

CONDITION 6 STATEMENT

Location:

First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Date Prepared: May 2025

Revision P1 (20 May 2025)

Condition 6 – Scheme for Removal of First-Floor Signage Panel

Project Details

Site Address: First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Drawing Reference: A1507(02A)AP009

Planning Ref: 137985/FO/2023

Condition 6

6) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing a methodology for the removal of first floor fascia business signage to the Plymouth Grove elevation. The scheme shall include details of the reinstatement of the related section of the elevation using matching materials. The scheme shall be implemented upon occupation of the authorised first floor apartments and maintained in situ thereafter.

Reason - *In the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.*

1. Overview

This methodology sets out the proposed works for the removal of the existing first floor fascia signage and reinstatement of the affected building façade on the Plymouth Grove elevation.

The works will be undertaken in accordance with best practice construction methods, using materials and finishes that match the existing building fabric to ensure visual continuity and compliance with planning policy.

2. Existing Construction Detail

- The building is a **concrete-framed structure**, with exposed **concrete columns and beams** forming the primary façade rhythm.
- **Brick infill panels** and **timber-framed windows** are situated between the concrete elements.
- The **existing signage** is located above the first floor windows and is **mounted on the timber panels** that span between the structural concrete beams.
- The signage is **mechanically fixed into the concrete frame** adjacent the timber panelling.

3. Proposed Methodology for Signage Removal

a. Preparation and Access:

- Erect safe access scaffolding or mobile tower system to first floor level on the Plymouth Grove elevation.
- Conduct a photographic condition survey of the façade before removal works begin.

b. Signage Removal:

- Carefully remove any surface-mounted lettering, brackets, fixings, or panels associated with the signage.
- Unscrew and detach the signage fixings from the concrete structure with minimal disturbance to the existing frame.
- Dispose of signage and fixings off site in accordance with local waste management protocols.

c. Damage Assessment and Repair:

- Assess any damage to the **exposed concrete structure** caused by existing fixings.
- Where fixings have penetrated the concrete frame, fill holes using a suitable **cementitious repair mortar** compatible with the parent structure (e.g., Sika Monotop or equivalent).
- Ensure surface finish, colour and texture of repairs blend with existing exposed concrete.
- Clean surrounding concrete surface using a mild detergent or low-pressure water clean (no abrasive cleaning to avoid damage).

4. Façade Reinstatement Using Matching Materials

a. Timber Panel and Window Replacement:

- As shown on **drawing A1507(02A)AP009**, remove the existing timber panels above the windows in full and replace with **new timber panels**, treated and painted/stained to match existing in colour and grain.
- Replace the existing timber-framed windows with **new uPVC windows** of similar profile, opening style and fenestration pattern.
- All window components will be high-quality with weather-resistant finishes.

b. Integration with Surrounding Materials:

- Where brickwork interfaces with the timber or concrete structure, ensure clean lines and uniform mortar joints.
- All new elements will be installed in the same plane with the existing windows to preserve architectural integrity.

5. Implementation and Maintenance

- The above scheme will be fully implemented **prior to first occupation** of the authorised first floor apartments.
- The reinstated façade elements shall be **maintained in situ thereafter**, with periodic inspection for repairs and maintenance.
- Any future repair or replacement works will continue to use materials that match the original construction in appearance and performance.