

DISCHARGE OF CONDITION 12

Planning Ref: 142143/FO/2025

Site: The Shamrock, Ancoats

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CONDITION 12: Prior to the commencement of works to remove and reinstate any rainwater goods, a detailed method statement, materials (cast aluminium) and specifications for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The reinstatement of the rainwater, shall be carried out in accordance with this method statement and be completed prior to the first use of the extensions hereby approved.

METHOD STATEMENT FOR THE REMOVAL AND REINSTATING OF RAINWATER GOODS

1. Scope of Works

The works comprise:

- Careful removal of all existing rainwater goods
- Protection of adjacent masonry and finishes, in particular the faience
- Reinstatement of rainwater goods in cast aluminium to match traditional profiles and appearance as per details
- Connection to existing drainage system

No alteration to the building's architectural detailing beyond what is approved is proposed.

2. Conservation Approach

The works will follow conservation best practice:

- Retention of existing sound components where possible
- Like-for-like replacement in cast aluminium to replicate traditional cast iron appearance
- Minimal intervention to masonry and fixings

3. Removal Procedure

- Gutters and downpipes carefully dismantled by hand
 - Fixings removed without damaging masonry
 - Surrounding brickwork/stone protected during works
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4. Materials Specification

Element	Specification
Gutters	Cast aluminium, Sentinel Vintage Ogee Snap Fit Gutters 125 x 100mm
Downpipes	Cast aluminium Colonnade Rainwater Pipes, round 101mm DIA
Hopper Heads	Cast aluminium, heritage style where present
Finish	Factory-applied black (RAL 9005)
Brackets	Aluminium, fixed into mortar joints where possible

5. Installation Method

- Brackets fixed at appropriate centres (as per manufacturers recommendations) to prevent sagging
- Fixings located in mortar joints rather than masonry units where feasible
- Falls provided to ensure proper drainage
- Joints sealed using manufacturer-approved methods
- Downpipes aligned vertically and fixed with matching brackets

All work will be undertaken in accordance with the manufacturer's guidance.

6. Protection of Building Fabric

- Masonry not to be cut or chased unnecessarily
- Any disturbed pointing made good using matching mortar

- Care taken to avoid staining or damage during works
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7. Completion & Maintenance

- System checked to ensure free flow of rainwater
 - Installation completed prior to first use of the extensions
 - Rainwater goods to be maintained and repainted as required to preserve finish and performance
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Compliance Statement

The reinstatement of the rainwater goods will be carried out fully in accordance with this approved method statement and completed prior to first use of the extensions, in compliance with the condition.

MATERIALS

Sentinel Vintage Ogee Snap Fit Gutters 125 x 100mm. (See separate specification sheet for additional information).



Figure 1: Guttering Profile from Sentinel



Figure 2: RAL Colour for powder coating



Figure 3: Sample on site with brick sample

SPECIFICATION OF DOWN PIPES:

Colonnade Aluminium Rainwater Pipes, round 101mm DIA.



Figure 4: Colonnade Aluminium Rainwater Pipes



Figure 5: RAL colour for powder coating