Ryder

Royal Buildings Manchester
Criterion Capital
Section 73 Design Statement

Ryder Architecture Limited
Newcastle
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Liverpool
Manchester
Bristol
Hong Kong
Vancouver

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Checked by
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This document has been designed to be viewed / printed A3 double sided.

Introduction

Criterion Capital has instructed Ryder Architecture to write this report in support of a Section 73 amendment application for Royal Buildings, 2 Mosley Street, Manchester, M2 3AN.

The proposal would amend a consented scheme (137450/FO/2023) to convert the building from office to hotel use and would involve the reorganisation of the consented internal layout to create an additional three rooms (190 total), without changing the massing or external appearance of the building.

As per the consented scheme, the hotel will be operated by Criterion under their Zedwell brand. Further information on Zedwell is provided in the next section of this report.

The delivery of additional visitor accommodation would help support Manchester's hospitality industry, deliver jobs, while improving the appearance of the building and character and use of the general area.



Zedwell

Zedwell Hotel/Criterion overview

Zedwell was conceived to provide sustainable and well designed accommodation in great locations that provides a great night's sleep with focus on wellbeing.

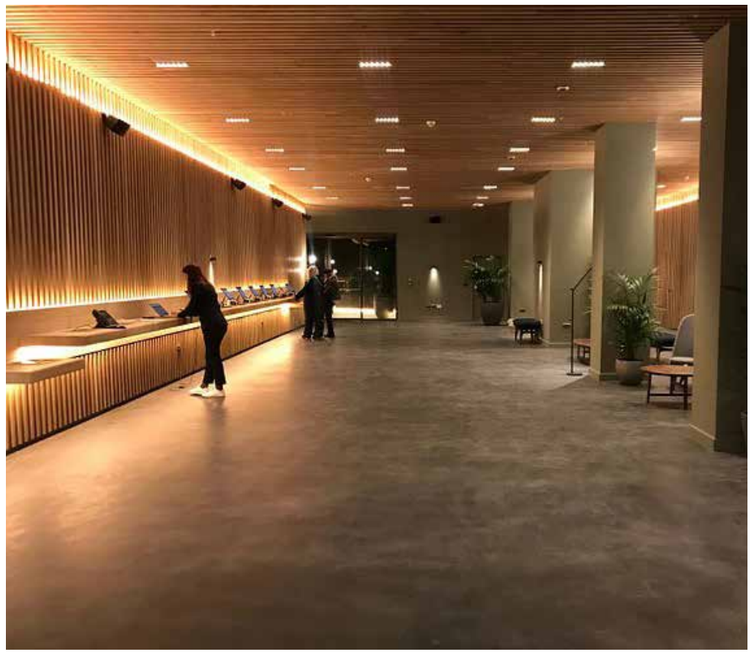
Zedwell hotels are dedicated to looking after the planet, plus the sleep and wellbeing of our guests. From its air purifying filters to its spacious lobby and public areas, every detail is designed using natural and recycled materials to help you relax and unwind.

To minimise outside disruption and emphasise the focus on sleep, cocoons are designed without windows or traditional hotel amenities such as TVs.

What sets Zedwell apart is our focus on doing the basics well, allowing us to offer affordable and comfortable options in popular high footfall areas.

The first Zedwell opened in 2020 in Piccadilly Circus, London and since opening it has pioneered a new hotel typology, striking a chord with travellers who prioritise location along with a good night's sleep.





Currently operational Zedwell hotels:

zedwell Piccadilly
721 rooms



zedwell Tottenham Court Road
205 rooms



zedwell Greenwich
123 rooms



CRITERION CAPITAL
REPOSITIONING OBSOLETE BUILDINGS INTO PLACES TO LIVE AND STAY



- Criterion Capital is a real estate owner and operator with a track record of outperformance, consistently delivering average IRRs of 20%+.
- Our well-resourced, vertically integrated platform controls every part of the journey using in-house acquisition, design, cost control, construction and operating teams.
- We have an entrepreneurial culture focused on being transparent and building partnerships with investors.
- We optimise value by taking a hands-on approach to maximise returns and mitigate risk.
- To take advantage of market dislocation we are looking for a Partnership to create a Global Real Estate Fund Management Business to grow our AUM.

8,500+
Current & Pipeline Hotel Rooms

4,000+
Current & Pipeline Apartments

1000+
Team

£6bn+ ($9bn+)
Deployed across 60 properties once committed pipeline is delivered

HOTELS



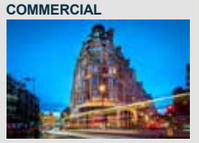
24 hotels with 8,500+ rooms, including pipeline. Current portfolio includes 11 hotels with 2,385 rooms operated by Criterion.

RESIDENTIAL



22 sites with 4,500 apartments (incl pipelione) in UK and Portugal. Current portfolio includes 1,511 apartments operated by Criterion

COMMERCIAL



30 London buildings including:
- Piccadilly Circus Estate
- Leicester Square Estate
- Knightsbridge Green Estate

Zedwell Hotel

Cocoons are our pioneering hotel room concept that is a pillar of the brand's identity.

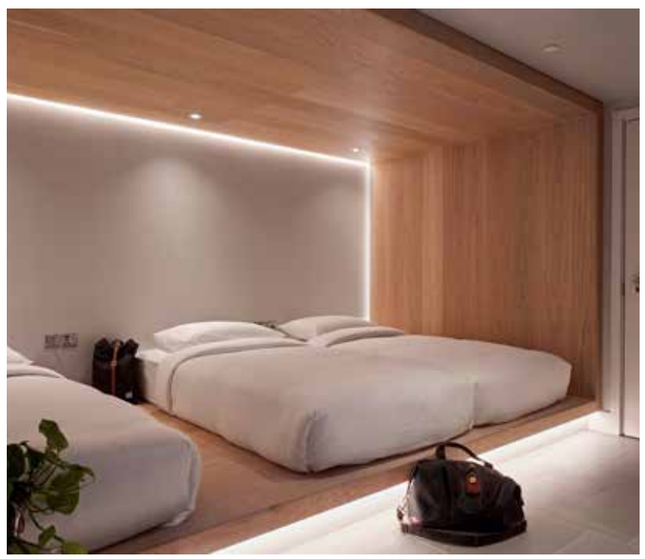
The cocoons are timber enclosure featuring high quality materials. Hypnos mattresses and carefully considered lighting and temperature controls.

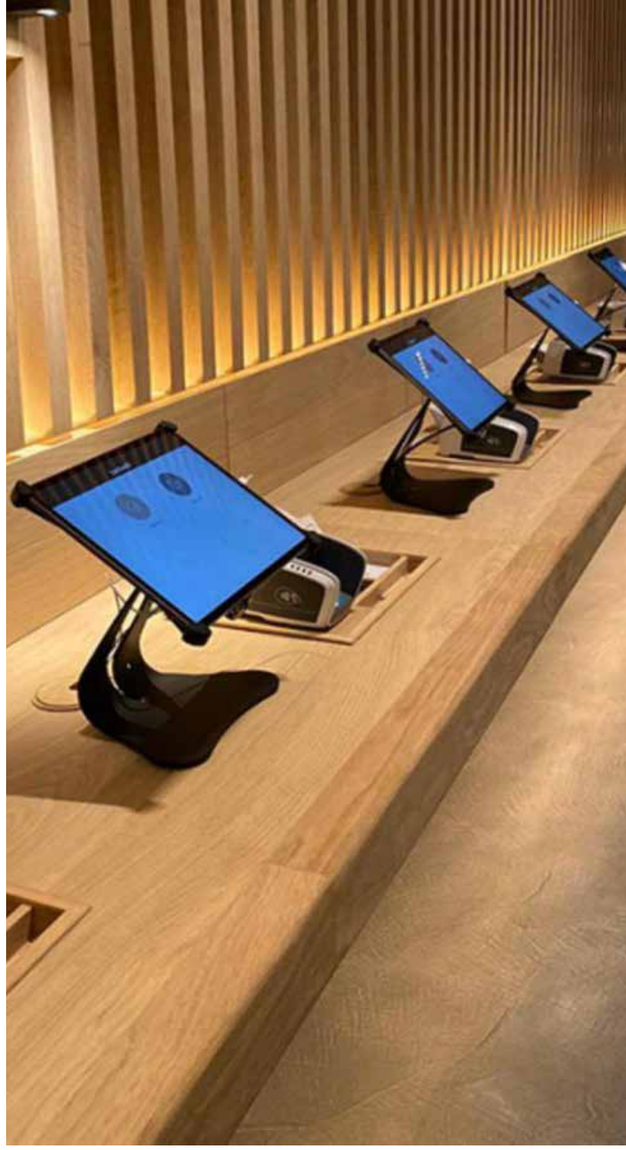
1 The cocoons come in different forms/sizes to provide anything from single bedroom to rooms capable of accommodating families.
2 The rooms are designed without distraction such as TV's and telephones.
3 Class leading sound insulation to ensure that guests get an uninterrupted night's sleep.
4 High foot fall, city centre, iconic locations.
5 Innovative self check in and checkout technology.
6 The rooms are cocoons encased in timber, featuring high quality Hypnos mattresses and carefully considered lighting temperature controls.
7 Next gen keyless entry system with a 24 hour manned reception.
8 AI led guest communication.
9 Sustainable and recyclable material palette.
10 Soundproof, windowless design ensuring maximum energy efficiency.

















Approved scheme

Level 00
Approved scheme

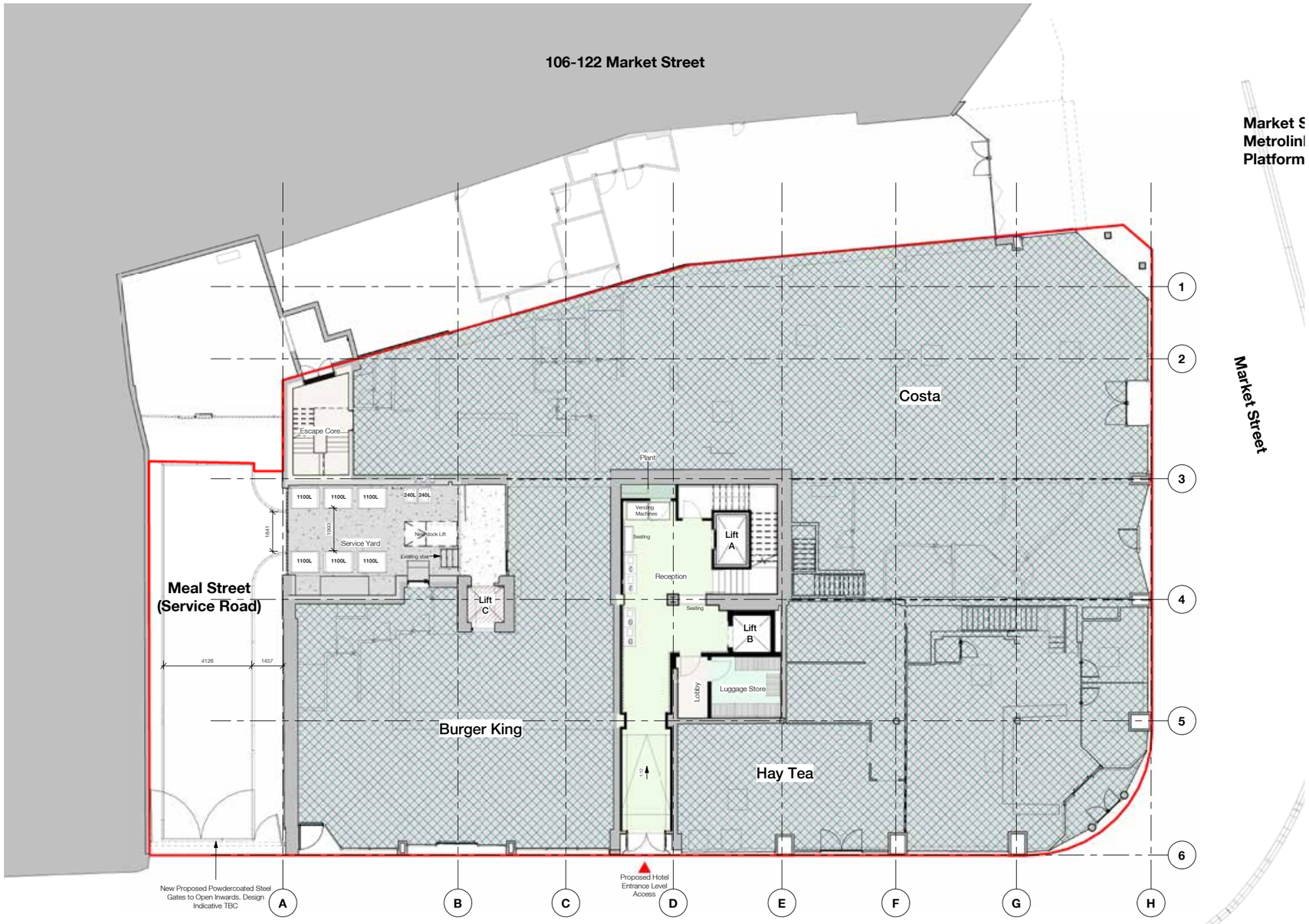


- BOH Lift
- Staircore
- Concierge
- Lift
- Tennant 01
- Tennant 02
- Tennant 03
- Tennant 04

Approved scheme - Level 00

S73 revised scheme

- Standard Cocoon
- Bunk Cocoon
- Suites
- Group Room
- Treehouse Room
- Single Cocoon
- Circulation
- MEP
- BOH
- FOH
- Tenant Space
- Hotel Demise Boundary

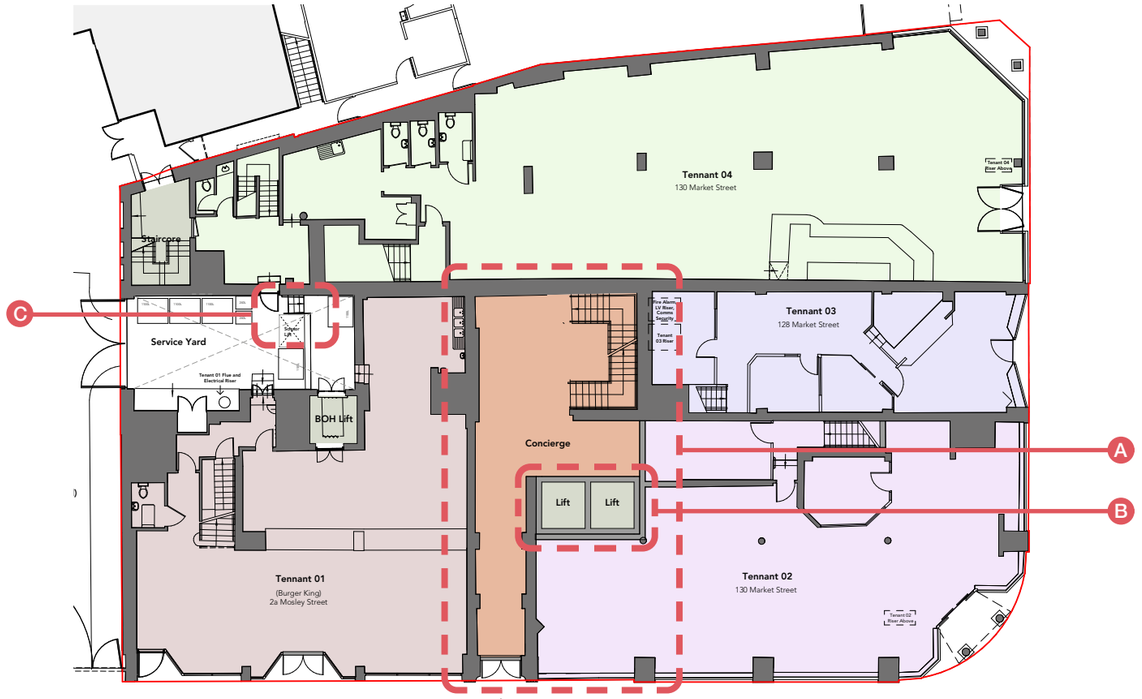


S73 revised scheme - Level 00

Side by side comparison

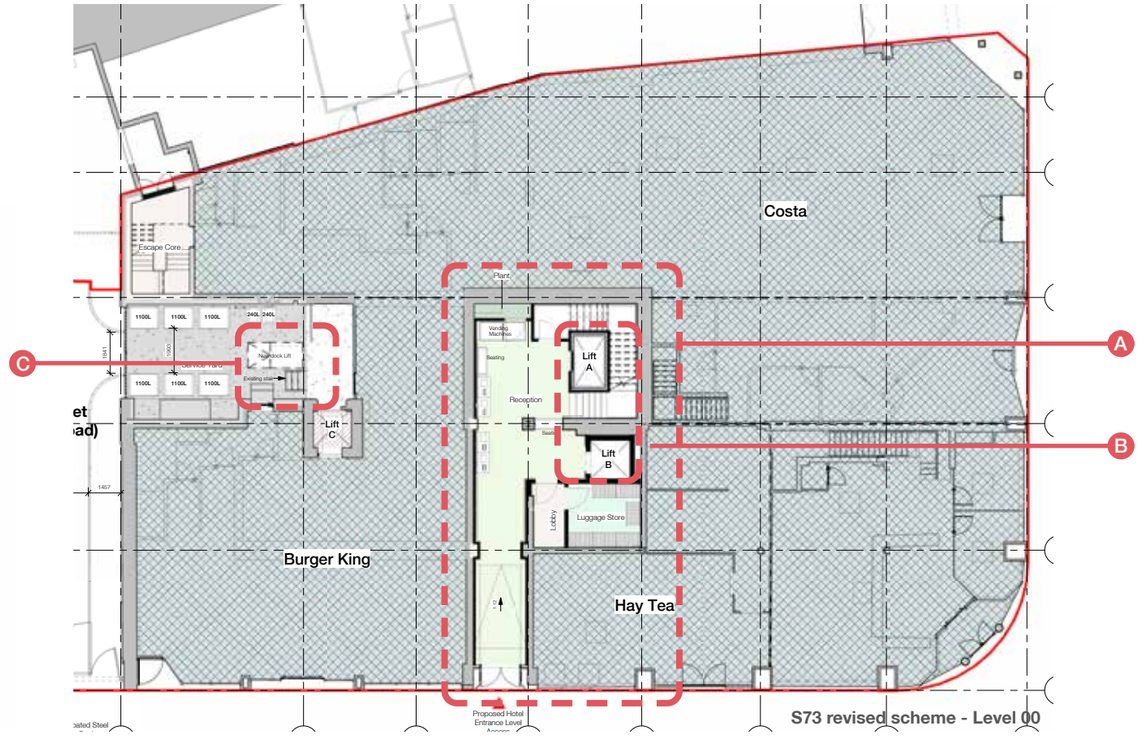
- **A** Reception layout update.
- **B** Circulation update. Existing lift A retained and new lift B
- **C** Layout update to service yard. Repositioned access service stair and introduction of platform lift for Eurobins and service movements to BOH Lift C

BOH Lift
Staircore
Concierge
Lift
Tennant 01
Tennant 02
Tennant 03
Tennant 04



Approved scheme - Level 00

Standard Cocoon
Bunk Cocoon
Suites
Group Room
Treehouse Room
Single Cocoon
Circulation
MEP
BOH
FOH
Tenant Space
Hotel Demise Boundary



S73 revised scheme - Level 00

Typical floor plan
Approved scheme

Level	Total Room Numbers	Standard Rooms	Family Rooms	Accessible Rooms
Ground	0	0	0	0
First	36	34	0	2
Second	51	47	2	2
Third	51	47	1	3
Fourth	47	43	1	3
Total	187	171	4	10

A 187 rooms, three room types.



Approved scheme - Level 03

S73 revised scheme

Level	Total room rumbers	Standard Cocoon	Bunk Cacoon	Group Room	Suite	Tree House	Accessible Rooms
Ground	0	0	0	0	0	0	0
First	38	0	35		3	0	3
Second	54	51	0	1	2	0	2
Third	50	47	0	1	2	0	2
Fourth	48	33	6	2	2	5	3
Total	**190**	**131**	**41**	**4**	**9**	**5**	**10**

A The proposed amendments comprise revised bedroom layouts across all accommodation floors, resulting in a total of 190 guest rooms.

Secondary windows have been introduced to bedrooms where achievable within the proposed floor plans.

Two new room typologies, known as Bunk Cocoon Rooms and Tree House Rooms, have been incorporated into the scheme.

The previously approved Standard Rooms, Family Rooms and Accessible Rooms have been reclassified as Standard Cocoon Rooms, Group Rooms and Suites respectively, with no substantive change to their approved accommodation use.

No infill development is proposed within the lightwell facing Meal Street, and no extension is proposed above the north-west pitched roof area.



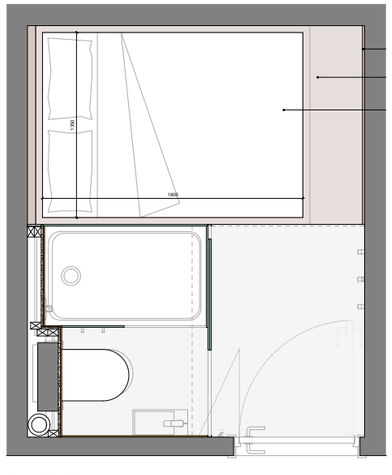
S73 revised scheme - Level 03

Typical room plans
Approved scheme

The approved scheme had three room types proposed:

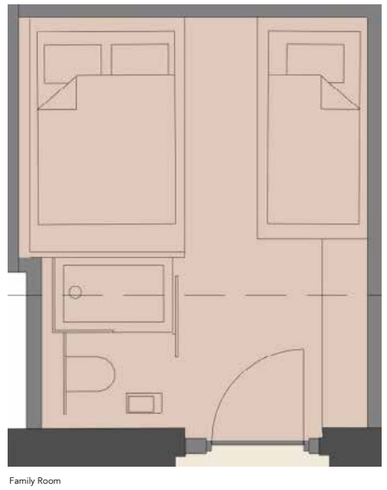
- Standard rooms
- Family rooms
- Accessible rooms of which there were 3 types of accessible bedroom layouts in the approved scheme. Types 1 and 2 also had a hoist variation.

These variations responded to differing room orientations and the constraints imposed by the existing building fabric, whilst maintaining compliance with accessibility requirements, as illustrated in the images below.



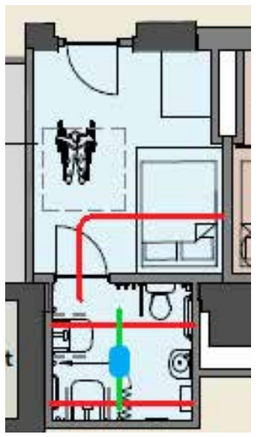
Standard Room Type

The plan above is Zedwells Standard Room as per their branding document .

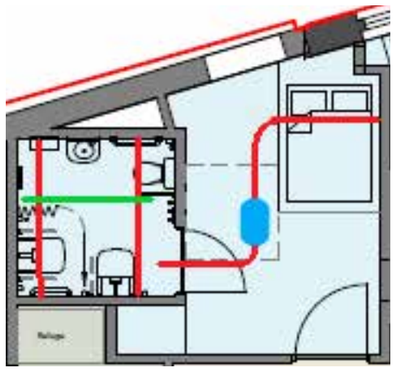


Family Room

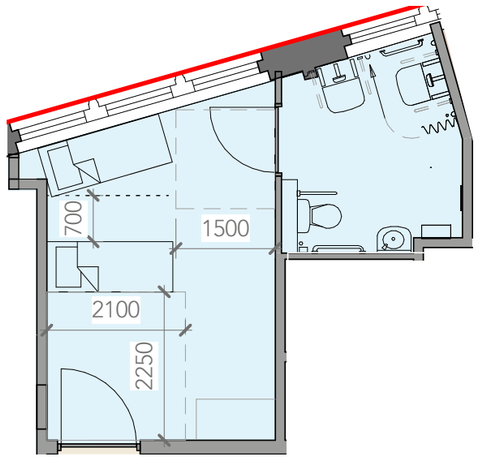
* Detailed Design of the Family Rooms have not been conducted due to their unique nature within the building.



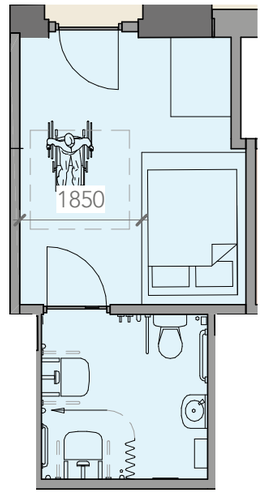
Accessible Room Type 02 - Hoist Plan



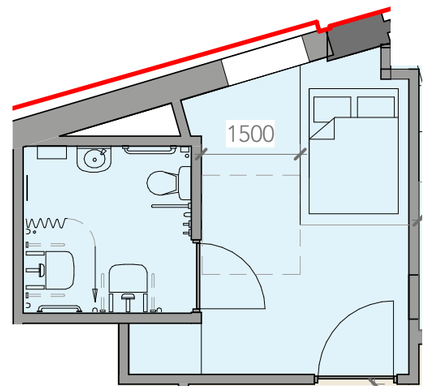
Accessible Room Type 01- Hoist Plan



Accessible Room Type 03



Accessible Room Type 02



Accessible Room Type 01

Approved scheme - Extract from DAS room design

S73 revised scheme

The revised scheme has five room types proposed.

Two new room types have been introduced into the scheme called Bunk Cocoons and Tree House rooms

The approved scheme Standard room, Family room and accessible rooms have been re-badged as Standard Cocoon and Group Rooms and Suites.

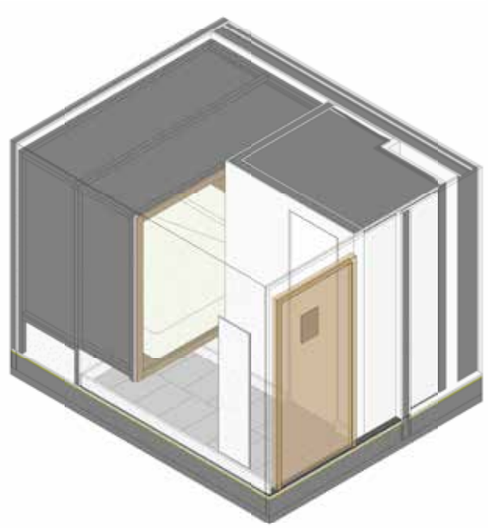
Standard Cocoon
Primary Zedwell room type featuring a double mattress within an oak cocoon enclosure, with integrated luggage storage below. Includes a standard shower/WC pod accessed via a sliding pocket door.

Bunk Cocoon
Two tier single mattress configuration within an oak cocoon enclosure, with luggage storage below. The upper bunk is enclosed with oak slats and accessed via integrated oak ladder steps. Includes a standard shower/WC pod.

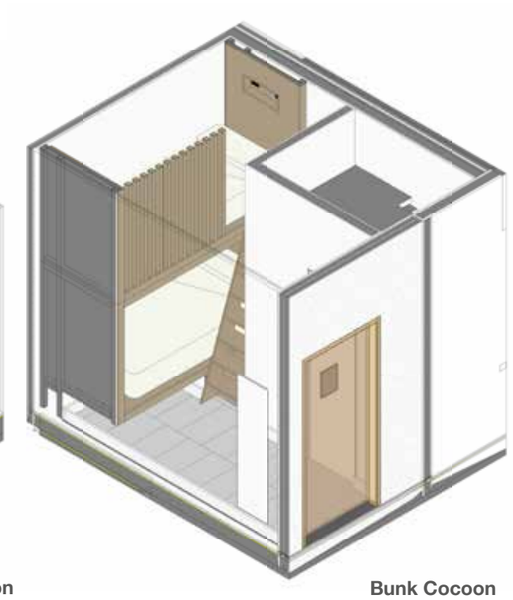
Group Room (Accessible)
Configured with one single and one double mattress within an oak cocoon enclosure, with luggage storage below. Includes a standard shower/WC pod accessed via a sliding pocket door.

Suite Room (Accessible)
Accessible room type featuring a single bed within an oak cocoon enclosure, with additional facilities including seating space, microwave, and kettle provision. Includes an accessible shower/WC room.

Tree House Room
Similar in arrangement to the Bunk Cocoon, with elevated single and double mattresses enclosed within an oak cocoon and oak slat surround. Lower level space includes seating, microwave, and kettle facilities. Includes a standard shower/WC pod.



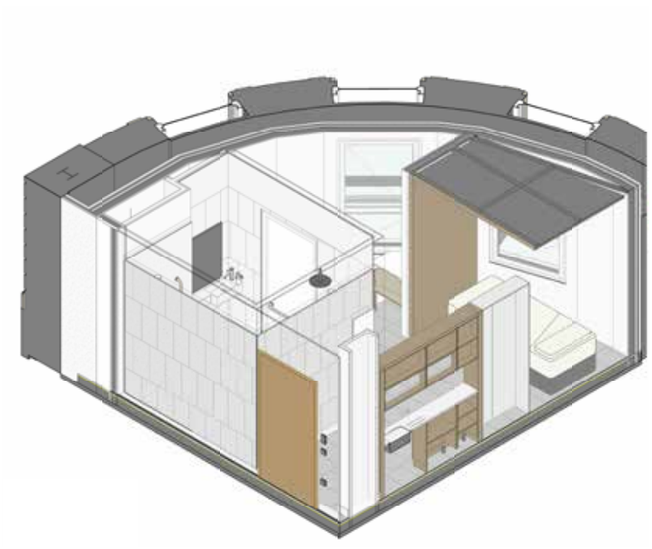
Standard Cocoon



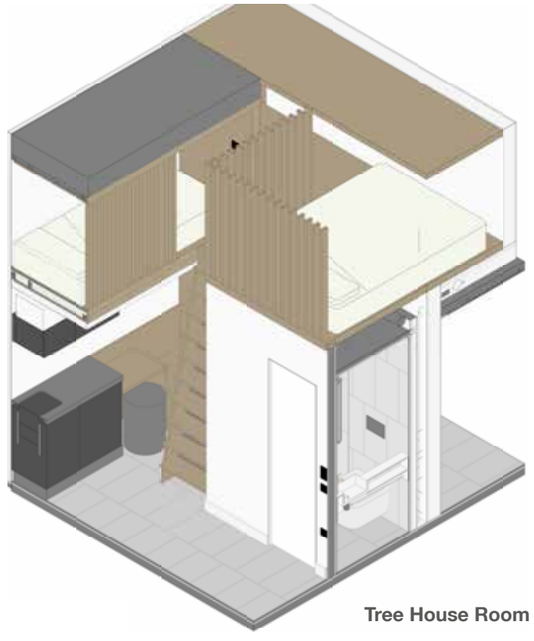
Bunk Cocoon



Group Room (Accessible)



Suite Room (Accessible)



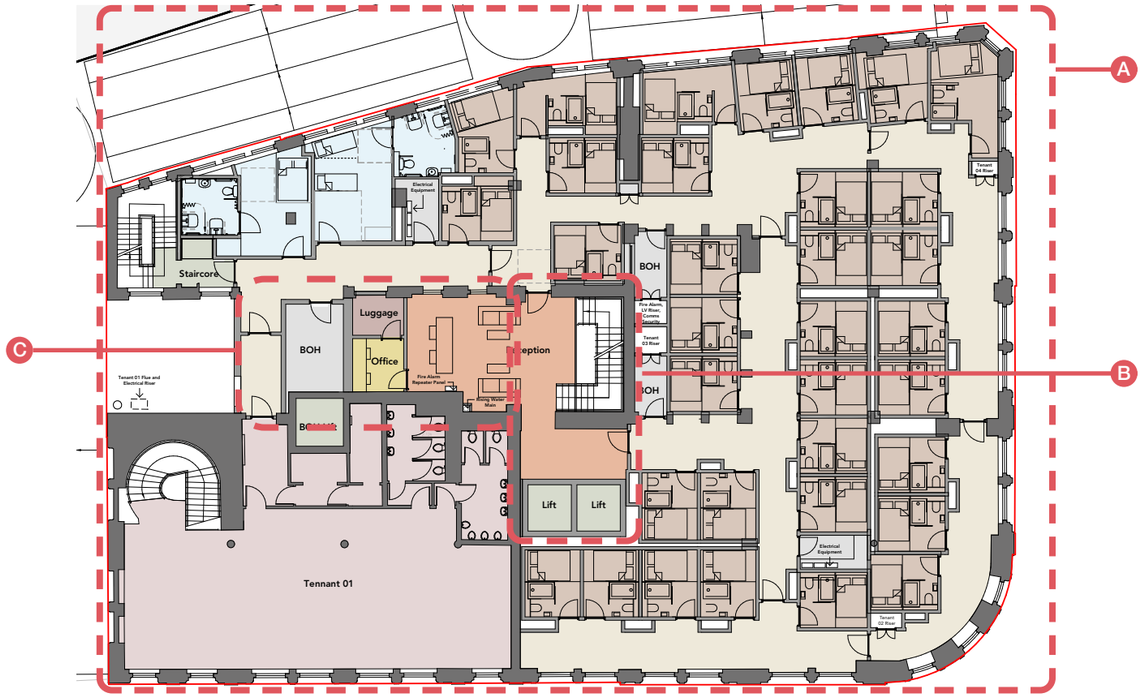
Tree House Room

Side by side comparison
Level 01

A Layout of rooms changed due to different hotel requirement.

B Circulation update. Existing lift A retained and new lift B.

C Omit proposed infill to lightwell facing Meal Street - proposed new external fire escape stair.



Approved scheme - Level 01

BOH Lift
Staircore
Concierge
Lift
Tennant 01
Tennant 02
Tennant 03
Tennant 04



S73 revised scheme - Level 01

Standard Cocoon
Bunk Cocoon
Suites
Group Room
Treehouse Room
Single Cocoon
Circulation
MEP
BOH
FOH
Tenant Space
Hotel Demise Boundary

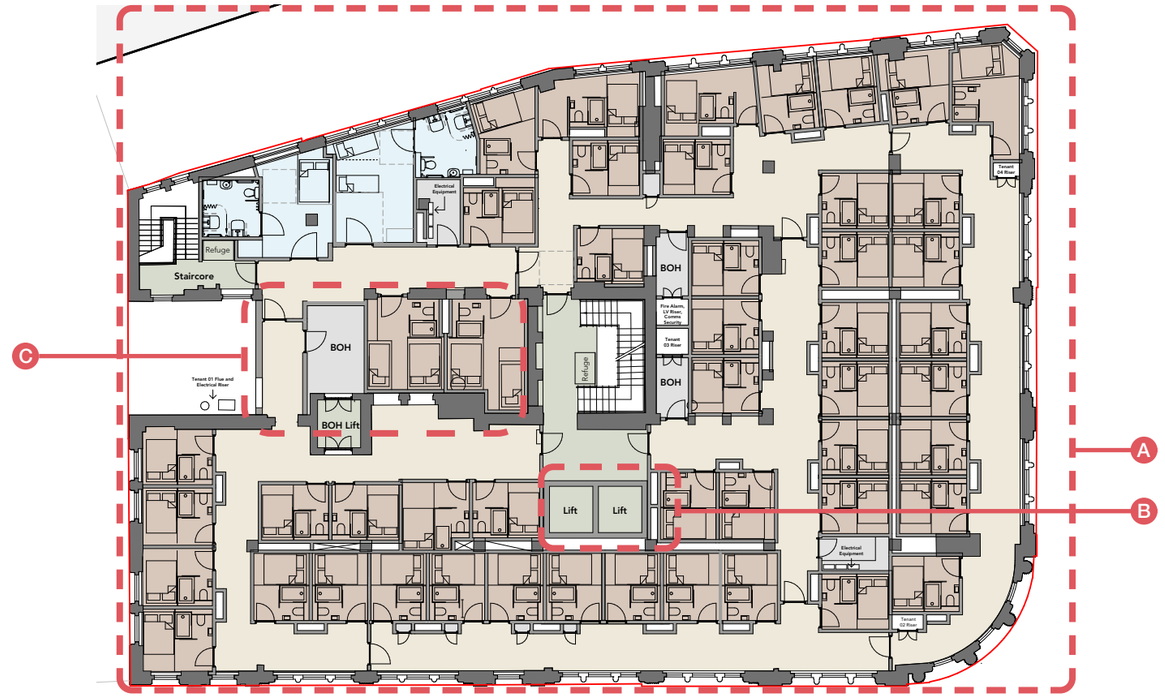
Level 02

A Layout of rooms changed due to different hotel requirement.

B Circulation update. Existing lift A retained and new lift B.

C Omit proposed infill to lightwell facing Meal Street - proposed new external fire escape stair.

BOH Lift
Staircore
Concierge
Lift
Tennant 01
Tennant 02
Tennant 03
Tennant 04



Approved scheme - Level 02

Standard Cocoon
Bunk Cocoon
Suites
Group Room
Treehouse Room
Single Cocoon
Circulation
MEP
BOH
FOH
Tenant Space
Hotel Demise Boundary



S73 revised scheme - Level 02

Level 03

A Layout of rooms changed due to different hotel requirement.

B Circulation update. Existing lift A retained and new lift B.

C Omit proposed infill - proposed new external fire escape stair.

D Omit proposed extension - existing pitched slate roof to remain.

BOH Lift
Staircore
Concierge
Lift
Tennant 01
Tennant 02
Tennant 03
Tennant 04



Approved scheme - Level 03

Standard Cocoon
Bunk Cocoon
Suites
Group Room
Treehouse Room
Single Cocoon
Circulation
MEP
BOH
FOH
Tenant Space
Hotel Demise Boundary

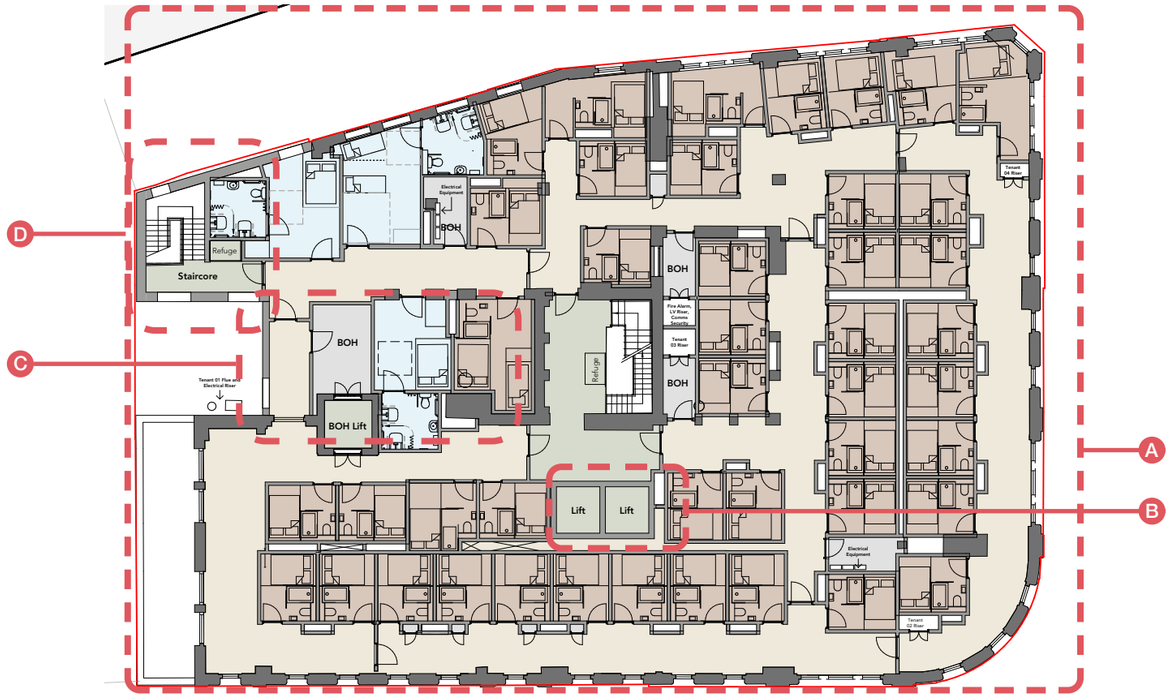


S73 revised scheme - Level 03

Level 04

- A Layout of rooms changed due to different hotel requirement. A1 Includes tree house rooms extending into roof loft area.
- B Circulation update. Existing lift A retained and new lift B.
- C Omit proposed infill - proposed new external fire escape stair.
- D Omit proposed extension - existing pitched slate roof to remain.

BOH Lift
Staircore
Concierge
Lift
Tennant 01
Tennant 02
Tennant 03
Tennant 04



Approved scheme - Level 04

Standard Cocoon
Bunk Cocoon
Suites
Group Room
Treehouse Room
Single Cocoon
Circulation
MEP
BOH
FOH
Tenant Space
Hotel Demise Boundary

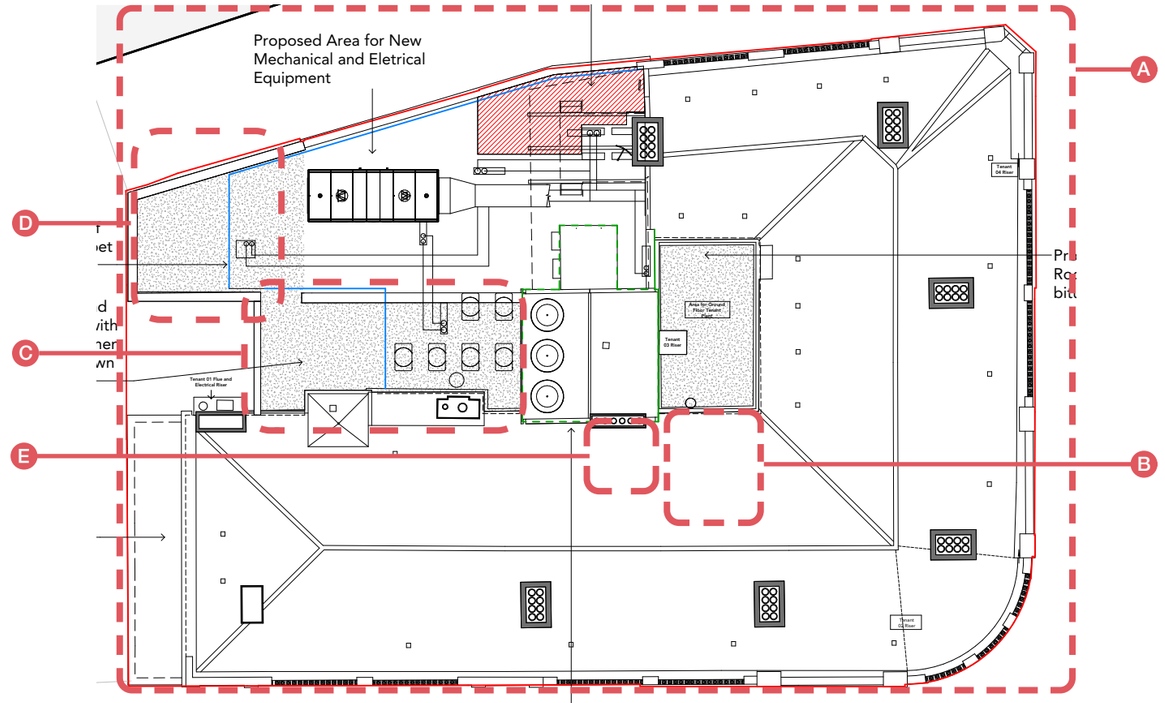


S73 revised scheme - Level 04

Level 05

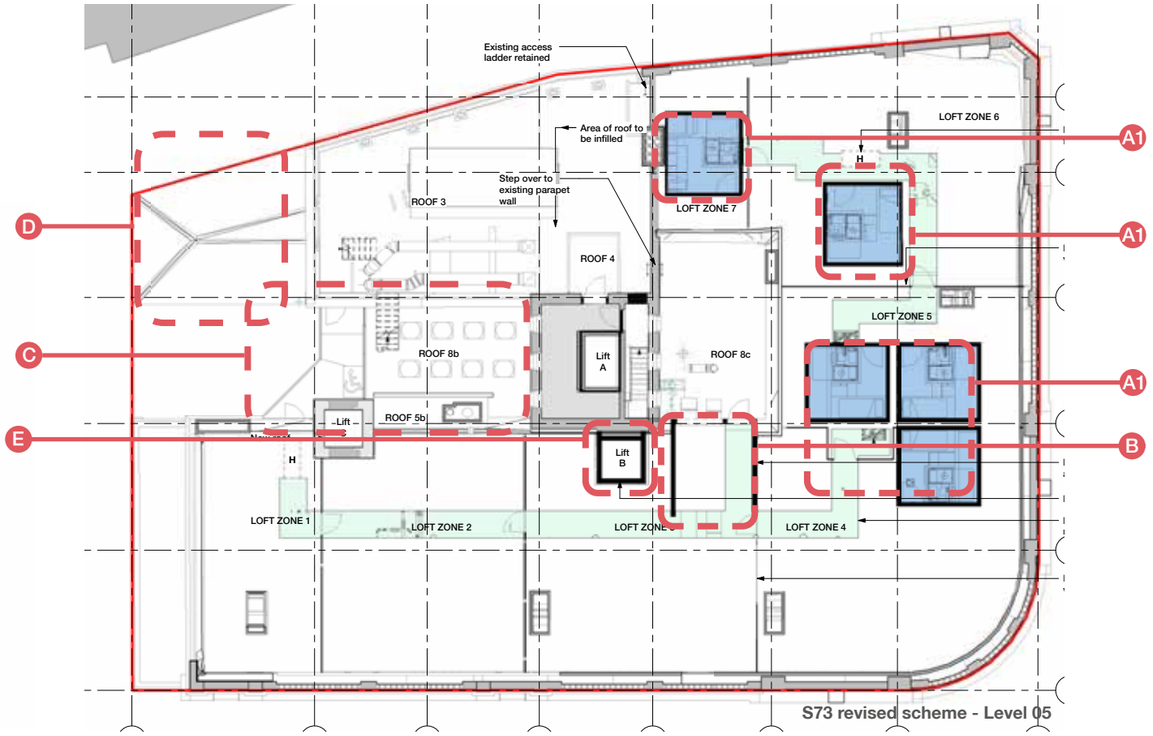
- A Layout of rooms changed. A1 Includes tree house rooms extending into roof loft area.
- B New dormer opening for MEP ducts.
- C Omit proposed infill - proposed new external fire escape stair and roof plant relocated to platform over escape stair.
- D Omit proposed extension - existing pitched slate roof to remain.
- E New passenger lift overrun.

BOH Lift
Staircore
Concierge
Lift
Tennant 01
Tennant 02
Tennant 03
Tennant 04



Approved scheme - Level 05

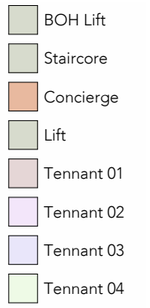
Standard Cocoon
Bunk Cocoon
Suites
Group Room
Treehouse Room
Single Cocoon
Circulation
MEP
BOH
FOH
Tenant Space
Hotel Demise Boundary

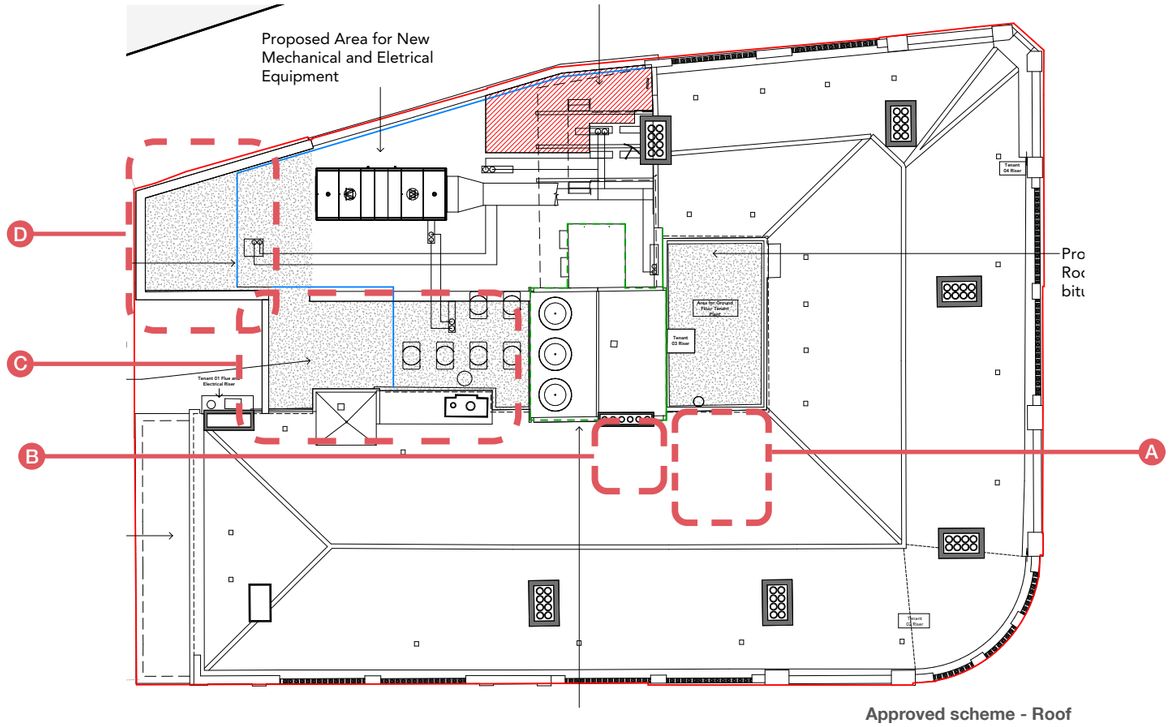


S73 revised scheme - Level 05

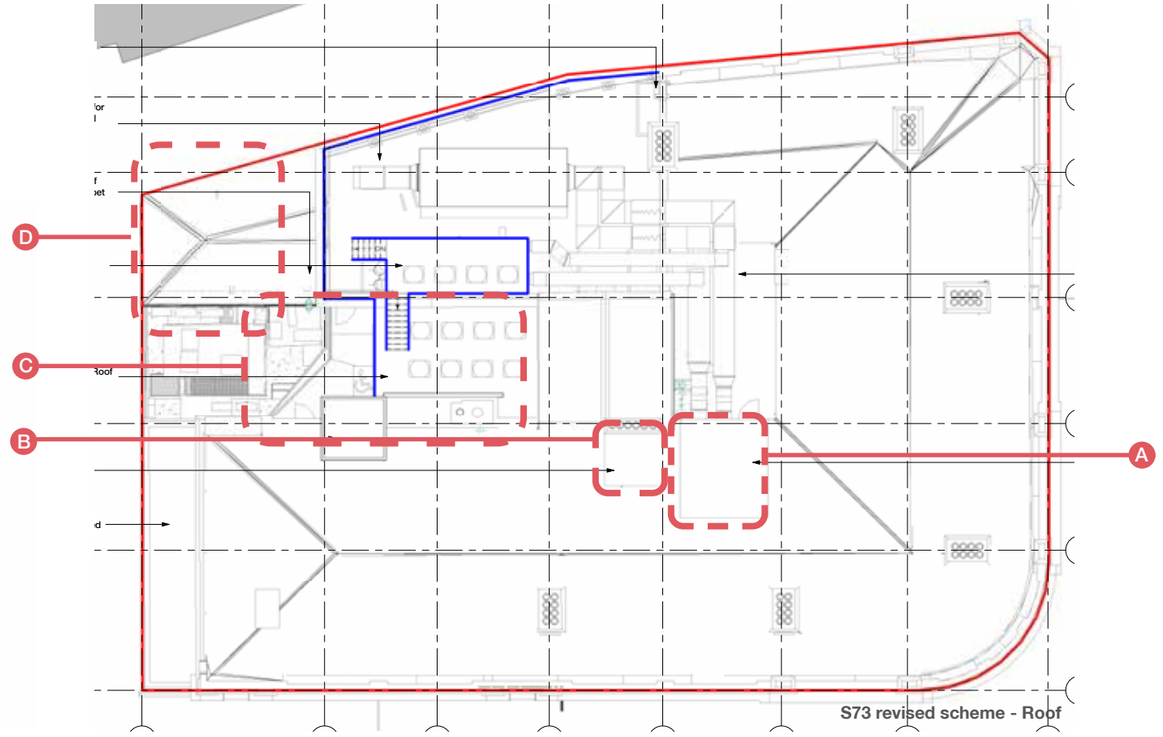
Roof level

- A New dormer opening for MEP ducts.
- B New passenger lift overrun.
- C Omit proposed infill - proposed new external fire escape stair and roof plant relocated to platform over escape stair.
- D Omit proposed extension - existing pitched slate roof to remain.





Approved scheme - Roof

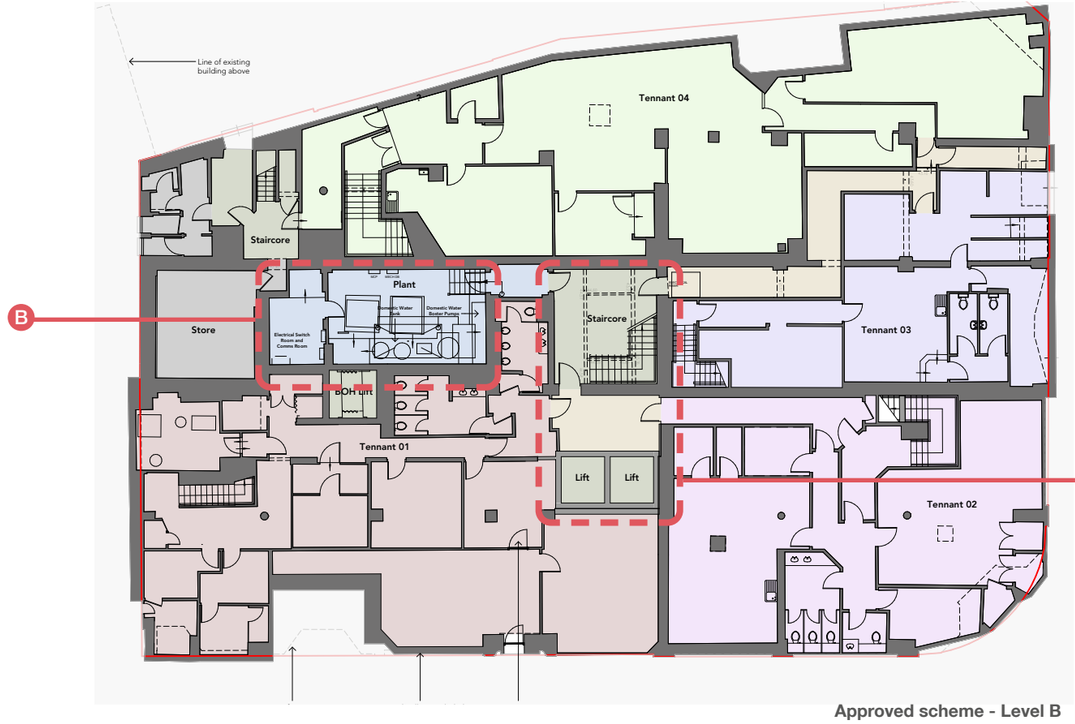


S73 revised scheme - Roof

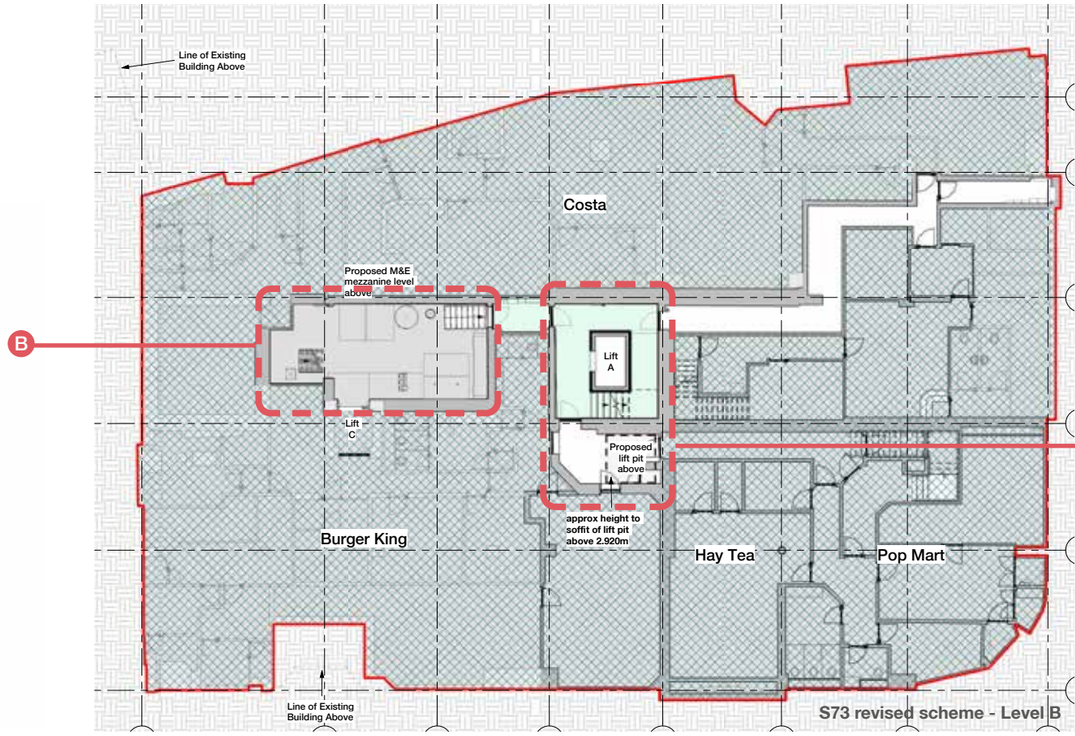
Basement

A Circulation update. Existing lift to stair core retained. One new lift proposed.

B Plant room layout change. New mezzanine level to plant room for MEP.



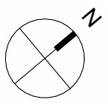
Approved scheme - Level B



S73 revised scheme - Level B

- BOH Lift
- Staircore
- Concierge
- Lift
- Tennant 01
- Tennant 02
- Tennant 03
- Tennant 04

- Standard Cocoon
- Bunk Cocoon
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- Group Room
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- Single Cocoon
- Circulation
- MEP
- BOH
- FOH
- Tenant Space
- Hotel Demise Boundary



S73 revised scheme window strategy

The proposed treatment to the existing window openings has been carefully designed to provide an active and visually engaging appearance to the building façade, whilst respecting the established character of surrounding hotel and commercial frontages within Manchester city centre.

The design approach draws reference from a number of existing hotels and hospitality buildings within Manchester where layered glazing, curtains, and warm internal lighting contribute positively to the animation of the street scene during daytime and evening hours. Similar to these precedents, the intention is to create the appearance of naturally occupied hotel rooms through a subtle combination of curtain treatments and integrated lighting within the window reveals.

The proposed arrangement consists of recessed curtain installations positioned behind the existing glazing line, with softly illuminated void spaces located behind the curtains. The internal walls behind these areas will be finished in a light, neutral tone to assist with the diffusion and reflection of light, creating depth and a soft ambient glow rather than harsh or direct illumination.

This approach has been intentionally developed to avoid blank or inactive window appearances and to maintain visual interest across the façade, particularly during evening conditions. The lighting will be warm in tone and low in intensity, designed to emulate the character of typical hotel room lighting rather than commercial signage or display lighting. No dynamic digital screens, advertisements, or rapidly changing light effects are proposed.

The overall effect will provide a high quality and sympathetic façade treatment which enhances the perceived occupancy and vitality of the building, contributing positively to the wider townscape and night environment. The proposal is therefore considered appropriate within the context of the surrounding hospitality uses and consistent with wider placemaking and urban design objectives for Manchester city centre.



Example of proposed window strategy - Abode Hotel, Manchester

Midlands Hotel, Manchester

Townhouse Hotel, Manchester

Mosley Street

A Location of new replacement timber sash windows painted white to match existing.

B Location of refurbished windows painted white to match existing.

Refer to Appendix B for Window Survey information



Market Street



Windows with connections to room

Windows with curtains and lighting

Full window replacement

Window refurbishment

Rear elevation

A Location of new replacement timber sash windows painted white to match existing.

B Location of refurbished windows painted white to match existing.

Refer to Appendix B for Window Survey information



Windows with connections to room

Windows with curtains and lighting

Full window replacement

Window refurbishment

Side elevation (Meal Street)

A Location of new replacement timber sash windows painted white to match existing.

B Location of refurbished windows painted white to match existing.

Refer to Appendix B for Window Survey information



Windows with connections to room

Windows with curtains and lighting

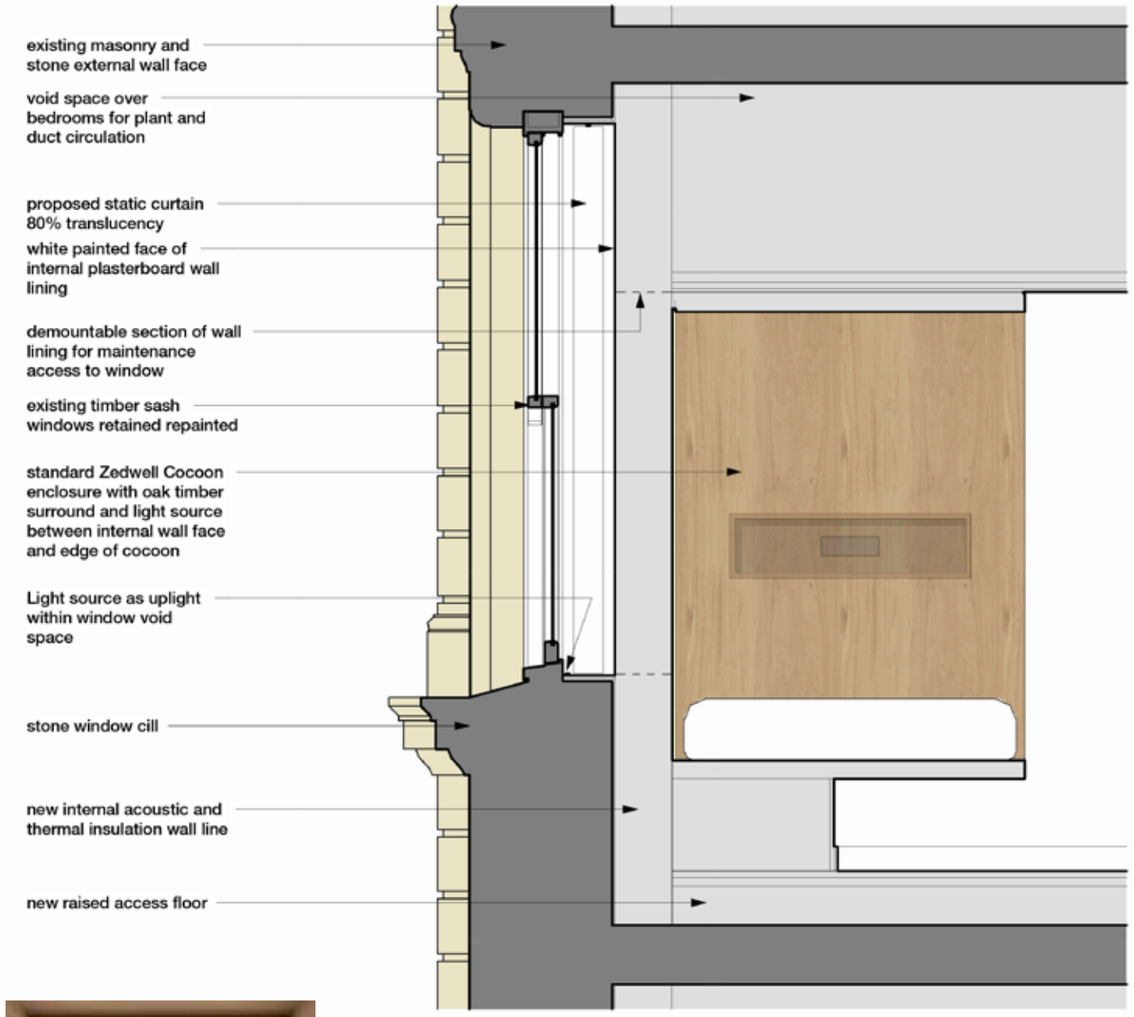
Full window replacement

Window refurbishment

CGI image of Royal Buildings with how curtains might look in windows during the daytime

S73 revised scheme window section

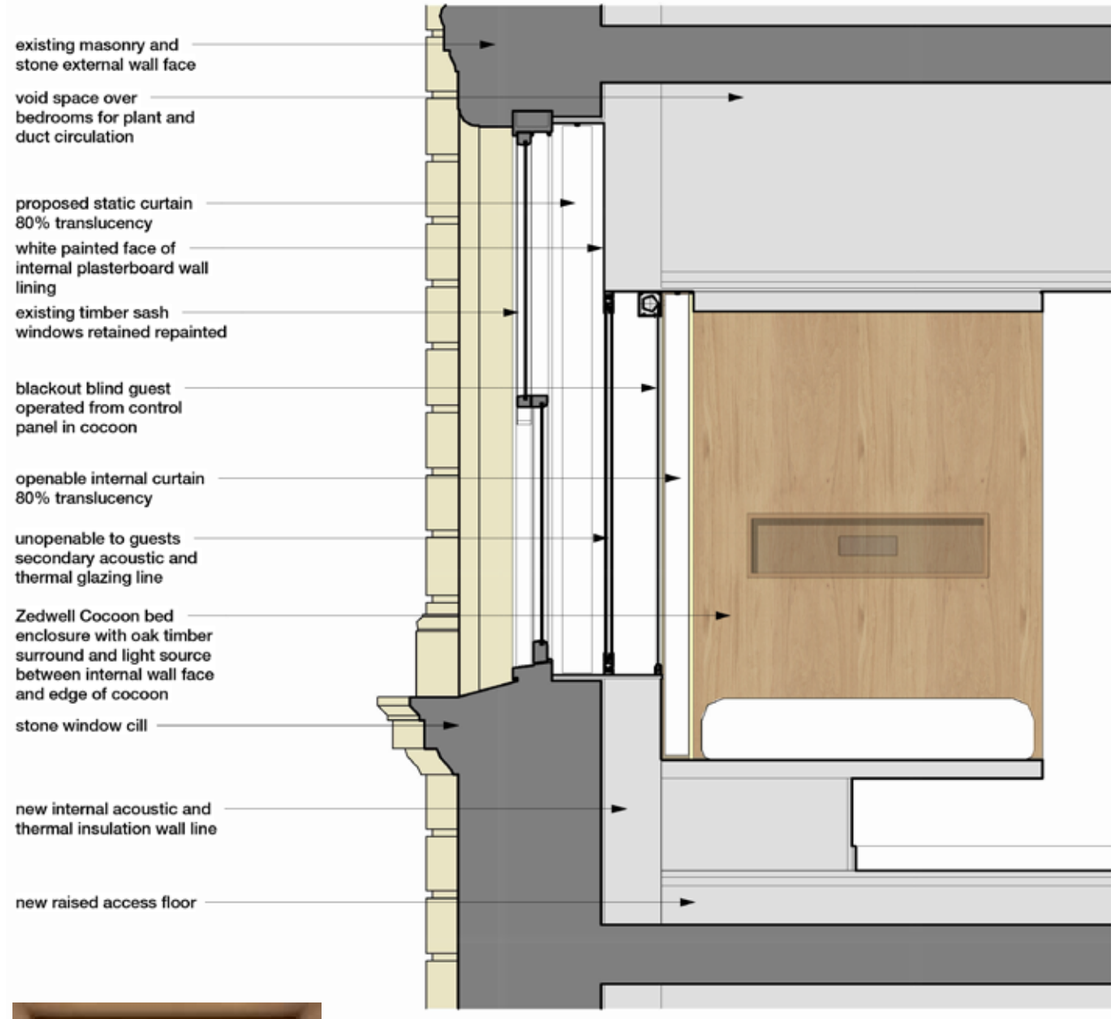
Day



Section through external window condition to Standard Cocoon bedroom with no internal window



Windows with curtains



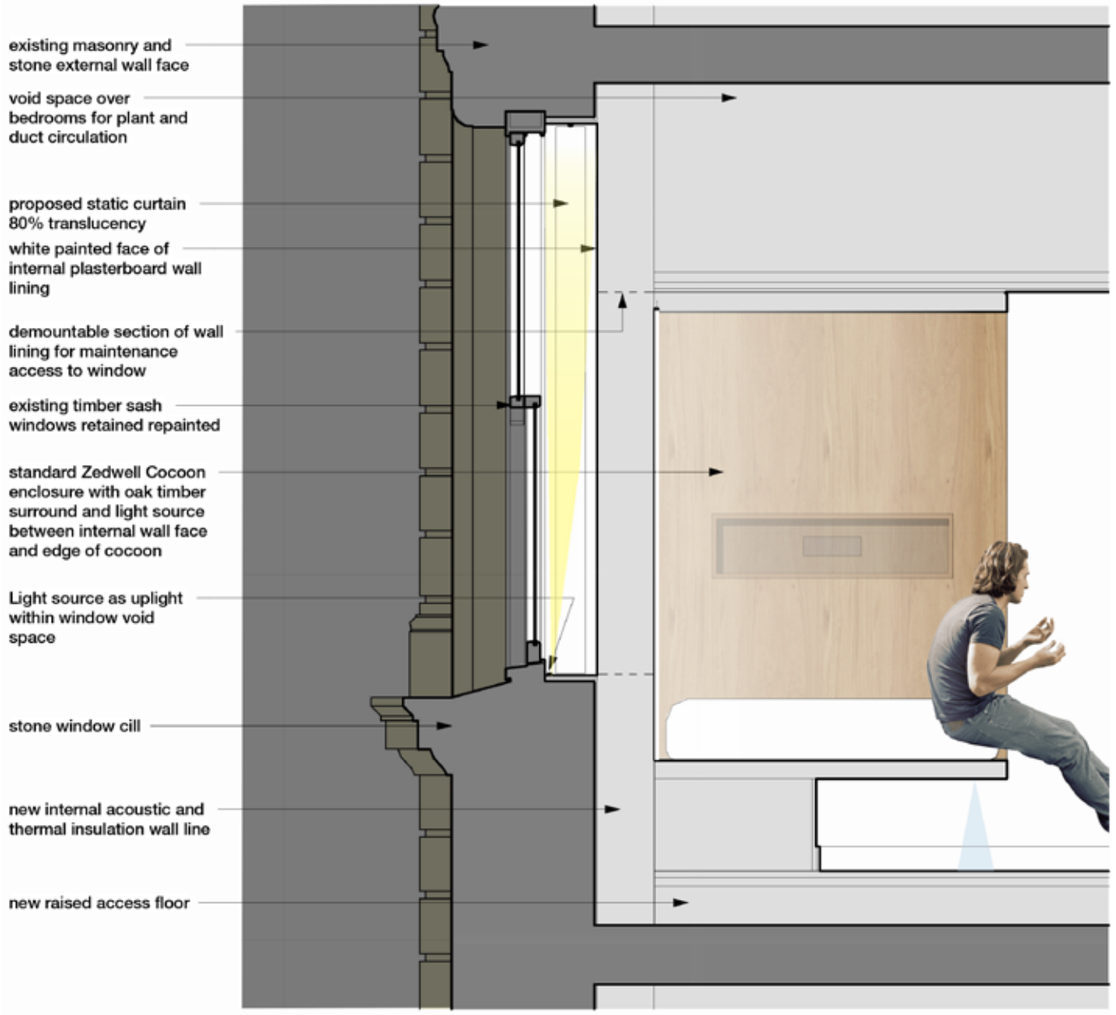
Section through external window condition to Variant Cocoon bedroom with internal window - view out



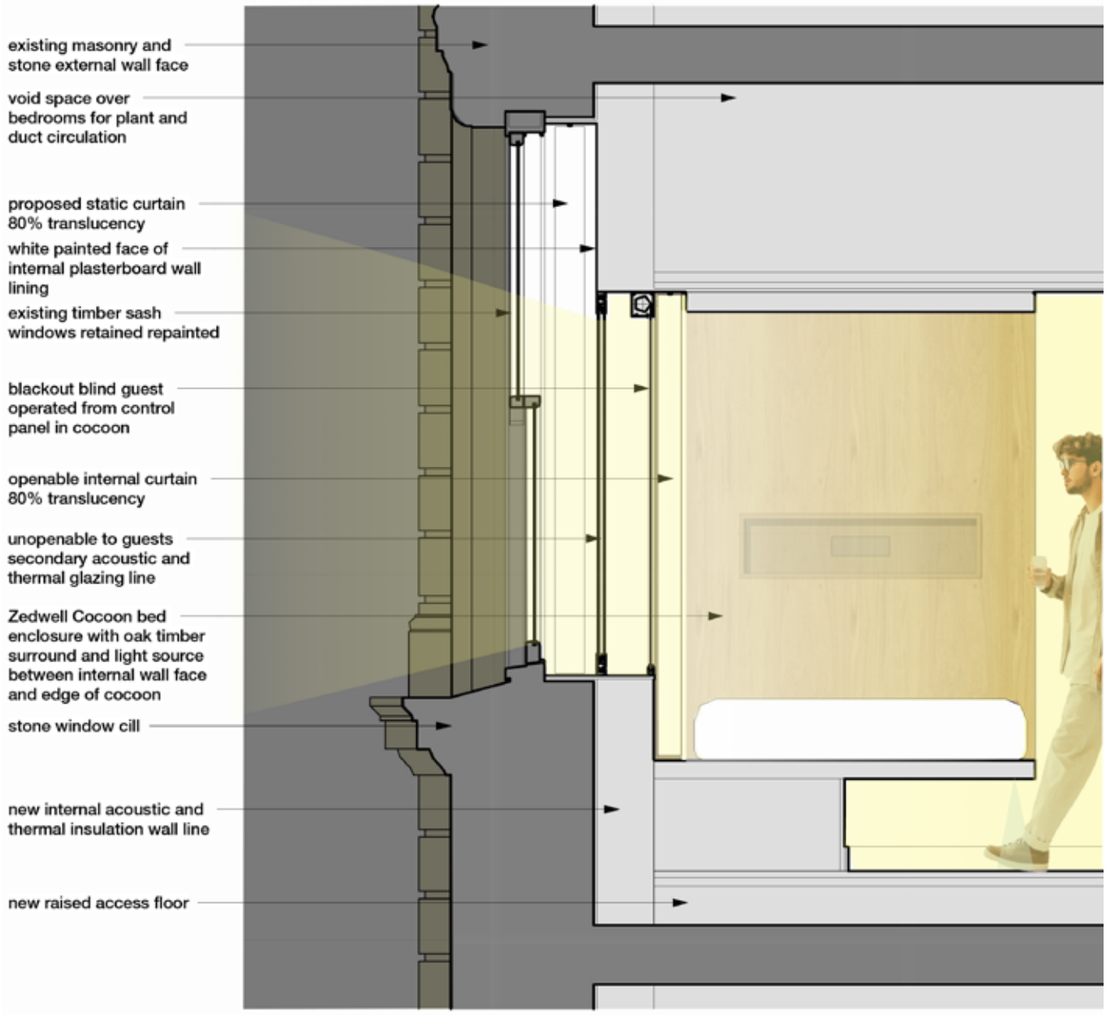
Windows with secondary glazing

CGI image of Royal Buildings with how curtains might look in windows during the night

Night



Section through external window condition to Standard Cocoon bedroom with no internal window



Section through external window condition to Variant Cocoon bedroom with internal window - view out

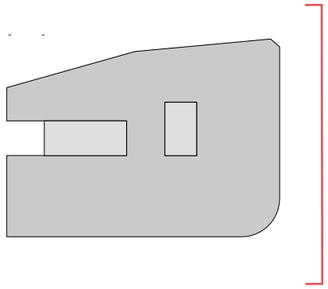
Windows with curtains

Windows with secondary glazing

Side by side comparison
Market Street elevation

Minor changes due to detailed survey undertaken of existing building.

A Existing windows. Updated from survey model.





Approved scheme - Market Street elevation



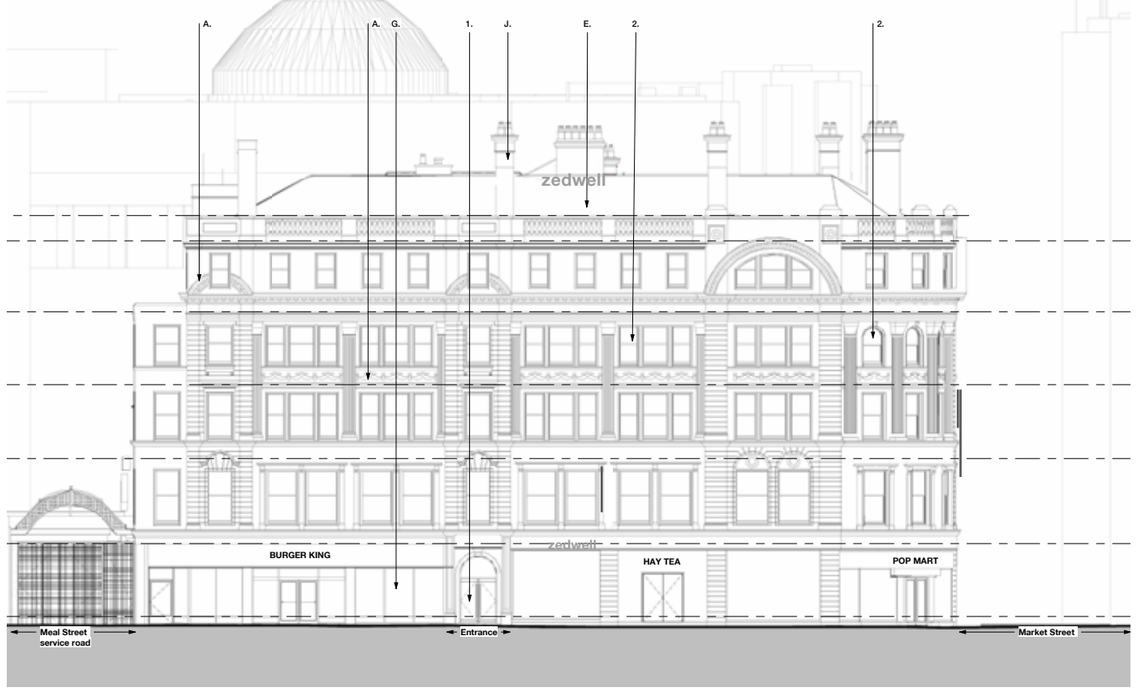
S73 revised scheme - Market Street elevation

Mosley Street elevation

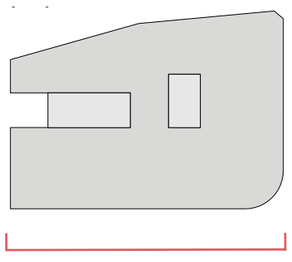
No change. Drawing changes due to detailed survey undertaken of existing building.



Approved scheme - Mosley Street elevation



S73 revised scheme - Mosley Street elevation

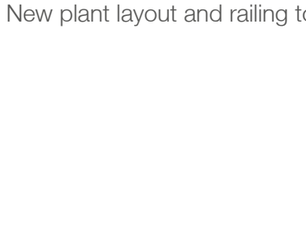


Rear elevation

Minor changes due to detailed survey undertaken of existing building.

A No rear hotel extension through levels 3 and 4.

B New plant layout and railing to roof changed to top and mid rail edge protection.





Approved scheme - Rear elevation

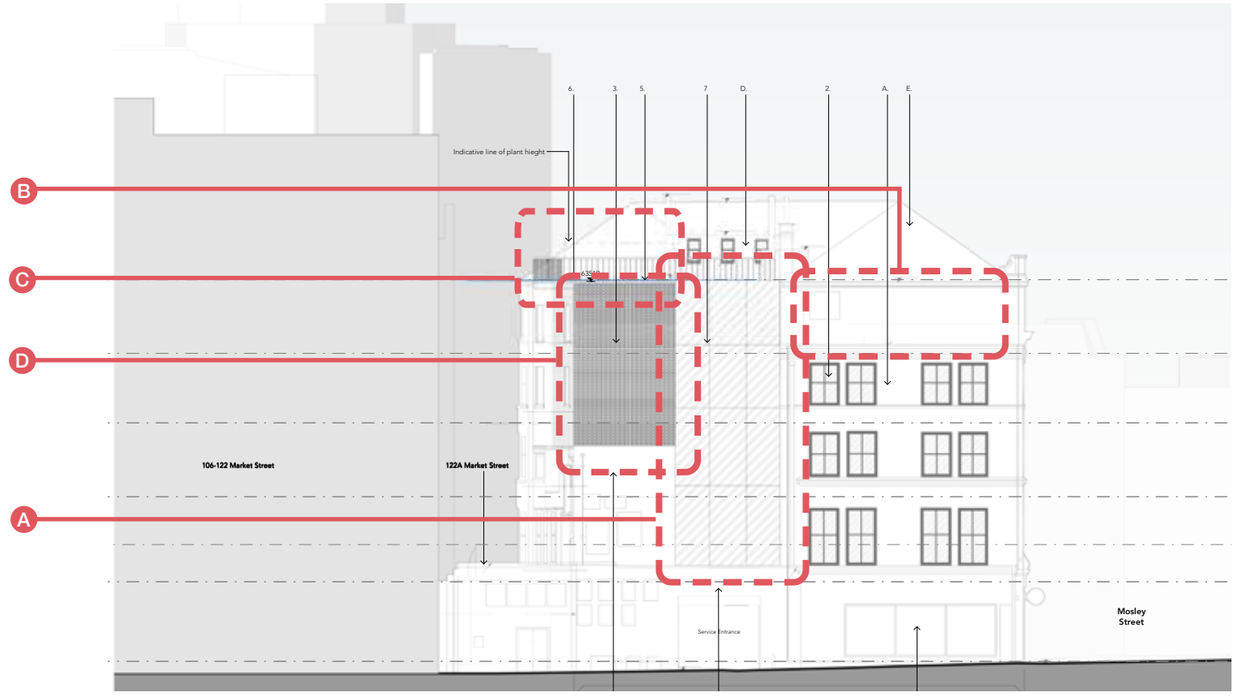


S73 revised scheme - Rear elevation

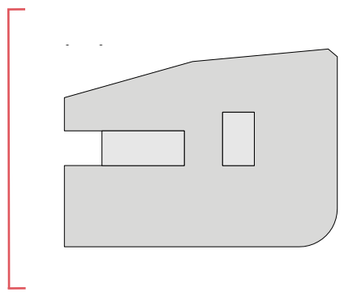
Side elevation (Meal Street)

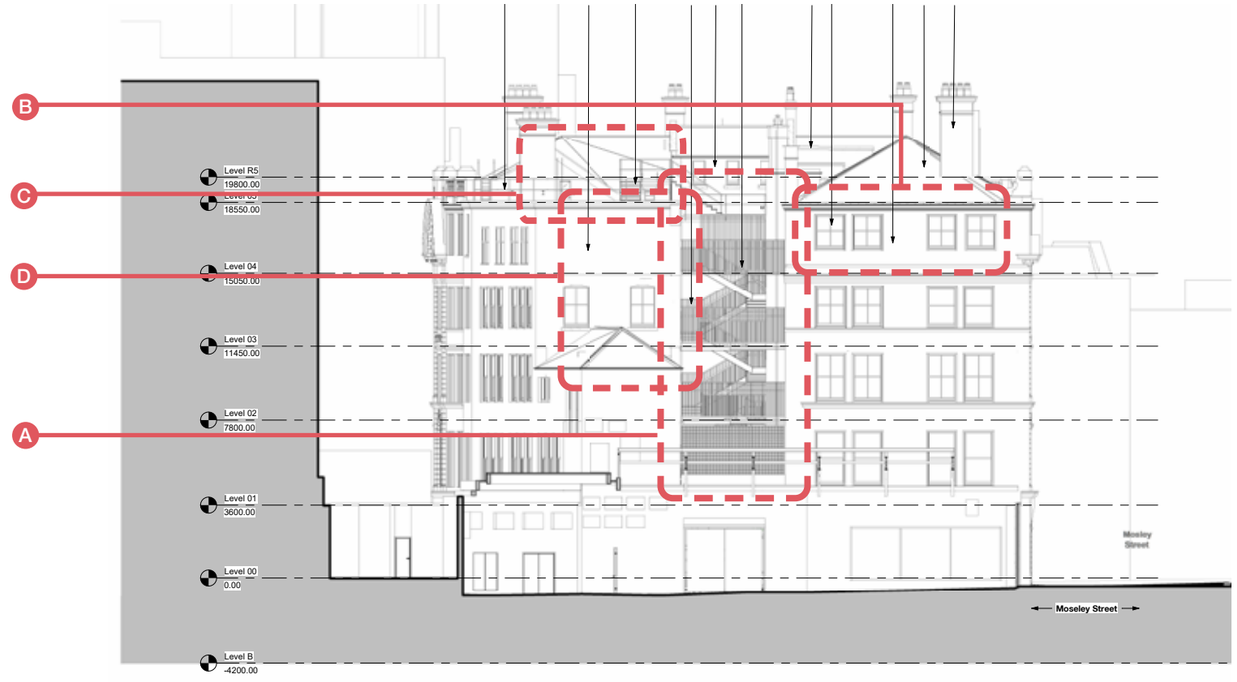
Minor changes due to detailed survey undertaken of existing building.

- **A** No new building lightwell extension. New semi exposed metal staircase to lightwell for fire escape and BOH operations.
- **B** Locations of existing windows added to elevation drawing
- **C** New plant layout and railing to roof changed to top and mid rail edge protection.
- **D** No rear hotel extension through levels 3 and 4.



Approved scheme - Side elevation (Meal Street)



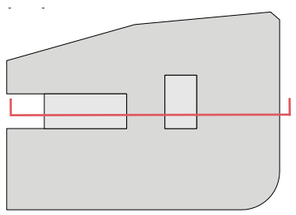


S73 revised scheme - Side elevation (Meal Street)

Section AA

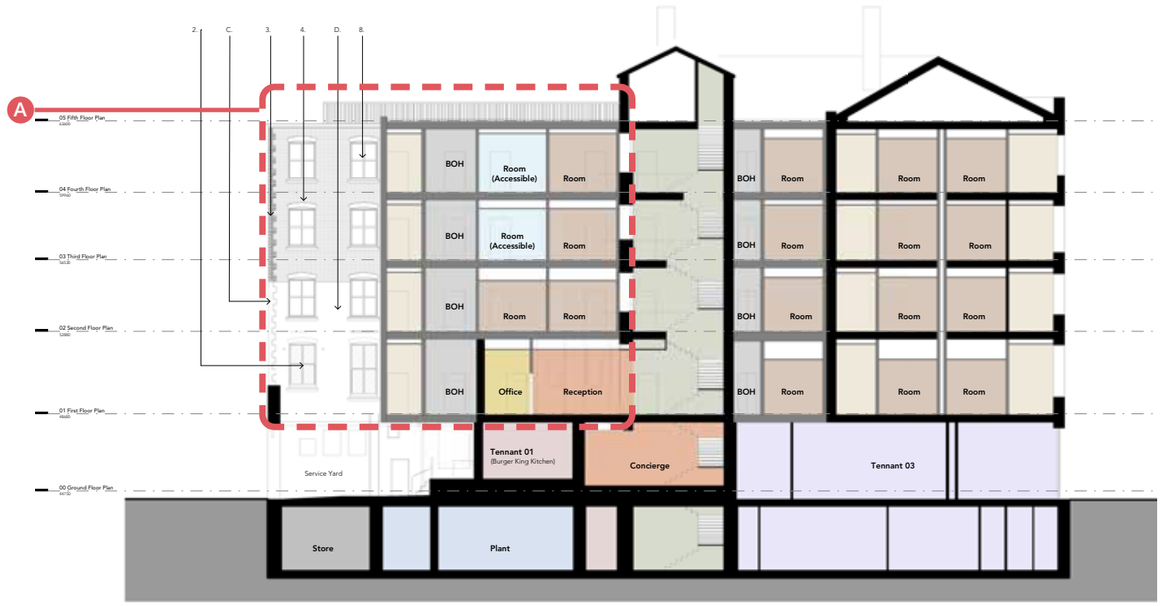
Minor changes due to detailed survey undertaken of existing building.

A The side lightwell infill facing Meal Street and the rear extension through levels 3-4 have been omitted. New semi exposed metal staircase to lightwell for fire escape and BOH operations.



- BOH Lift
- Staircore
- Concierge
- Lift
- Tennant 01
- Tennant 02
- Tennant 03
- Tennant 04

- Standard Cocoon
- Bunk Cocoon
- Suites
- Group Room
- Treehouse Room
- Single Cocoon
- Circulation
- MEP
- BOH
- FOH
- Tenant Space
- Hotel Demise Boundary



Approved scheme - Rear elevation



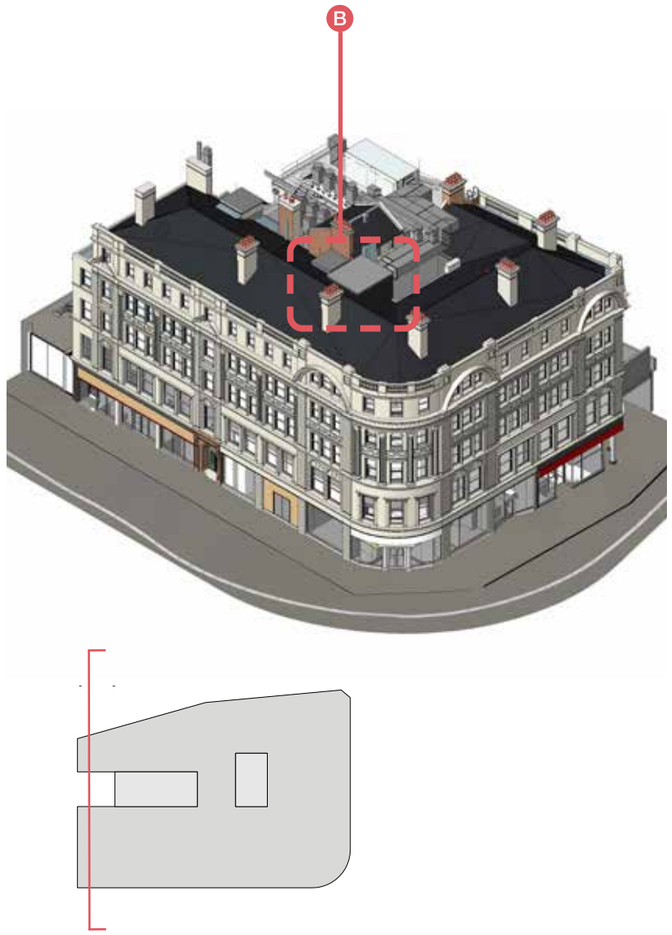
S73 revised scheme - Rear elevation

Section BB

A Minor changes due to detailed survey undertaken of existing building.

The side lightwell infill facing Meal Street and the rear extension through levels 3-4 have been omitted. New semi exposed metal staircase to lightwell for fire escape and BOH operations.

B New dormer opening for MEP ducts. New passenger lift overrun.



- BOH Lift
- Staircore
- Concierge
- Lift
- Tennant 01
- Tennant 02
- Tennant 03
- Tennant 04

- Standard Cocoon
- Bunk Cocoon
- Suites
- Group Room
- Treehouse Room
- Single Cocoon
- Circulation
- MEP
- BOH
- FOH
- Tenant Space
- Hotel Demise Boundary



Approved scheme - Side elevation (Meal Street)



S73 revised scheme - Side elevation (Meal Street)

Approved scheme
Elevation - material palette

No change to existing materials.

Proposed materials for the approved new build extensions are to be omitted.

EXISTING MATERIAL PALETTE









PROPOSED MATERIAL PALETTE

X







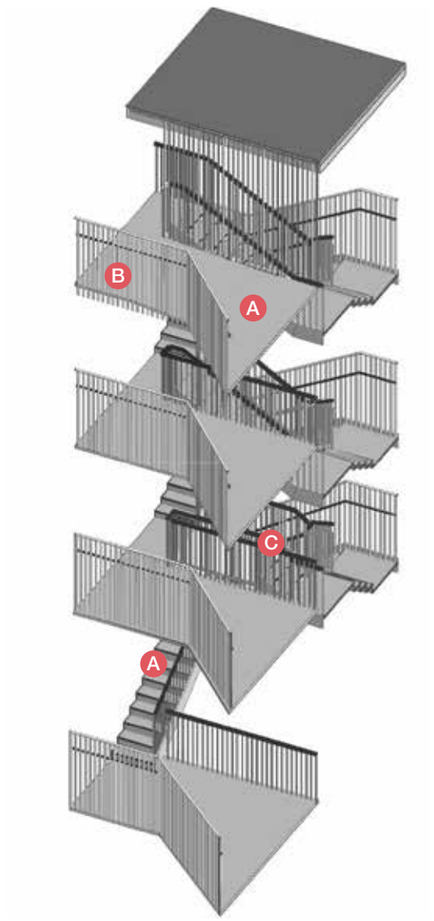


Approved scheme - Side elevation (Meal Street)

S73 Revised scheme
Elevation - material palette

No change to existing materials

- **A** Light grey painted metal checker plate to staircase treads risers and link bridge deck
- **B** White painted metal balustrade (1.5m high) to external link bridge and staircase structure
- **C** Black PPC handrails at 1.1m high either side of link bridge plus stair landings and 0.9m to stair flights



EXISTING MATERIAL PALETTE









A

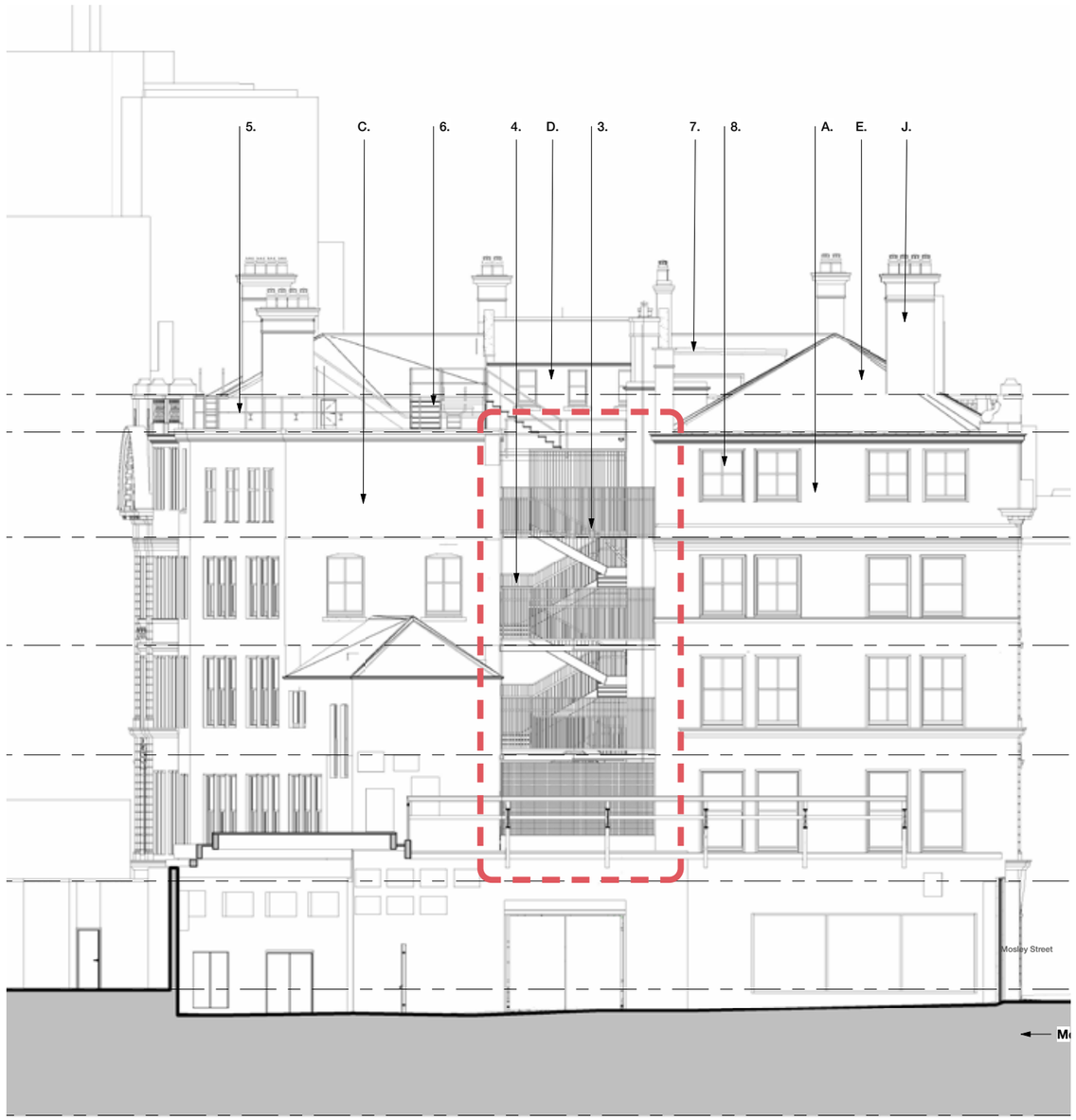




B



C



S73 revised scheme - Side elevation (Meal Street)

Heritage impact

Heritage impact
S73 Revised scheme

This section addresses section 4 and 5 of the heritage assessment.

4.0 Summary of proposed works

4.1 Windows

Due to the revised hotel layout, with bedrooms now positioned along the external façade of the building envelope, the previously proposed thermal and acoustic upgrades to the existing windows are no longer required. Existing windows will be retained and refurbished where viable. A detailed window survey is proposed to identify any units requiring full replacement. The proposed approach to the treatment of the windows is outlined within the window strategy section. Where replacement is required the replacement windows will be timber sash windows to match the existing.

4.2 Proposed entrance way

No change.

4.3 Lighting

No change.

4.4 Signage

No change.

4.5 Introduction of new external stair core

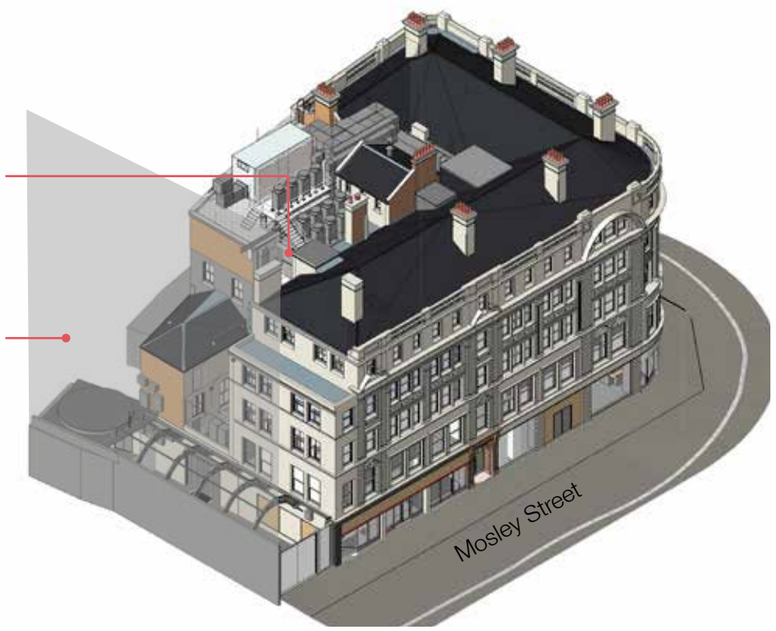
The previously proposed rear elevation massing associated with the stair core, together with the infill to the open ended lightwell facing the side elevation on Meal Street, has been omitted from the Approved scheme.

The Section 73 application instead proposes the replacement of the existing non compliant lightwell staircase with a new galvanised metal staircase designed to meet current regulations for means of escape. In addition, the staircase will connect to a new galvanised link bridge spanning the open end of the lightwell.

The link bridge and staircase will incorporate galvanised vertical balustrade bars set at 100mm centres, with a height of 1.5m to provide enhanced screening and a greater sense of enclosure at upper levels. Handrails to the link bridge and staircase will be finished in yellow PPC, set at 1.1m high to the link bridge and stair landings, and 0.9m high to the stair flights. The treads risers and link bridge platforms will be a galvanised checker plate finish.

The proposed new external staircase is set well back from the main curtilage of the building and is not visible from Mosley Street.

View obscured into Meal Street elevation by adjacent Primark building.



5.0 Heritage impact assessment

5.1 Introduction

No change.

5.2 Methodology

No change.

5.3 Impact on Royal Buildings

5.3.1 Windows

No change.

5.3.2 Entrance way

No change.

5.3.3 Lighting

No change.

5.3.4 Signage

No change.

5.3.5 Stair core massing

With the omission of the previously approved rear extension and the introduction of a replacement compliant external staircase within the open ended lightwell, the proposed amendments are considered to constitute a negligible change. The revisions represent minor alterations with no adverse visual or indirect impact on the heritage asset or its setting, and only limited changes to use and access arrangements.

The proposed staircase is positioned well back from the principal curtilage of the building envelope and is not visible from Mosley Street or Princes Gardens.

Appendix

Appendix A
Room Schedule

A Change in room total and bedrooms mix.

The approved development provided 187 hotel rooms.

This revised S73 application seeks consent for 190 rooms.

The overall percentage of DDA compliant rooms delivered by the revised proposals remains at 5% in line with the approved development.

Level	Total Room Numbers	Standard Rooms	Family Rooms	Accessible Rooms
Ground	0	0	0	0
First	36	34	0	2
Second	51	47	2	2
Third	51	47	1	3
Fourth	47	43	1	3
Total	187	171	4	10

Level	Total Room Numbers	Accessible Rooms
Ground	0	0
First	36	2
Second	51	2
Third	51	3
Fourth	47	3
Total	187	10 (5.3%)

A

Approved scheme - Area schedule

Level	Total room rumbers	Standard Cocoon	Bunk Cacoon	Group Room	Suite	Tree House	Accessible Rooms
Ground	0	0	0	0	0	0	0
First	38	0	35		3	0	3
Second	54	51	0	1	2	0	2
Third	50	47	0	1	2	0	2
Fourth	48	33	6	2	2	5	3
Total	**190**	**131**	**41**	**4**	**9**	**5**	**10**

Level	Total room rumbers	Accessible Rooms	
Ground	0	0	
First	38	3	
Second	54	2	
Third	50	2	
Fourth	48	3	
Total	**190**	**10**	**5%**

A

S73 revised scheme - Area schedule

Appendix B
Window Schedule

-

Royal Buildings Manchester - Existing windows refurbishment / upgrade

Narratives

1) Remove defective and loose paint
2) Repair rotten areas with the Repaircare system - H/W cills and splices
3) Overhaul windows - new sash cords - parting beads - staff beads
4) Replace broken glass
5) Replace defective Putty utilising Dry seal
6) Prepare surfaces / Decorate - Dulux Weathershield - External / Dulux Satin Wood Internally
7) Install concealed draftproffing - 5mm / 8mm pile
8) Replace ironmongery - 2 x visible pulleys - 1 x sash fastener - 2 x sash lifts - 2 x restrictors
9) New windows / doors / primed on delivery.
10) Allow for external mastic works

	Location	Window Type	Approx. Size		Remove Paint M2	Repair Small	Repair Medium	Repair Large	Overhaul Per	Draftproof Per	4mm Glass >1m2	Putties LM	Decorate M2	Ironmongery Per	Remove window Per	New Window M2
					0	0	0	0	0	0	0	0	0	0	0	0
Moseley Street Elevation	1st Floor															
W1	1st Floor	Single Sash	1.8m x 2.6m	1	1		1		1	1		6	4.68	1		
W2	1st Floor	Single Sash	1.8m x 2.6m	1	1		1		1	1		6	4.68	1		
W3	1st Floor	Single Sash	1.8m x 2.6m	1	1		1		1	1		6	4.68	1		
W4	1st Floor	Single Sash	1.8m x 2.6m	1	1		1		1	1		6	4.68	1		
W5	1st Floor	Single Sash	1.8m x 2.6m	1	1		1		1	1		6	4.68	1		
W6	1st Floor	Single Sash	1.8m x 2.6m	1	1		1		1	1		6	4.68	1		
Moseley Street Elevation	2nd Floor															
W1	2nd Floor	Single Sash	1.3m x 2.4m	1	1	1		1	1	1	1	5	3.12	1		
W2	2nd Floor	Single Sash	1.3m x 2.4m	1	1	1		1	1	1	1	5	3.12	1		
W3	2nd Floor	Single Sash	1.3m x 2.4m	1	1	1			1	1		5	3.12	1		
W4	2nd Floor	Tripole Sash	2.1m x 3.8m	1	3	3		1	3	3	1	12	7.98	3		
W5	2nd Floor	Tripole Sash	2.1m x 3.8m	1	3	3		1	3	3	1	12	7.98	3		
W6	2nd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
W7	2nd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
W8	2nd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
Moseley Street Elevation	3rd Floor															
W1	3rd Floor	Single Sash	1.360m x 2.1m	1	1	1			1	1		4	2.86	1		
W2	3rd Floor	Single Sash	1.360m x 2.1m	1	1	1			1	1		4	2.86	1		
W3	3rd Floor	Single Sash	1.360m x 2.1m	1	1	1			1	1		4	2.86	1		
W4	3rd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
W5	3rd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
W6	3rd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
W7	3rd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
W8	3rd Floor	Tripole Sash	2.1m x 3.8m	1	3	3			3	3		12	7.98	3		
Moseley Street Elevation	4th Floor															
W1	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W2	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W3	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W4	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W5	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W6	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W7	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W8	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W9	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W10	4th Floor	Single Sash	1m x 1.75m	1	1	1			1	1		2	1.75	1		
W11	4th Floor	Tripole Sash	1.8m x 3.9m	1	3	3			3	3		12	7.02	3		
Market Street Elevation	1st Floor															
W1	1st Floor	Curved Single Sash	1.2m x 2.9m	1	1		1		1	1		3	3.48	1		
W2	1st Floor	Curved Single Sash	1.2m x 2.9m	1	1		1		1	1		3	3.48	1		
W3	1st Floor	Curved Single Sash	1.2m x 2.9m	1	1		1		1	1		3	3.48	1		
W4	1st Floor	Single Sash	1.75m x 2.9m	1	1		1		1	1		4	5.07	1		
W5	1st Floor	Single Sash	1.75m x 2.9m	1	1		1		1	1		4	5.07	1		
Market Street Elevation	2nd Floor															
W1	2nd Floor	Single Sash	1.1m x 2.4m	1	1	1			1	1		3	2.64	1		
W2	2nd Floor	Single Sash	1.1m x 2.4m	1	1	1			1	1		3	2.64	1		

-

Royal Buildings Manchester - Existing windows refurbishment / upgrade

Narratives

1) Remove defective and loose paint
2) Repair rotten areas with the Repaircare system - H/W cills and splices
3) Overhaul windows - new sash cords - parting beads - staff beads
4) Replace broken glass
5) Replace defective Putty utilising Dry seal
6) Prepare surfaces / Decorate - Dulux Weathershield - External / Dulux Satin Wood Internally
7) Install concealed draftproffing - 5mm / 8mm pile
8) Replace ironmongery - 2 x visible pulleys - 1 x sash fastener - 2 x sash lifts - 2 x restrictors
9) New windows / doors / primed on delivery.
10) Allow for external mastic works

	Location	Window Type	Approx. Size		Remove Paint M2	Repair Small	Repair Medium	Repair Large	Overhaul Per	Draftproof Per	4mm Glass >1m2	Putties LM	Decorate M2	Ironmongery Per	Remove window Per	New Window M2
W3	2nd Floor	Single Sash	1.1m x 2.4m	1	1	1			1	1		3	2.64	1		
W4	2nd Floor	Single Sash	1.1m x 2.4m	1	1	1			1	1		3	2.64	1		
W5	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
W6	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
W7	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
W8	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
Market Street Elevation	3rd Floor															
W1	3rd Floor	Single Sash	1.2m x 2.1m	1	1		1		1	1		4	2.52	1		
W2	3rd Floor	Single Sash	1.2m x 2.1m	1	1		1		1	1		4	2.52	1		
W3	3rd Floor	Single Sash	1.2m x 2.1m	1	1		1		1	1		4	2.52	1		
W4	3rd Floor	Single Sash	1.2m x 2.1m	1	1		1		1	1		4	2.52	1		
W5	3rd Floor	Tripple Sash	2.1m x 3.8m	1	1		1		1	1		6	7.98	1		
W6	3rd Floor	Tripple Sash	2.1m x 3.8m	1	1		1		1	1		6	7.98	1		
W7	3rd Floor	Tripple Sash	2.1m x 3.8m	1	1		1		1	1		6	7.98	1		
W8	3rd Floor	Tripple Sash	2.1m x 3.8m	1	1		1		1	1		6	7.98	1		
Market Street Elevation	4th Floor															
W1	4th Floor	Curved Single Sash	1.1m x 1.8m	1	1	1			1	1		3	1.98	1		
W2	4th Floor	Curved Single Sash	1.1m x 1.8m	1	1	1			1	1		3	1.98	1		
W3	4th Floor	Curved Single Sash	1.1m x 1.8m	1	1	1			1	1		3	1.98	1		
W4	4th Floor	Single Sash	1.2m x 2.1m	1	1	1			1	1		3	1.98	1		
W5	4th Floor	Single Sash	1.2m x 2.1m	1	1	1			1	1		3	1.98	1		
W6	4th Floor	Tripple Sash	1.8m x 4m	1	3	3			3	3		12	7.2	3		
W7	4th Floor	Tripple Sash	1.8m x 4m	1	3	3			3	3		12	7.2	3		
W7	4th Floor	Single Sash	1.2m x 2.1m	1	1	1			1	1		3	1.98	1		
W8	4th Floor	Single Sash	1.2m x 2.1m	1	1	1			1	1		3	1.98	1		
Meat Street Elevation	2nd Floor															
W1	2nd Floor	Single Sash	1.5m x 2.4m	1	1		1		1	1		4	3.6	1		
W2	2nd Floor	Single Sash	1.5m x 2.4m	1	1		1		1	1		4	3.6	1		
W3	2nd Floor	Single Sash	1.5m x 2.4m	1	1		1		1	1		4	3.6	1		
W4	2nd Floor	Single Sash	1.5m x 2.4m	1	1		1		1	1		4	3.6	1		
Meat Street Elevation	3rd Floor															
W1	3rd Floor	Single Sash	1.6m x 2.1m	1	1	1			1	1		3	3.36	1		
W2	3rd Floor	Single Sash	1.6m x 2.1m	1	1	1			1	1		3	3.36	1		
W3	3rd Floor	Single Sash	1.6m x 2.1m	1	1											3.36
W4	3rd Floor	Single Sash	1.6m x 2.1m	1	1											3.36
Meat Street Elevation	4th Floor															
W1	4th Floor	Single Sash	1.6m x 1.8m	1	1		1		1	1		3	2.88	1		
W2	4th Floor	Single Sash	1.6m x 1.8m	1	1		1		1	1		3	2.88	1		
W3	4th Floor	Single Sash	1.5m x 1.7m	1	1											2.55
W4	4th Floor	Single Sash	1.5m x 1.7m	1	1											2.55
Market Street	1st Floor															
W1	1st Floor	Single Sash	1.4m x 2.8m	1	1		1		1	1		4	3.92	1		
W2	1st Floor	Single Sash	1.4m x 2.8m	1	1		1		1	1		4	3.92	1		
W3	1st Floor	Single Sash	1.7m x 2.8m	1	1		1		1	1		4	4.76	1		
W4	1st Floor	Single Sash	1.7m x 2.8m	1	1		1		1	1		4	4.76	1		
W5	1st Floor	Single Sash	1.7m x 2.8m	1	1		1		1	1		4	4.76	1		

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Royal Buildings Manchester - Existing windows refurbishment / upgrade

Narratives

1) Remove defective and loose paint
2) Repair rotten areas with the Repaircare system - H/W cills and splices
3) Overhaul windows - new sash cords - parting beads - staff beads
4) Replace broken glass
5) Replace defective Putty utilising Dry seal
6) Prepare surfaces / Decorate - Dulux Weathershield - External / Dulux Satin Wood Internally
7) Install concealed draftproffing - 5mm / 8mm pile
8) Replace ironmongery - 2 x visible pulleys - 1 x sash fastener - 2 x sash lifts - 2 x restrictors
9) New windows / doors / primed on delivery.
10) Allow for external mastic works

	Location	Window Type	Approx. Size		Remove Paint M2	Repair Small	Repair Medium	Repair Large	Overhaul Per	Draftproof Per	4mm Glass >1m2	Putties LM	Decorate M2	Ironmongery Per	Remove window Per	New Window M2
W6	1st Floor	Single Sash	1.7m x 2.8m	1	1		1		1	1		4	4.76	1		
W7	1st Floor	Single Sash	1.7m x 2.8m	1	1		1		1	1		4	4.76	1		
Rear Elevation	2nd Floor															
W1	2nd Floor	Tripple Sash	2.4m x 3.4m	1	3	3			3	3		12	8.16	3		
W2	2nd Floor	Tripple Sash	2.4m x 3.4m	1	3	3			3	3		12	8.16	3		
W3	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
W4	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
W5	2nd Floor	Tripple Sash	2.4m x 4m	1	3	3			3	3		12	9.6	3		
W6	2nd Floor	Double Sash	2.7m x 4m	1	2	2			2	2		8	10.8	2		
W7	2nd Floor	Tripple Casement	1.3m x 2.1m	1	3		1		1.5	1.5		9	2.73	1.5		
Rear Elevation	3rd Floor															
W1	3rd Floor	Tripple Sash	2.1m x 3.5m	1	3	3			3	3		10	7.35	3		
W2	3rd Floor	Tripple Sash	2.1m x 4m	1	3	3			3	3		10	8.4	3		
W3	3rd Floor	Double Sash	2.1m x 2.7m	1	2	2			2	2		8	5.67	2		
W4	3rd Floor	Tripple Sash	2.4m x 3.4m	1	3	3			3	3		12	8.16	3		
W5	3rd Floor	Tripple Sash	2.4m x 3.4m	1	3	3			3	3		12	8.16	3		
W6	3rd Floor	Tripple Sash	2.4m x 3.4m	1	3	3			3	3		12	8.16	3		
Rear Elevation	4th Floor															
W1	4th Floor	Single Sash	1.2m x 2m	1	1		1		1	1		3	2.4	1		
W2	4th Floor	Single Sash	1.2m x 2m	1	1		1		1	1		3	2.4	1		
W3	4th Floor	Single Sash	1.7m x 2.7m	1	1		1		1	1		3	4.59	1		
W4	4th Floor	Single Sash	1.7m x 2.7m	1	1		1		1	1		3	4.59	1		
W5	4th Floor	Double Sash	2.6mX2.8m	1	1		1		1	1		3	7.28	1		
W6	4th Floor	Tripple Sash	2.6m x 4m	1	3	3			3	3		12	10.4	3		
W7	4th Floor	Tripple Sash	2.6m x 4m	1	3	3			3	3		10	10.4	3		
W8	4th Floor	Tripple Sash	2.6m x 4m	1	3	3			3	3		10	10.4	3		
W9	4th Floor	Tripple Sash	2.6m x 4m	1	3	3			3	3		10	10.4	3		
Rear Elevation	1st Floor															
W1	1st Floor	Single Sash	1.4mx2m	1	1	1			1	1		4	2.8	1		
W2	1st Floor	Tripple Sash	2mX3.6m	1	3	3			3	3		10	7.2	3		
W3	1st Floor	Tripple Sash	2mX3.6m	1	3	3			3	3		10	7.2	3		
W4	1st Floor	Double Sash	2.0mX2.8m	1	1	1			1	1		3	5.6	1		
W5	1st Floor	Double Sash	2.0mX2.8m	1	2	1			1.5	1.5		4	5.6	1.5		
W6	1st Floor	Tripple Sash	2mX3.6m	1	3	3			3	3		10	7.2	3		
W7	1st Floor	Tripple Sash	1.8mx3.9m	1	3	3			3	3		10	7.02	3		
W8	1st Floor	Tripple Sash	1.8mx3.9m	1	3	3			3	3		10	7.02	3		
Courtyard - Rear	1st Floor															
W1	1st Floor	Single Sash	1.6m x 2.9m	1	1		1		1	1		4	4.64	1		
W2	1st Floor	Single Sash	1.6m x 2.9m	1	1		1		1	1		4	4.64	1		
W3	1st Floor	Single Sash	1.6m x 2.9m	1	1		1		1	1		4	4.64	1		
W4	1st Floor	Single Sash	1.6m x 2.9m	1	1	1			1	1		3	4.64	1		
W5	1st Floor	Single Sash	1.6m x 2.9m	1	1	1			1	1		3	4.64	1		
Staircase	1st Floor															
W1	1st Floor	Single Sash	1.1m x 2.4m	1	1	1			1	1		4	2.2	1		
W2	1st Floor	Single Sash	1.1m x 2.4m	1	1	1			1	1		4	2.2	1		
W3	1st Floor	Single Sash	1.6m x 2.2m	1	1	1			1	1		4	3.52	1		

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	Location	Window Type	Approx. Size		Remove Paint M2	Repair Small	Repair Medium	Repair Large	Overhaul Per	Draftproof Per	4mm Glass >1m2	Putties LM	Decorate M2	Ironmongery Per	Remove window Per	New Window M2
Courtyard - Rear Elevation	2nd Floor															
W1	2nd Floor	Single Sash	1.55m x 2.8m	1	1		1		1	1		4	4.34	1		
W2	2nd Floor	Single Sash	1.55m x 2.8m	1	1		1		1	1		4	4.34	1		
W3	2nd Floor	Single Sash	1.55m x 2.8m	1	1		1		1	1		4	4.34	1		
W9	2nd Floor	Single Sash	1.26m x 2.4m	1	1	1			1	1		3	3.02	1		
W10	2nd Floor	Single Sash	1.26m x 2.4m	1	1	1			1	1		3	3.02	1		
W11	2nd Floor	Single Sash	1.26m x 2.4m	1	1	1			1	1		3	3.02	1		
W12	2nd Floor	Double Casement	1.2m x 1.4m	1	2	1			1.5	1.5		4	1.68	1.5		
W13	2nd Floor	Double Casement	1.2m x 1.4m	1	2	1			1.5	1.5		4	1.68	1.5		
Courtyard - Rear Elevation	3rd Floor															
W1	3rd Floor	Single Sash	1.25m x 2.1m	1	1	1			1	1		3	2.62	1		
W2	3rd Floor	Single Sash	1.25m x 2.1m	1	1	1			1	1		3	2.62	1		
W5	3rd Floor	Single Sash	1.5m x 2.1m	1	1		1		1	1		4	3.15	1		
W6	3rd Floor	Single Sash	1.5m x 2.1m	1	1		1		1	1		4	3.15	1		
W7	3rd Floor	Single Sash	1.5m x 2.1m	1	1		1		1	1		4	3.15	1		
W8	3rd Floor	Single Sash	1.5m x 2.1m	1	1		1		1	1		4	3.15	1		
Courtyard - Rear Elevation	Roof															
W1	Roof	Single Sash	770mm x 1.2m	1	1	1			1	1		3	0.92	1		
W2	Roof	Single Sash	770mm x 1.2m	1	1	1			1	1		3	0.92	1		
W3	Roof	Single Sash	770mm x 1.2m	1	1	1			1	1		3	0.92	1		
W4	Roof	Single Sash	770mm x 1.2m	1	1	1			1	1		3	0.92	1		
W5	Roof	Single Sash	770mm x 1.2m	1	1	1			1	1		3	0.92	1		
W6	Roof	Single Sash	770mm x 1.2m	1	1	1			1	1		3	0.92	1		
				140												

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