centre in a segmental oriel with a carved panel between floors.

## 1.3 Planning Condition 3 & 5

It is important to note that the conditions of the approved planning permission are met in order to avoid unnecessary problems.

### 1.3.1 Condition 5 - Window Repair

*The works to windows as set out in the windows repair schedule(s) (as set out in Condition 2) must not commence until sample widows and specification of repairs is provided to the City Council as Local Planning Authority.*

*Works to the windows shall not take place until such time that currently boarded up windows have been surveyed and details provided within an updated window survey report, (which must include details of the proposed works to the currently boarded windows) has been provided and agreed by the City Council as Local Planning Authority. – This is in reference to the 2020 Window Condition Survey by Quadriga Contracts Limited.*

The repair works to the windows will be undertaken as per the approved Quadriga report , where a window is identified in that report as being retained, that currently has listed building consent for.

### 1.3.2 Condition 3 – New Windows

*No development shall commence with regards to the following points unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:... e) Full details and sections of all new windows and doors, including through heads, cills and reveals are provided in order to understand frame sizes and mouldings.*

## 1.4 Update August 2023

Following the last report on the 1<sup>st</sup> of September CubicWorks have undertaken the repair and replacement of the windows specified further down in this report.

## 2.0: Window Repairs to Eastern Level 00

### 2.1: Introduction to Window Condition/Repair

This section of the report shows what will be required when undertaking the repair work of the heritage windows located on Level 00 Eastern elevation.

It is important to note the Windows are of historical interest and should be made good with an accurate like for like repair in line with the listed building conditions, carefully ensuring a match to the original item carried out by the chosen heritage contractor.

Each window is unique and requires its own repair process, but the general process for the repair works is as followed;

- Clean out and remove existing debris
- Repair using 2-part filer
- Sand down and preparation
- Repeat process until a smooth finish is achieved
- Decoration/paint can be applied.

Please note that some of the windows are beyond repair so a replica timber casement alternative has been chosen true to the original heritage.

## 2.2: Window Repair Elevation Eastern level 00

Figure 2 shows the location of Window level 00 that are to be replaced and repaired on the courtyard elevation.

The range of the repairs is from windows WP.0.07 – WP.0.18 as indicated in the yellow highlighted box.

### 2.2.1: Quadriga Condition Report

Reverting to the Quadriga condition report windows to this elevation consist of 12,9,8,6,4 and 2 pane casement windows, side and bottom.

All windows are constructed using soft pinewood (Pine or Douglas fir) and are finished in an oil based paint. These are glazed with a 3-4 mm hand drawn cylinder or crown glass, and float glass.



Figure 2: Courtyard Elevation Highlighting Windows WP.0.07 – WP.0.12 (Credit Bridge Architects 2021)

### 2.3: WP.0.07 Window Condition - Replace

Figures 3 - 8 below show a visual representation of the 7th window located on the courtyard elevation, the bullet points below explain the current condition;

- Five Pane Glass Missing
- 1 Meter Mullion Missing
- 1 Sash badly damaged
- 10 Meter Glazing bead missing
- External Cill rotten in areas
- Window full of redundant screws and nails, to be removed
- 3 Meter Glazing bead damaged in areas

The Heritage Contractor has proposed that a replica timber casement windows, single glazed is solution for this window.



Figure 3: WP.0.07 Internal (Credit Fairhurst 2022)



Figure 4: WP.0.07 Internal (Credit Fairhurst 2022)



Figure 5: WP.0.07 Internal (Credit Fairhurst 2022)



Figure 6: WP.0.07 Internal (Credit Fairhurst 2022)



Figure 7: WP.0.07 Internal (Credit Fairhurst 2022)



Figure 8: WP.0.07 Internal (Credit Fairhurst 2022)

### 2.3.1: WP.0.07 Update - Work conducted

CubicWorks have replaced this with a replica timber casement window that is single glazed.



Figure 9: WP.0.07 Internal (Credit CubicWorks 2023)



Figure 10: WP.0.07 Internal (Credit CubicWorks 2023)



Figure 11: WP.0.07 Internal (Credit CubicWorks 2023)



Figure 11: WP.0.07 External (Credit CubicWorks 2023)



Figure 12 WP.0.07 External (Credit CubicWorks 2023)



Figure 13: WP.O.07 External (Credit CubicWorks 2023)

#### 2.4: WP.0.08 Window Condition (Repair)

Figures 9 - 15 below shows a visual representation of the 8th window located on the courtyard elevation, bullet points below explain the current condition;

- 8 Pane Glass Missing
- 10 Meter Glazing bead damaged
- 1m Glazing bar
- Window board down stand badly damaged
- Window board needs splicing
- External Cill rotten in areas
- Window full of redundant screws and nails, to be removed



Figure 14: WP.0.08 Internal (Credit Fairhurst 2022)



Figure 15: WP.0.08 External (Credit Fairhurst 2022)



Figure 16: WP.0.08 External (Credit Fairhurst 2022)



Figure 17: WP.0.08 External (Credit Fairhurst 2022)



Figure 18: WP.0.08 External (Credit Fairhurst 2022)



Figure 19: WP.0.08 External, Credit Fairhurst 2022



Figure 20: WP.0.08 External, Credit Fairhurst 2022

#### 2.4.1 WP.0.08 Update - Work conducted

CubicWorks have repaired this timber casement window that is single glazed following the repair method mention above.



Figure 21: WP.0.08 Internal (Credit CubicWorks 2023)



Figure 22: WP.0.08 Internal (Credit CubicWorks 2023)



Figure 23: WP.0.08 Internal (Credit CubicWorks 2023)



Figure 24: WP.0.08 Internal (Credit CubicWorks 2023)



Figure 25: WP.0.08 External (Credit CubicWorks 2023)



Figure 26: WP.0.08 External (Credit CubicWorks 2023)



Figure 27: WP.0.08 External (Credit CubicWorks 2023)

### 2.5: WP.0.09 Window Condition (New Replica)

Figure 9 - 13 below shows a visual representation of the 9th window located on the courtyard elevation, the bullet point below explain the current condition;

- No Window present

The heritage contractor has proposed that a replica timber casement windows, single glazed is solution for this window.



Figure 28– WP.0.09 Internal (Credit Fairhurst 2022)



Figure 29 – WP.0.09 (Credit Fairhurst 2022)



Figure 30 – WP.0.09 (Credit Fairhurst 2022)



Figure 31 – WP.0.09 (Credit Fairhurst 2022)



Figure 32 – WP.0.09 (Credit Fairhurst 2022)



Figure 33 – WP.0.09 (Credit Fairhurst 2022)

### 2.5.1 WP.0.09 Update - Work conducted

CubicWorks have replaced this with a replica timber casement window that is single glazed



Figure 34: WP.0.09 Internal (Credit CubicWorks 2023)



Figure 35: WP.0.09 Internal (Credit CubicWorks 2023)



Figure 35: WP.0.09 Internal (Credit CubicWorks 2023)



Figure 36: WP.0.09 Internal (Credit CubicWorks 2023)



Figure 37: WP.0.09 Internal (Credit CubicWorks 2023)



Figure 38: WP.0.09 Internal (Credit CubicWorks 2023)



Figure 38: WP.0.09 Internal (Credit CubicWorks 2023)

#### 2.6: WP.0.10 Window Condition (Repair)

Figure 14 below shows a visual representation of the 10th window located on the courtyard elevation, the bullet points below explain the current condition;

- New pane of glass.
- 6m of glazing bead damage.
- External Cill rotten in areas.
- 6m glazing beads damage.
- Window full of redundant screws and nails, to be removed.



Figure 39: WP.0.10 Internal (Credit Fairhurst 2022)

### 2.6.1 WP.0.10 Update Work Conducted

CubicWorks have repaired this timber casement window that is single glazed following the repair method mentioned above.



Figure 40: WP.0.10 External (Credit CubicWorks 2023)



Figure 41: WP.0.10 Internal (Credit CubicWorks 2023)

### 2.7: WP.0.12 Window Condition (New Replica)

Figure 15 below shows a visual representation of 12th window located on the courtyard elevation, the bullet point below explains the current condition;

- Further survey required as the small window to the internal and external side is bricked up.



Figure 42: WP.0.12 (Credit Fairhurst 2022)

## 2.8: WP.0.11 Window Condition (Replace)

Figure 16 below shows a visual representation of the 11th window located on the courtyard elevation, the bullet point below explains the current condition;

- Glass blocks in the window opening

The Heritage Contractor has proposed timber frame, fixed light, single glazed.



Figure 43: WP.0.11 (Credit Fairhurst 2022)

### 2.8.1 WP.0.11 Update - Work conducted

CubicWorks have replaced this with a replica timber casement window that is single glazed



Figure 44: WP.0.11 (Credit CubicWorks 2023)



Figure 45: WP.0.11 Internal (Credit CubicWorks 2023)



Figure 46: WP.0.11 Internal (Credit CubicWorks 2023)



Figure 47: WP.0.11 External (Credit CubicWorks 2023)



Figure 48: WP.0.11 External (Credit CubicWorks 2023)



Figure 49: WP.0.11 External (Credit CubicWorks 2023)

### 2.9: WP.0.13 Window Condition (Repair)

Figure 17 & 18 below shows a visual representation of the 13th window located on the courtyard elevation, the bullet points below explains the current condition;

- Four Panes of Glass are missing
- 10 m glazing bead damaged
- Stays missing
- Window full of redundant screws and nails, to be removed.



Figure 50: WP.0.13 (Credit Fairhurst 2022)



Figure 51: WP.0.13 (Credit Fairhurst 2022)

### 2.9.1 WP.0.13 Update - Work conducted

CubicWorks have repaired this timber casement window that is single glazed following the repair method mention above.



Figure 52: WP.0.13 Internal (Credit CubicWorks 2023)



Figure 53: WP.0.13 Internal (Credit CubicWorks 2023)



Figure 54: WP.0.13 Internal (Credit CubicWorks 2023)



Figure 54: WP.0.13 External (Credit CubicWorks 2023)



Figure 55: WP.0.13 External (Credit CubicWorks 2023)

### 2.10: WP.0.14 Window Condition (Replace)

Figures 19 -25 below show a visual representation of the 14th window located on the courtyard elevation, the bullet points below explains the current condition;

- Mullion missing
- 1nr sash missing
- 1nr sash badly damaged
- Bottom rail to window missing
- 6no panes of glass missing
- 6m glazing bead missing
- Stays missing
- External window Cill rotten

#### 2.10.01: WP.0.14 Update - Work conducted

CubicWorks have repaired this timber casement window that is single glazed following the repair method mention above



Figure 56: WP.0.14 (Credit Fairhurst 2022)



Figure 57: WP.0.14 (Credit Fairhurst 2022)



Figure 58: WP.0.14 (Credit Fairhurst 2022)



Figure 59: WP.0.14 (Credit Fairhurst 2022)



Figure 60: WP.0.14 (Credit Fairhurst 2022)



Figure 61: WP.0.14 (Credit Fairhurst 2022)



Figure 62: WP.0.14 (Credit Fairhurst 2022)



Figure 63: WP.0.14 (Credit Fairhurst 2022)



Figure 64: WP.0.14 (Credit Fairhurst 2022)



Figure 65: WP.0.14 External (Credit CubicWorks 2023)



Figure 66: WP.0.14 Internal (Credit CubicWorks 2023)



Figure 67: WP.0.14 Internal (Credit CubicWorks 2023)



Figure 68: WP.0.14 Internal (Credit CubicWorks 2023)

### 2.11: WP.0.15 Window Condition (Replace)

Figures 26 – 29 below shows a visual representation of the 15th window located on the courtyard elevation, the bullet points below explains the current condition;

- Window generally in poor condition
- 1 sash missing
- 1 sash badly damaged
- Bottom rail to window missing
- 6no Panes of glass missing
- 6m Glazing bead missing
- Window board beyond repair
- Stays missing
- Mullion missing
- External window cill rotten



Figure 69: WP.0.15 (Credit Fairhurst 2022)



Figure 70: WP.0.15 (Credit Fairhurst 2022)



Figure 71: WP.0.15 (Credit Fairhurst 2022)



Figure 72: WP.0.15 (Credit Fairhurst 2022)

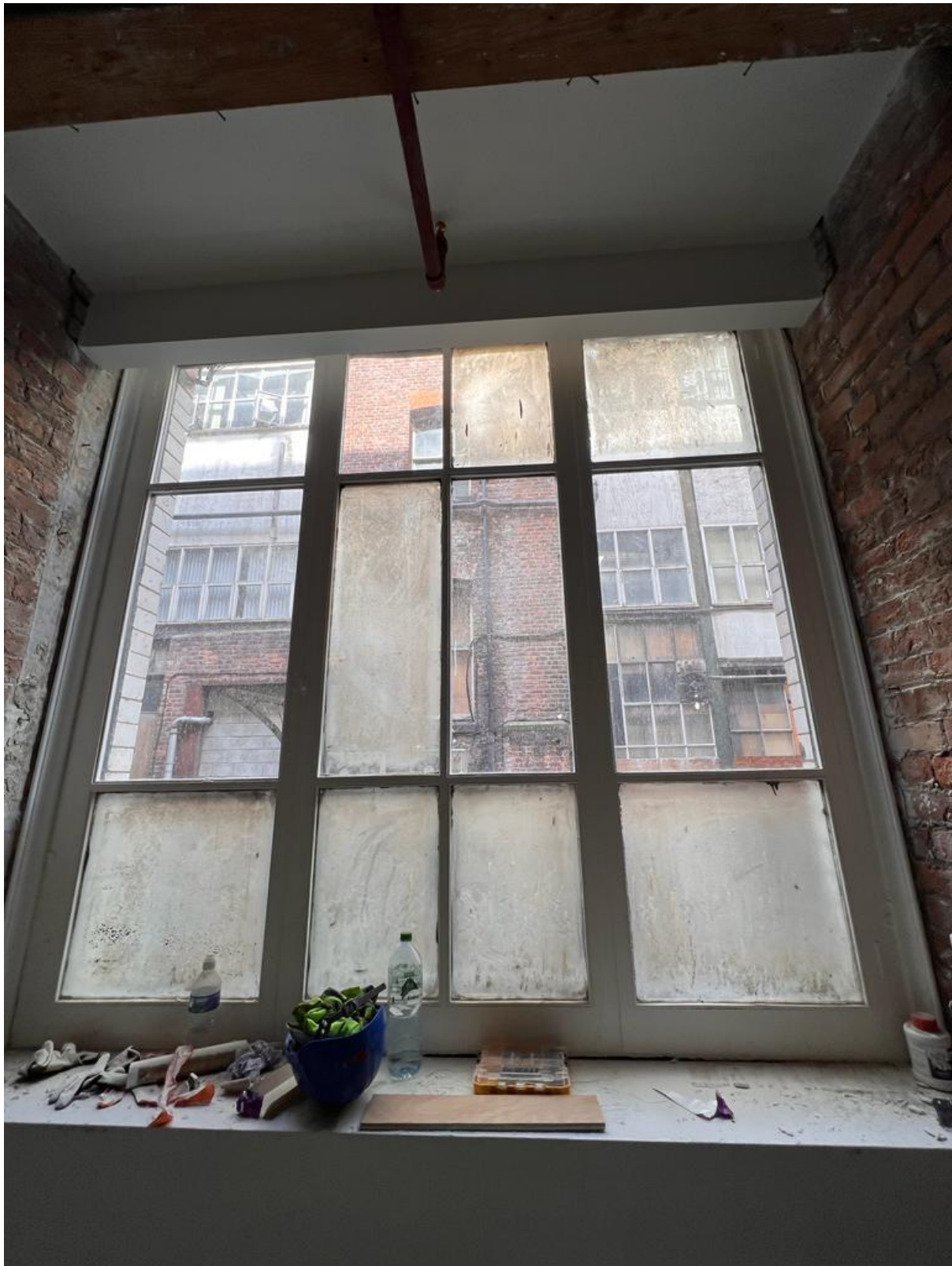


Figure 73: WP.0.15 Internal (Credit CubicWorks 2023)



Figure 74: WP.0.15 Internal (Credit CubicWorks 2023)



Figure 75: WP.0.15 Internal (Credit CubicWorks 2023)



Figure 76: WP.0.15 Internal (Credit CubicWorks 2023)

### 2.12: WP.0.16 Window Condition (Repair)

Figures 30 – 41 below shows a visual representation of 16th window located on the courtyard elevation, the bullet point below explains the current condition;

- Five Panes of glass missing
- 2 Sash stays missing
- 6m of glazing bead miss
- External cill 1.5m rotten
- ng/damaged



Figure 73: WP.0.16 (Credit Fairhurst 2022)