

Application for approval of details reserved by condition Application No.: CDN/20/0371

Description: Previous application (PP-06741350, Application Number 119101/LO/2018 - 21/02/18)

The application covers the replacement of the existing windows. The replacement of the windows will take place over 4 phases. Once we have consent to commence with Phase 1, we will then move on to each subsequent phase;

- 1 - Kitchen and Bathroom windows
- 2 - Small back of house windows
- 3 - Front windows
- 4 - Side windows

Condition 4

This discharge of conditions relates to Phase 1 - Kitchen and Bedroom window (back of house), and condition - 4, referring to detailed schedule, drawings, profiles

Sliding sash windows have been approved, with a single vertical bar and window horns to mirror our neighbour's property. Photos of our neighbours' windows have previously been provided, for reference. The Kitchen and Bedroom windows are currently made from wood and finished in white paint. The replacement windows will be made from hard wood and finished in white paint. Photos of the current windows have also previously been provided, for reference.

Property Location: 15 Smedley Lane, Manchester, M8 8UJ

Neighbouring Property: 13 Smedley Lane, Manchester, M8 8UJ

Detailed Schedule of Work/Method Statement

Commencement of work

Prepare the site for work. Confirming the scope of works and the restrictions that will be placed upon the working area in terms access.

Order of work

The works will be carried out in accordance with an agreed programme of works so it is known in advance on which day which windows are to be replaced. This order may be impacted by the weather conditions.

Delivery of windows

Deliver all parts to site, ensuring that appropriate care is taken and the windows are stored safely and securely.

Preparation

Clear items from the kitchen and bedroom, as much as possible before, before covering all affected areas of flooring and other items with dust sheets or other appropriate protective sheets.

Pre-Installation

Before starting work ensure that the correct window sizes have been supplied, to the correct specification

Removing existing window

The existing windows should first be removed by removing the hinges from the window frame/casement. The existing window frame can then be removed from the wall; this will be done by removing the frame fixings where accessible and then by cutting through the frame using a reciprocating and levering the frame work from the wall with a wrecking/pry bar.

Fitting new window frame

Clean the area and prepare the recess for the installation of the new windows. Fit the new window frame into position, ensuring a tight fit and ensuring that the frame is plumb and square. Drill through the frame into the masonry wall for the frame fixings. Fix back of frame.

Fitting new glazing

Once the windows and frames have been installed, the glazing units can be inserted. Each unit should be installed and secured into position with the appropriate seals.

Test windows

Tested to ensure that they open and close smoothly without rubbing or catching, if necessary adjustments to be made ensure a suitable fit.

Equipment

- Spanners
- Screwdrivers
- Chisels
- Stanley knife
- Pliers
- Hammers
- Hand Saws
- Files and other small tools
- Wrecking bar
- Lump hammer
- Hammer drill
- Reciprocating saw
- Battery powered cordless drill/screwdrivers
- Podium steps
- Clamps
- Dust sheets

Impact of Historical Features

It is a positive impact to the property, replacing historically inaccurate windows with windows that are in keeping with the age of the property and mirror the adjoining neighbouring property, to the left when viewing the property from the street.