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Ref. 2367
METHOD STATEMENT

Works to
256 Wilmslow Road Fallowfield Manchester M14 6LB

This statement accompanies our planning application for change of use of former hotel accommodation to residential apartments.

Renewal of windows

Existing wooden window frames are deteriorated and will be renewed, which will also allow for the installation of double glazing. The new windows will provide a pattern and a division of panes similar to the existing windows, and will sit into the masonry reveals in the same manner.

Fascia detail

The detail appears to feature part cantilevered stone slabs and part concrete slab with an assumed aluminium liner tray. The detail cannot be fully ascertained until scaffolding access is made available. The existing detail will be retained.

Cleaning of stonework

One elevation of the building features a split sandstone block which has been particularly stained where a gutter has been leaking for several years. We suspect that this is bitumen staining. The building has been cleaned previously and it is not proposed to attempt to remove all weathering stains or to achieve a full clean. The proposal is to brush the stone down with a dry brush with a stiff bristle, and to then wash down the wall with clean water.

The stone elevation



K. Jones
10 Dec 2013