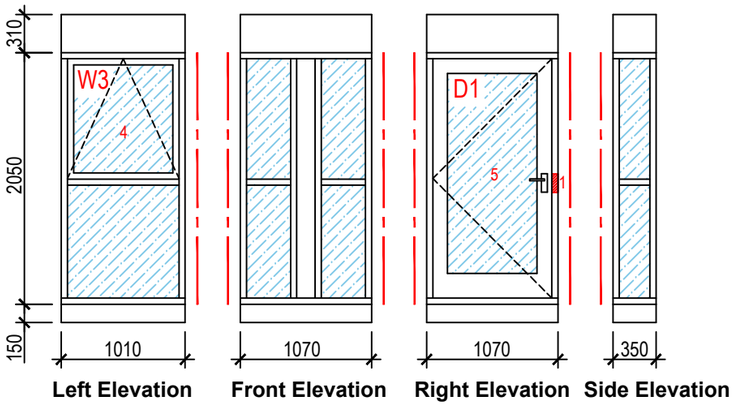
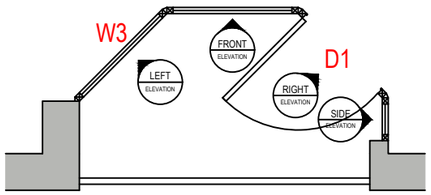
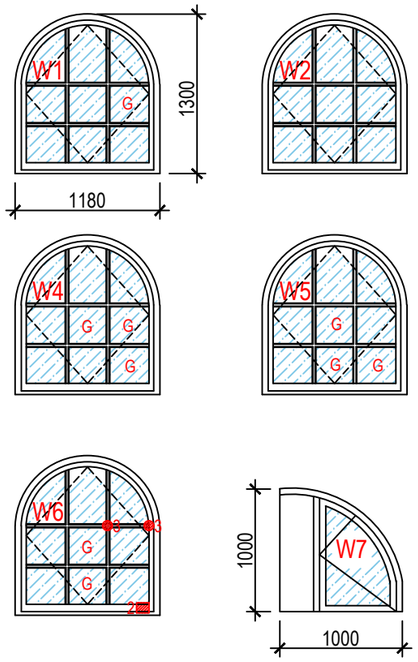




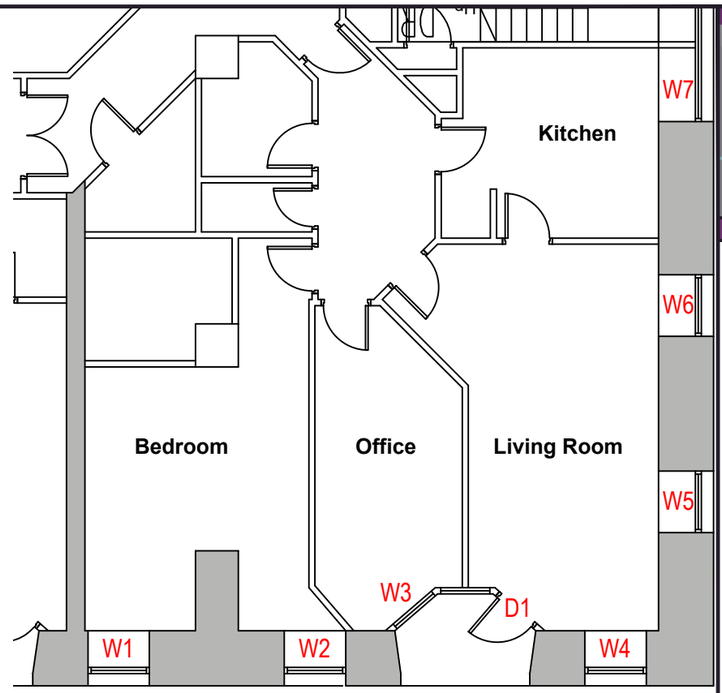
Apartment 406 - Balcony Layout and Elevations

Scale 1:50 @ A3



Apartment 406 - Window Elevations

Scale 1:50 @ A3



Apartment 406 - Apartment Plan

Scale 1:100 @ A3

Tilt and turn windows

Location	Comments	E&A	Timber repairs	Window Fastener	Window stay	Pivot Hinge	External sealant	Draught strips	Beading	Glazing
Bedroom W1	Window restrictor is broken - allow for repair / replacement. There is 1Nr cracked pane. Retrospectively installed seals have failed. Polysulphide mastic to be replaced.	✗	✗	✓ 2Nr	✗	✓ 2Nr	✓	✓ 2.8m	✗	✓ 1Nr
Bedroom W2	Window casement in good working order. Retrospectively installed seals have failed. Polysulphide mastic to be replaced.	✗	✗	✓ 2Nr	✗	✓ 2Nr	✓	✓ 2.8m	✗	✗
Living Room W4	The window is slightly binding on the frame - ease and adjust. There are 3Nr blown panes. Polysulphide mastic to be replaced.	✓	✗	✓ 2Nr	✗	✓ 2Nr	✓	✓ 2.8m	✗	✓ 3Nr
Living Room W5	Window restrictor is broken - allow for repair / replacement. There are 3Nr blown panes. Polysulphide mastic to be replaced.	✗	✗	✓ 2Nr	✗	✓ 2Nr	✓	✓ 2.8m	✗	✓ 3Nr
Living Room W6	There are 2Nr blown panes of glass. The window restrictor is broken - allow for repair / replacement. Polysulphide mastic to be replaced.	✗	✓	✓ 2Nr	✗	✓ 2Nr	✓	✓ 2.8m	✗	✓ 2Nr

Side hung opening windows

Location	Comments	E&A	Timber repairs	Window Fastener	Window stay	Window Hinges	External perimeter sealant	Draught strips - windows	Internal perimeter sealant	Glazing
Kitchen W7	Kitchen window out of reach. Assumed to require E&A, new seals and mastic.	✓	✗	✗	✓	✓ 2Nr	✓	✓	✓	✗

Door and window side screens

Location	Comments	E&A	Timber repairs	Window Fastener	Window stay	Window Hinges	Door Hinges	Door handles + Lock	Shoot bolts	External perimeter sealant	Draught strips - doors	Draught strips - windows	Internal perimeter sealant	Sealant to vertical joints	Beading	Glazing
Bedroom W3	The window has warped and does not properly fit in the frame - allow for replacement.	✗	✓ New casement	✗	✓	✓ 2Nr	✗	✗	✗	✓	✗	✓	✓	✓ 10m.lin	✓	✓
Living Room D1	The door is warped and binding on the frame - replace door. Carry out 150mm splice repair to frame where it has been notched out. Replace ironmongery.	✗	✓ New door	✗	✗	✗	✓ 3Nr	✓	✗	✓	✓	✗	✓	✗	✓	✓

ANSTEY HORNE
EST. 1795
Chartered Surveyors

Rights of Light/ Daylight & Sunlight	Fire Consultancy
Party Walls & Neighbourly Matters	Project & Cost Management
Building Consultancy	Building Safety

GENERAL NOTES:

1 - 150mm splice repair to door frame.
2 - 100mm splice repair to window casement.
3 - Timber resin repair to window beading.
4 - New casement.
5 - New door.
G - Replace glazing.

Rake out and re-seal vertical joints

REV	DESCRIPTION	DATE
01	Tender issue	02/07/25
00	First draft for review	13/05/25

PROJECT INFORMATION

© Copyright Anstey Horne & Co. Ltd
This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved.
This drawing should not be reproduced without permission.
Do not scale from drawing - all dimensions to be verified on site.

CLIENT: Peel L&P (Ports No 3) Limited

PROJECT TITLE: Middle Warehouse, Castle Quay, Manchester Windows, Doors, and Terraces Repair and Maintenance Scheme

DRAWING TITLE: Apartment 406 Layout, Elevations and Schedule

LEAD: / UPDATED:	DATE:	SCALE:	
DJR / RCN	02/07/2025	As Shown	A3

DRAWING No:	REVISION:
BSC03236 - 406	01

Tender