

Whitworth Park Mansions, Moss Lane East, Manchester
Appendices: Heritage Condition Survey and Schedule of Works



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Introduction

This condition report and schedule of works survey is to be read in conjunction with the attached heritage Statement.

Our brief has been to:

- To set out the history and architectural interest of Whitworth Park Mansions in order to assess the heritage significance of these assets in their context.
- To assess the condition of the heritage of the buildings.
- To assess the impact of the proposed building conversion and redevelopment of the site on this heritage.
- To provide a schedule of works and make recommendations to ensure that the heritage of the buildings and their site context will be properly conserved and respected in the carrying out of the development.

The primary function of this part of the work is to identify those elements of historic or architectural significance and to comment on their overall condition, ranging from Poor through Fair to Good. Having identified the key elements of interest we have suggested a repair and/or replacement/reinstatement methodology which we feel would be suitable to assist in the continued conservation of this building and help to maintain its historic and architectural merit and Integrity. This report does not give a view on any structural elements of the building but gives a commentary on its visual condition and appearance, giving particular attention to those elements considered to be historic and/or original fitting and fixtures.

The survey is split between internal elements and external elements (Appendix B) and a schedule of recommended works (appendix C).

Appendix B
Summary of overall condition

Condition survey – table 1 - Internal

General arrangement - Each apartment has been formed into four rooms comprising two bedrooms/living rooms: one to the front and one to the rear; with a bathroom and bathroom area in the centre. The ground and first floor flats have a rear extension accommodating a kitchen area. All apartments are considered to be in fair condition and require a programme of modernisation to kitchen and bathroom services, decoration (internal/external).

Flat No	Condition	Timberwork of merit, to include window shutters, picture rails, dado rails, skirtings	Plasterwork of merit	Significant features and/or fittings	Windows of merit
Flat 1	Fair	Interesting timberwork and the only apartment with insitu and original window shutters to front ground floor sash windows.	Extensive plasterwork to coving	Original Fireplace	Original timber bay windows with timber sash windows
Flat 2	Fair	Timberwork including picture rails and skirting boards to both front and rear bedrooms	Ornate plasterwork to ceiling coves in front bedroom only	n/a	Original timber bay windows with timber sash windows
Flat 3	Fair	Picture rail to front and rear bedroom space only	None identified	Fireplace in front bedroom space	n/a
Flat 4	Fair	Dado rail identified in rear bedroom space only. Skirting boards plain.	Plaster coving to front bedroom space	n/a	Original timber window in east elevation of kitchen outrigger.
Flat 5	Fair	Picture rail to front room space and a small section in rear room space otherwise	n/a	n/a	Original window to front facing elevation

		apartment is plain			
Flat 6	Fair	Timber rails to front and rear bedroom spaces only.	n/a	N/a	n/a
Flat 7	Fair	Picture rails to front bedroom space. Rear bedroom space has picture rails, original high skirting and original door architraving all in good condition.	Front bedroom has ornate cove plaster work	n/a	Timber bay window to front elevation with original timber sash windows
Flat 8	Fair	High skirting boards to front bedroom space.	Flat 8 contains good quality ornate plasterwork to coving in Egg and dart style to front bedroom space. Rear bedroom space contains plaster work to ceiling appearance is plain.		
Flat 9	Fair	Picture rail and dado rail identified in front room space, NB Dado not original (modern copy) Dado rail identified in rear space.	Plaster coving to front bedroom space on all walls and in fair condition.	n/a	n/a
Flat 10	Fair	Timber paneling to lower front window in	Plaster coving to front	n/a	n/a

		good condition. Nothing identified in rear apartment space.	bedroom space only.		
Flat 11	Fair	Nothing noted	Nothing noted	n/a	n/a
Flat 12	Fair	Nothing noted	Nothing noted	n/a	n/a
Flat 13	Fair	Timberwork of note is limited to Dado rail in both front and rear bedroom spaces. Skirting is modern replacement. Door and architraving is modern replacement.	Front bedroom space has ornate plasterwork to ceiling coving	n/a	Original timber windows to front elevation.
Flat 14	Fair	Timberwork of note is limited to Dado rail in both front and rear bedroom spaces. Skirting is modern replacement. Door and architraving is modern replacement.	Front bedroom space has ornate plasterwork to ceiling coving	n/a	
Flat 15	Fair	Picture rail only in front bedroom space. Picture rail and skirting in rear bedroom space.	Plain plaster coving to front bedroom ceiling	n/a	n/a
Flat 16	Fair	Small amount of original timber picture rail to front bedroom space. Original timber door architraving surround to outrigger connecting door.	Plaster work coving to ceiling.	n/a	n/a
Flat 17	Fair	Nothing noted	Nothing noted	n/a	n/a
Flat 18	Fair	Nothing noted	Nothing noted	n/a	n/a
Flat 19	Fair	Timberwork identified	Front bedroom	n/a	Original window to front

		of any note is picture rail in front bedroom space only. No timberwork of merit identified in any other space	has plaster coving to ceiling's, plain in appearance		elevation
Flat 20	Fair/good	Timberwork identified includes original timber window shutters to Bay window with picture rails in front bedroom space. Only picture rail evident in rear bedroom space with modern replacement skirting board.	Ornate plasterwork to front bedroom space to two internal walls only. Similar quality plasterwork to rear bedroom space on all walls.	n/a	Original window to front elevation. And to side elevation.
Flat 21	Fair/good	No historic timberwork identified	Plain plaster work to coving on ceilings in front bedroom space	n/a	n/a
Flat 22	Good	Timber picture rail to rear facing bedroom space only	Good quality coving plasterwork throughout including, principal living room, bedrooms 1, 2 and kitchen area.		Original timber windows to all elevations.
Flat 23	Fair	Timber picture rail to rear room space only	n/a	n/a	n/a
Flat 24	Fair	Nothing noted	Nothing noted	n/a	n/a

Appendix C

Schedule of Works

Schedule of works specification	Details	Repair specification & intervention required	
Windows	Many original timber sash windows exist on all elevations and particularly on the front and sides. Prominent windows on the front elevation include, timber bay windows with sashes to ground floor to 4 over 4 and 6 over 6-sash windows to 1 st floor and simple 4 light top sash to the 2 nd floor. Many of the windows are overall in good condition albeit all windows suffer from a lack of maintenance and this has resulted in failed sash weights and cords, jammed or sticking windows, cracked or broken glass in places	1. Remove existing sashes from box frame 2. Carry out checks on weights□ 3. Clean the glass to professional standards□ 4. Refit sashes with new long-lasting nylon cords□ 5. Re-balance sash window in box frame□ 6. Plane meeting rails if necessary□ 7. Fit new parting and staff beads□ 8. Fit new 8.5mm brush pile draught excluders□ 9. Replace all old window furniture with new furniture (includes 'D' handles, sash lifts, catch, 2x dual position key-operated security locks)	Where sash Windows exist they should repaired as per the suggested specification. For other windows a common window type should be adopted constructed in timber and being of a vertical sliding sash design to match the extant original window glazing bar style. This could either be in the original Lamb's tongue profile to glazing bars or the later but still historic Ogee moulding style of the Victorian period. All external doors to the rear and outriggers elevations should be replaced with a simple timber paneled security door.
External Bay windows (Timber surrounds)	All 5 ground floor bay windows are constructed in timber and all are showing areas of decay		

	particularly to the cills, where evidence of rot is present. A programme of refurbishment is advised.		
Decorative Plaster work	Cornice Moldings are decorative plaster features used to fill the corners between walls and ceilings. The plaster is often in (pre 1930's) attached to a timber lath beneath the plaster. They are often damaged as a result of a house/building settling over a period of time. Cracks can be repaired with finish plaster or joint compound but missing pieces and/or sections of molding need to be recreated and formed in place and longer pieces made on a bench and fixed in place	1. All decorative plasterwork identified should be assessed against movement and deflection. 2. Areas identified as loose or cracked should be gently cleaned and prepared for adhesive (joint setting compound) agent added to stiffen the plasterwork. 3. Areas identified to be imminent of falling away can be shored up and re-attached to the timber lath. Support the plasterwork drills holes to a depth of the timber lath and fix with screws; fill holes using a jointing compound via a caulk gun. 4. Leave for 24 hours to set 5. Clean plasterwork and apply paint finish. Reinstatement works to missing plaster 1. This involves the use of a timber mold that is run along existing plaster to	

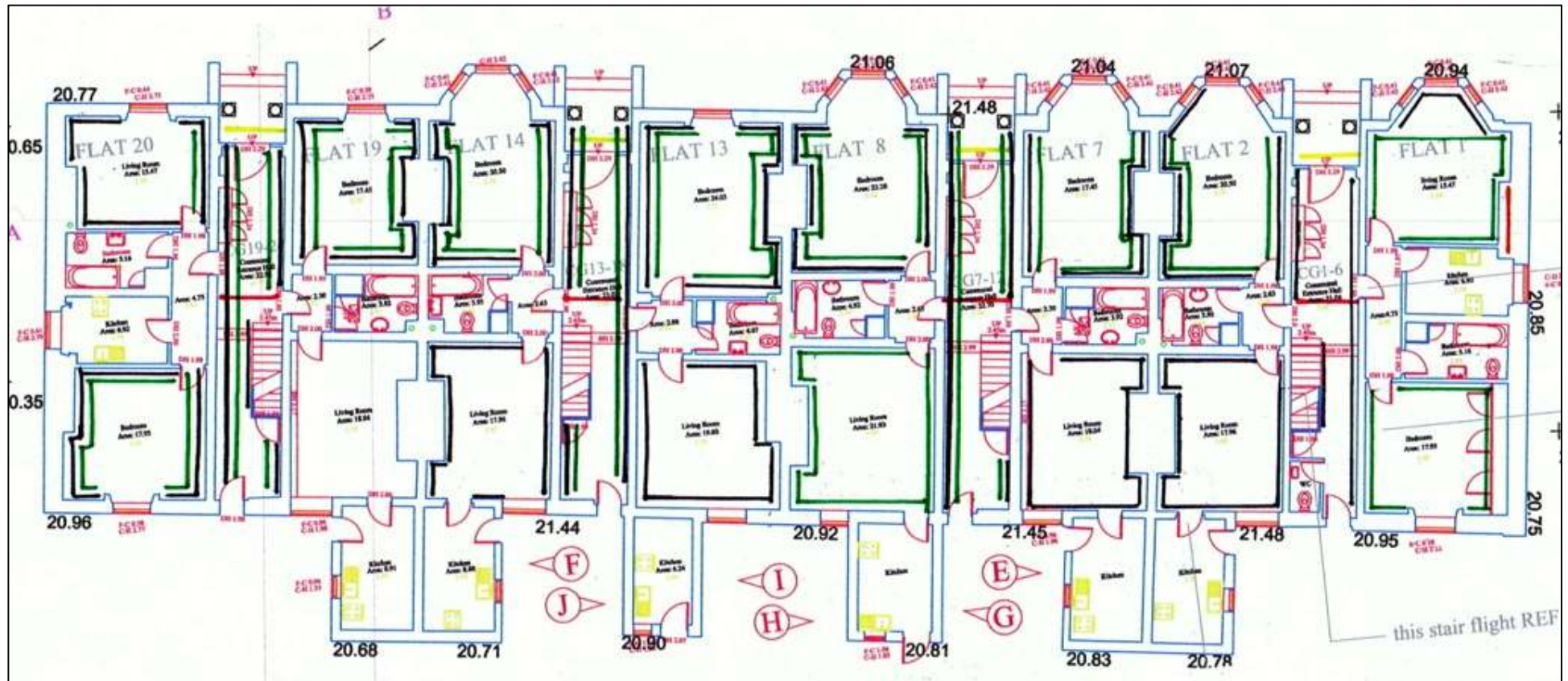
		achieve the correct definition and detail is then cut with by hand (professional historic plaster craftsmen are required at this stage).	
Internal Timberwork , to include skirting boards, dado rails, picture rails, window shutters and doors.	Many of the flats have a number of identified heritage features much of which is decorative timberwork comprising of either or a mix of ornate high skirting boards, Dado rails at waist height and Picture Rails. There are a limited number of good examples and original internal timber shutters to windows. Generally the condition from visual inspection appears to be fair to good. Some areas of timberwork are not present or been removed and ideally a programme of reinstatement should be implemented.	Much of the identified internal timberwork appears to be in good order and little repair or conservation is required. However, where areas are missing as identified on the plans, it may be advisable to introduce new timberwork, which can be reproduced to the same moulding of the original. All timberwork requires remedial treatment and redecoration.	
Common areas	Within the stairwells and the common/shared areas heritage features of merit identified a number of significant plaster wall cornices, decorative plaster coving (egg & dart style), fanlight glazing, original doors and original staircases	• All of the identified plasterwork should be checked, assessed and repairs made where necessary according to the specification • Original timber front doors are overall in fair condition, but would benefit from common ironmongery to all.	

		• Fanlight glazing above the main entrances are original and in good condition and require only a clean and repaint (re-putty to glazing bars where necessary). • Identified timberwork to include picture rails, skirting boards etc. should ideally be rubbed down sanded and repainted as required. • The original staircases exist (spindles boxed in); these should be exposed and refurbished. 3rd floor staircases are more commonplace in appearance with turned newel posts and again should be cleaned and refurbished where required. • Expose staircases, rub down all paintwork where practical and reapply colour/paint of choice.	
Fireplaces	Only two original fireplaces were noted to exist in flats No 1 and 3. The fireplaces are large openings with marble insets and painted over mantles. No grates or guards were identified and chimneys were blocked up	Fireplaces form a ventilation duct to a room and if not in use should ideally be fitted with an air vent to which should remain unblocked and ideally be accessible for future cleaning.	

External Elements			
External Render/Stucco finish	Stucco is a type of renders which is applied internally or externally. The external render to Whitworth mansions on front and side elevations is Stucco and its composition appears to be of a strong lime and sand based. Overall the stucco appears to be in good condition with the exception of patches which have failed. These areas are primarily on the plinths to the ground floor on the front and side elevations and programme of patch repairs should ideally be carried out.	• Patch repair with suitable mix of undercoat coat followed by final coat. • (NB Most of the areas surveyed will require patch top coat) • 2 parts hydraulic lime and 5 parts sharp sand (undercoat) 1 part hydraulic lime and 3 parts fine sharp sand (top coat)	
Roof covering & Eaves	From a ground floor visual inspection the roof covering currently welsh slate appears to be overall in good condition. However, it was noted small areas of deflection and we recommend that a roof survey be carried out to determine the long-term durability of the current roof. The existing eaves and verges are of a simple timber boarding which is showing areas of failure. A programme of renewal should be undertaken.		
Downpipes and water goods	Existing downpipes are mainly plastic in nature with the small amount of original cast iron. A programme of replacement should be carried out to both rationalize the number of	Whilst cast iron (new or reclaimed) is preferable. 'Off the shelf' Aluminum rainwater goods are normally acceptable conservation replacements and will give a lasting lifespan and a	

	downpipes incorporating joint rain hoppers	traditional feel.	
Paint and external finish External elevation are currently painted in white and black paint	Existing is paint is oil based	Where necessary re-paint with lime based external paint in a colour to suit. We suggest reinstatement of the original ivory colour scheme.	
Brickwork	Whitworth Mansions are a brick built Georgian building. Its brick construction is clearly evident on its rear elevation. Bricks comprise of a mix of hand made and modern pressed bricks.	Brick to the rear of the buildings appears to be overall in good condition. However where repointing is required a lime- based mortar should be used 1 part hydraulic lime to 3 parts sand.	
General services	Telephone wires, cables and satellite dishes are located in inappropriate places, which in many ways spoils the overall character of the buildings, yet are requirements for everyday life. Investigate a common/shared satellite dish. Telephone wires should be discreetly cabled room by room.		
Boundary walls	Brick built boundary walls to front and side boundaries. Walls appear to be in fair condition with small amounts of brick spalling.	Monitor walls condition and repair where necessary. Consider reinstatement of historically appropriate railings to front and sides for added security.	

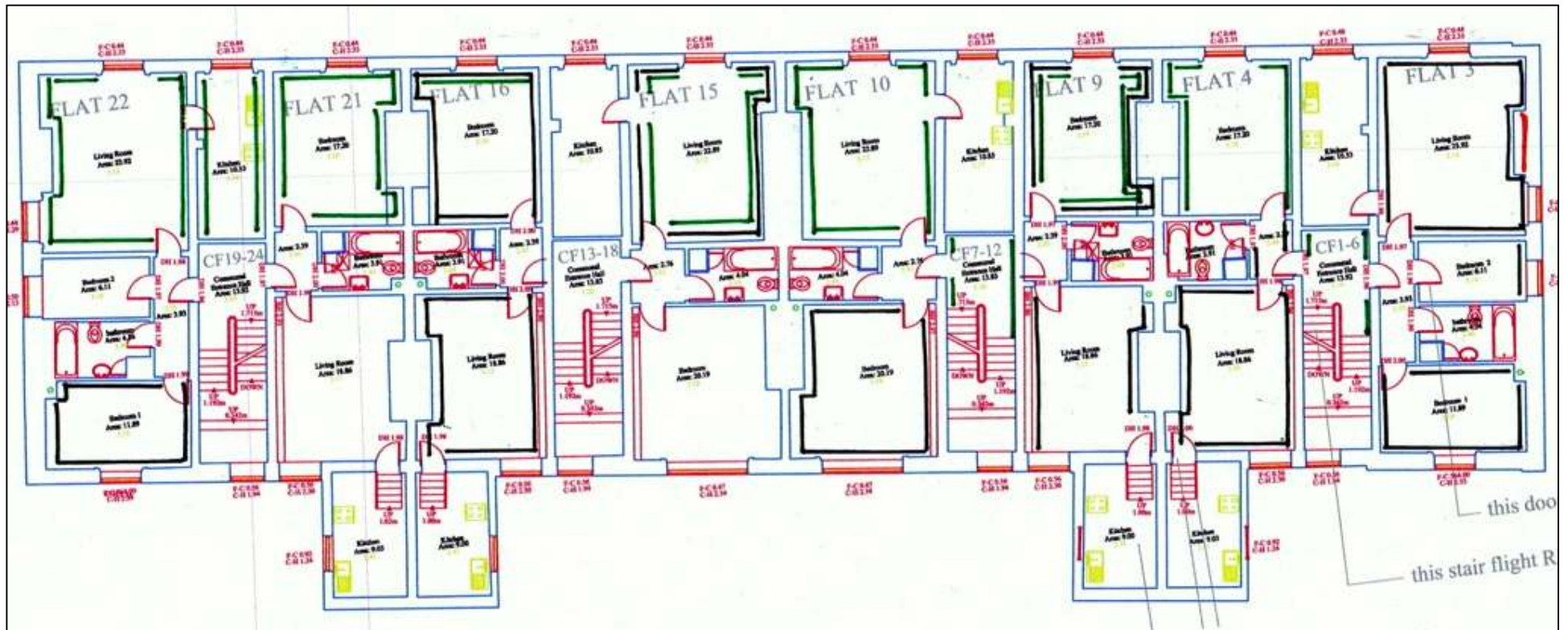
Plan at Ground floor highlighting elements of architectural/historic merit



Ornate Plaster work
 Cornices
 Timberwork to include Picture rails, dado rails, Window shutters paneling
 Fireplaces
 Glazing of merit



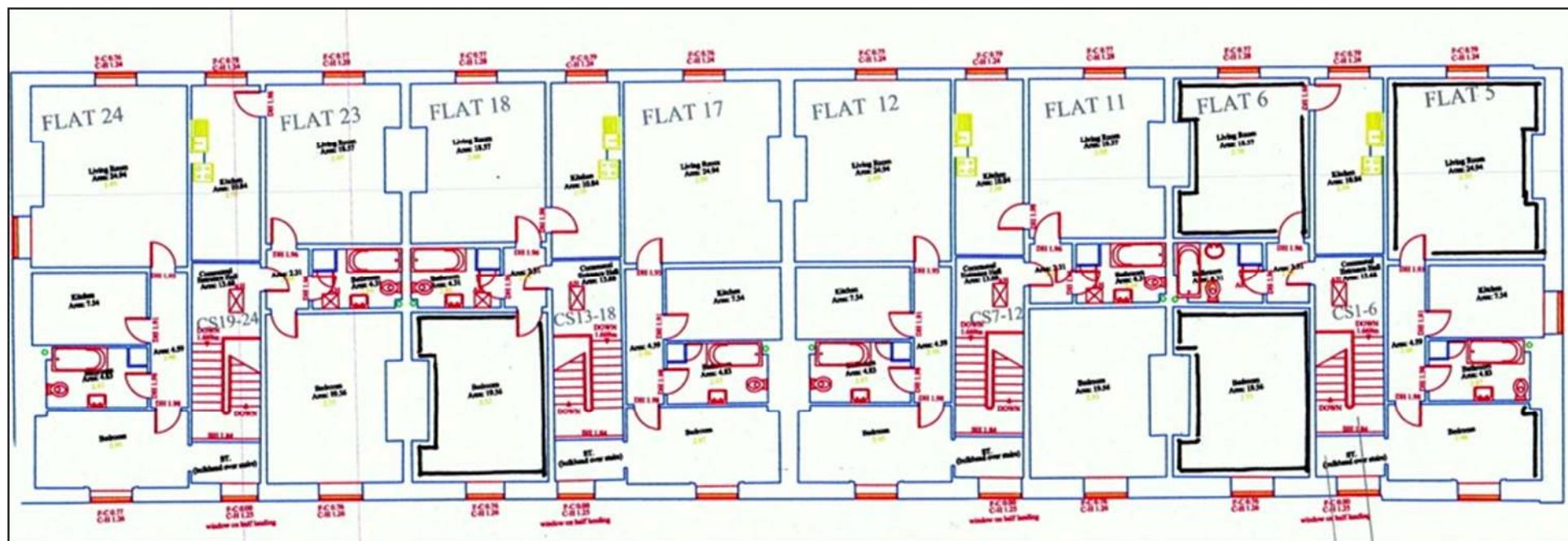
Plan at 1st floor highlighting elements of architectural/historic merit



Ornate Plasterwork
 Cornices
 Timberwork to include Picture rails, dado rails, Window shutters paneling
 Fireplaces
 Glazing of merit



Plan at 2nd floor highlighting elements of architectural/historic merit



Ornate Plasterwork

Cornices

Timberwork to include Picture rails, dado rails, Window shutters paneling

Fireplaces

Glazing of merit



External Elements.

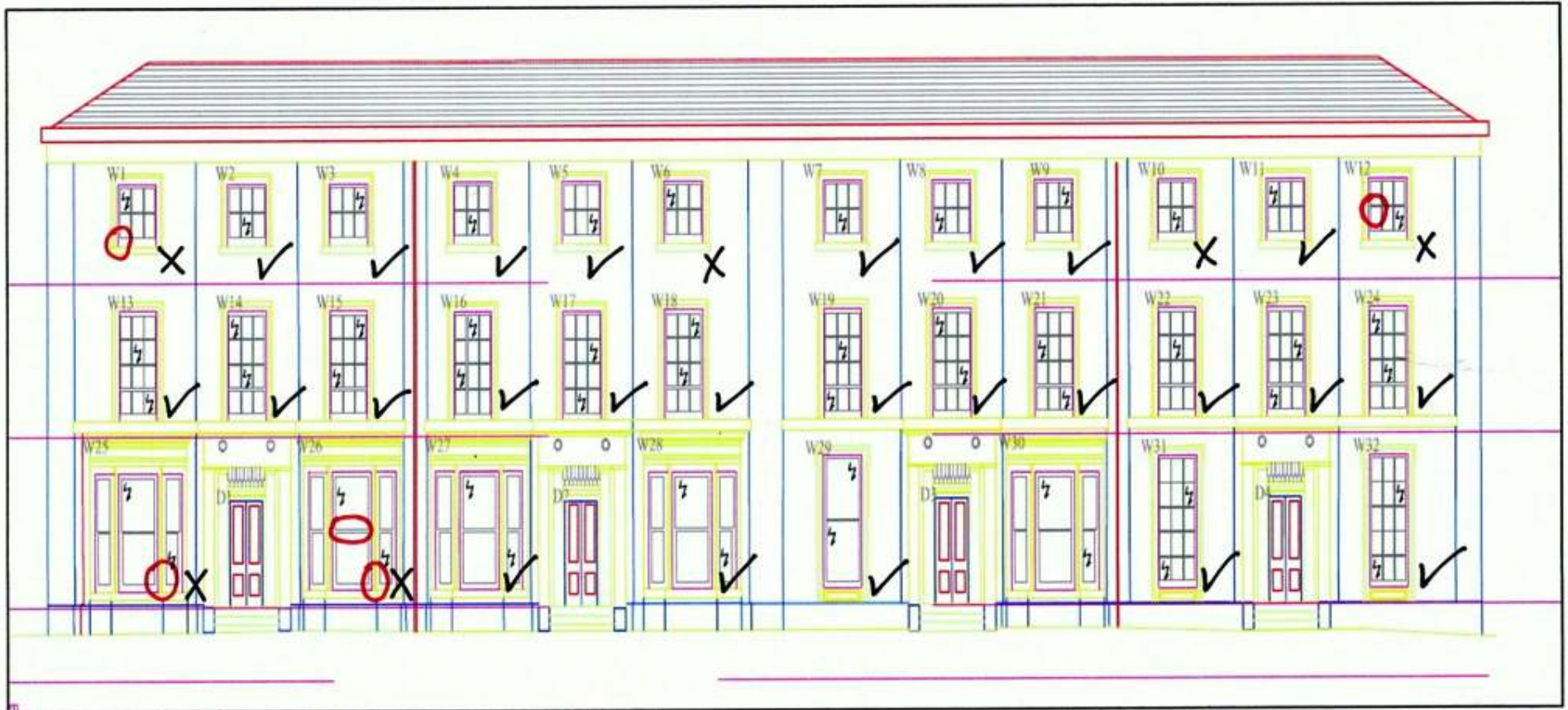
The annotated plans below highlight the original or early windows and more recent inappropriate windows.

The positive windows contribute to the overall character and a comprehensive programme of repair (in part) should be commissioned. This should involve the rubbing down of all woodwork, re-priming and paint of choice to finish. In addition to repair as specified above a programme of internal (secondary) double-glazing should be implemented to improve thermal performance of the windows.

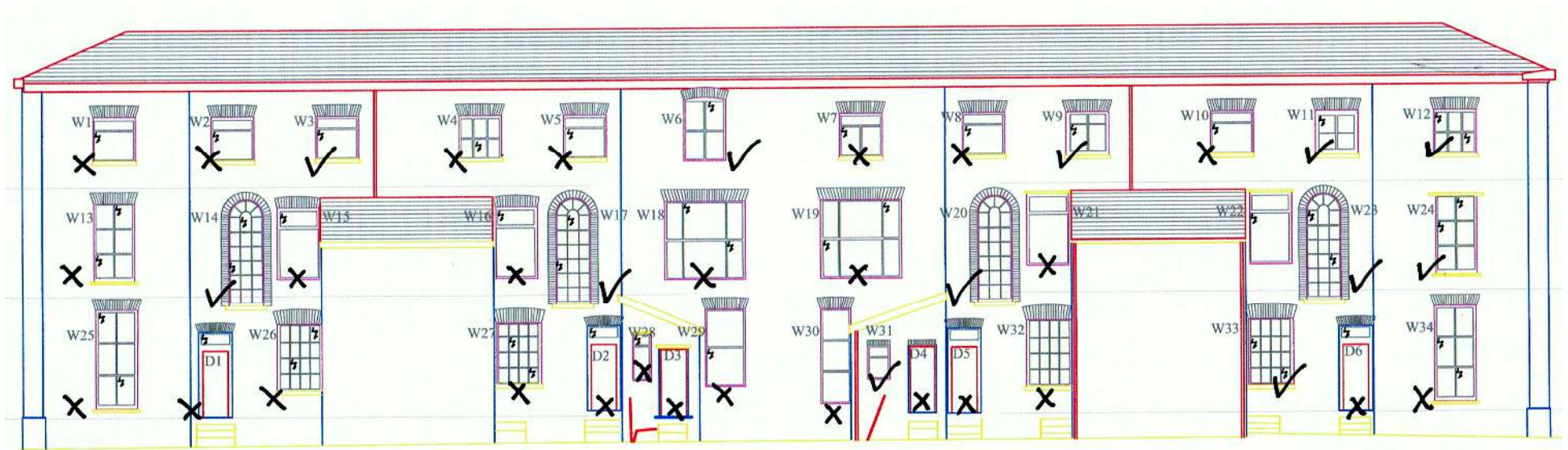
Areas highlighted in red are areas for repair and these include rot to window mullions and cills.

Where windows and doors are considered to be negative or inappropriate a programme of replacement should take place comprising of replacement timber sash windows and timber casements. Doors should be timber-paneled doors.

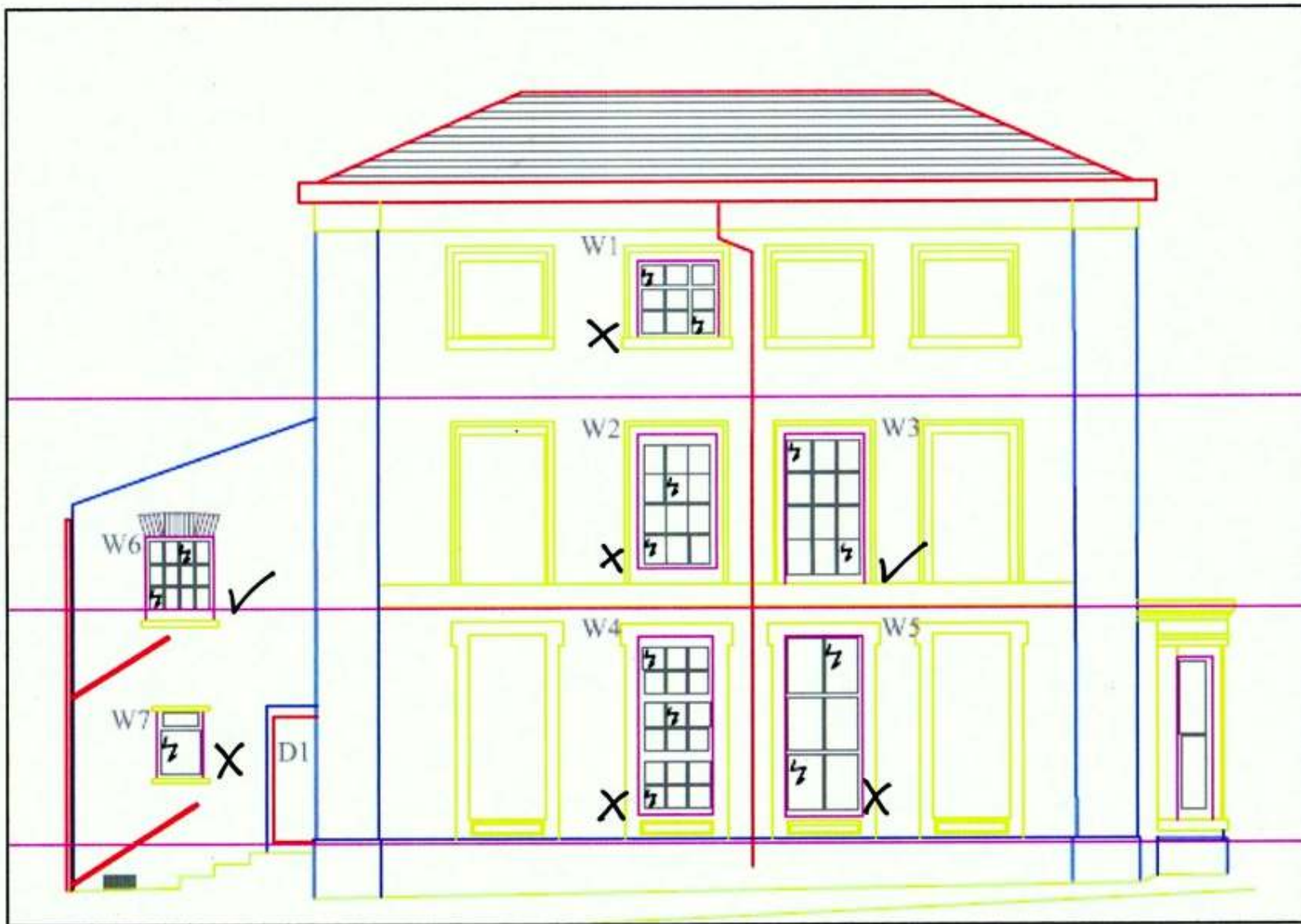
Elevation Plan (front) of Positive and negative windows & doors.



Annotated (rear) elevation plan identifying positive and negative windows & doors.



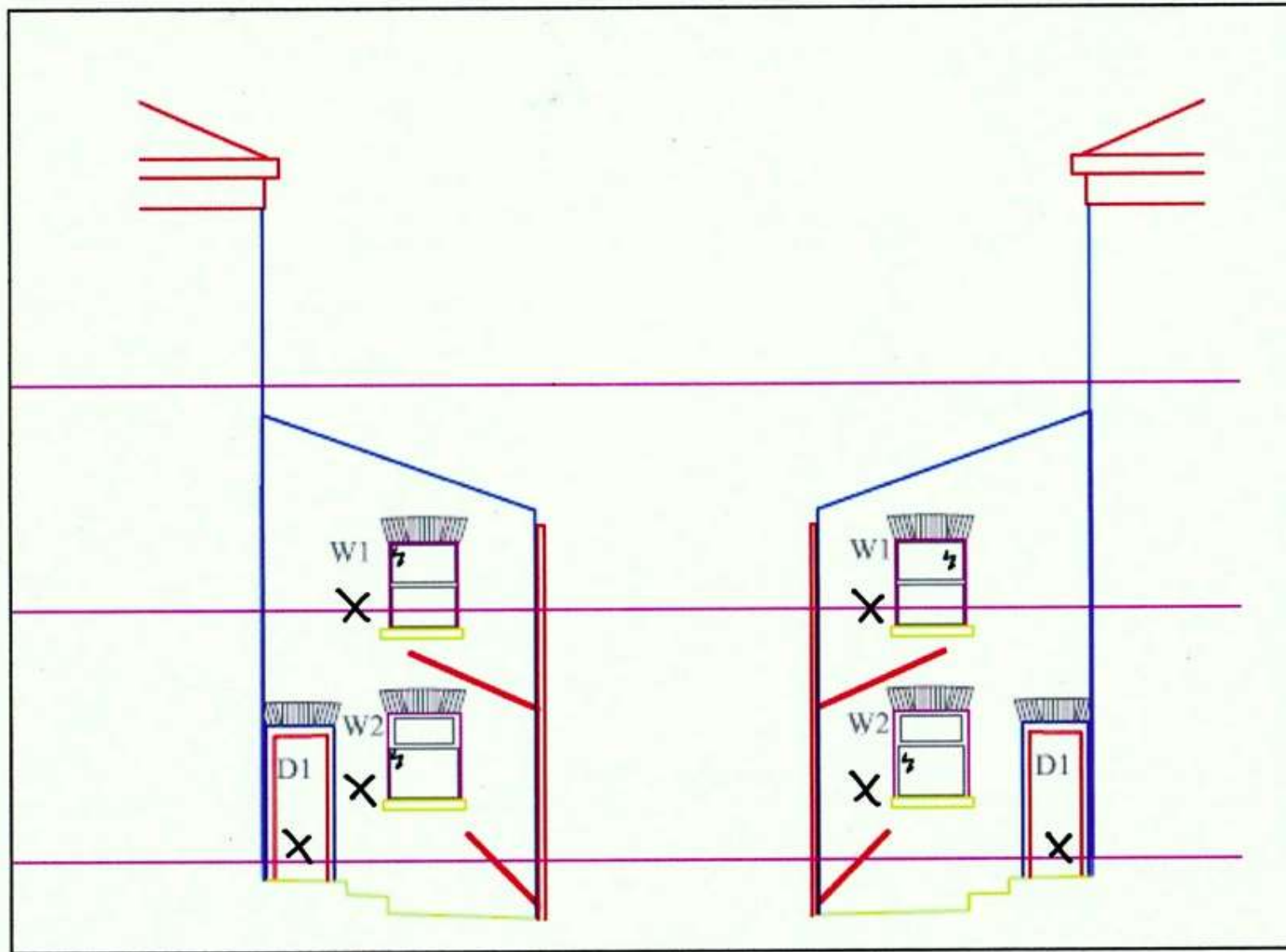
Annotated (side) elevation plan identifying positive and negative windows & doors.



Annotated (side) elevation plan identifying positive and negative windows & doors.



Annotated (rear) elevation plan identifying positive and negative windows & doors.



Timber Panneling – Window Shutters



Identified Fireplaces

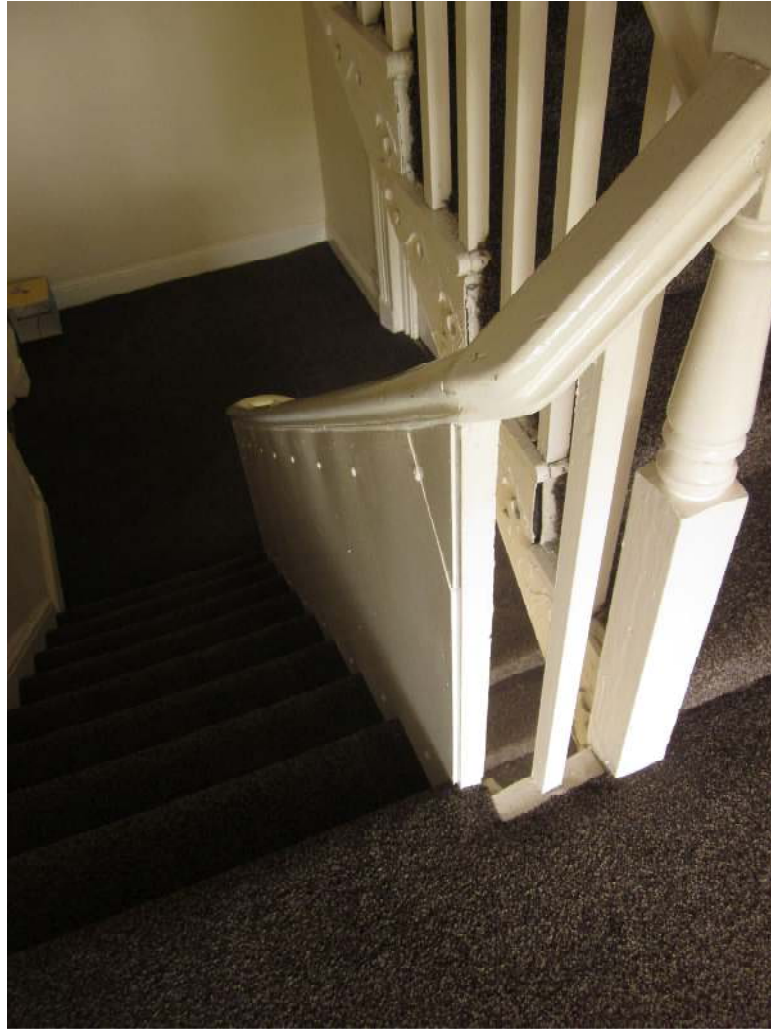


Plaster Cornices & Timber skirting board



Intact heritage features common to all vestibules





The original banisters revealed beneath chip board covering Upper floors are less ornate

Timber Bay window with Sash window showing signs of rot.



Original Timber Sash Windows to front elevation



Original Vestibule Fanlight Glazing



External View of Boundary walls



Original existing 12-pane top sash window



inappropriate windows to rear elevation





Slender Lambs tongue glazing bar profile



Late Victorian Thicker Ogee profile



Chunky modern glazing bars