

Grade II* Listed Building

Site Address: Unit 5, Barton Arcade, Deansgate, M3 2BB

Applicant: Sarah Close

Company: The Cat Cafe Manchester Ltd

Date: 24 February 2026

1. Description of Works

The proposed works involve the replacement of one damaged pane within an existing four-pane timber sash window.

Only the defective pane will be replaced.

The remaining historic glass and timber fabric will be retained in situ.

No alteration will be made to the window frame, sash mechanism, or surrounding structure.

The replacement glass will be Pilkington “Arctic” obscured glass, matching the existing pattern, opacity, and thickness as closely as possible.

2. Heritage Considerations

This is a Grade II* listed building, and all works will follow the principles of minimum intervention, like-for-like repair, reversibility where possible, and retention of historic fabric.

The works are limited strictly to the defective pane and will not impact the character or significance of the building.

3. Materials

Replacement glass: Pilkington Arctic obscured glass

Glazing compound: Traditional linseed oil putty (or approved heritage alternative)

Fixings: Non-ferrous glazing pins

Paint finish: To match existing (if disturbed)

All materials will be selected to ensure compatibility with the existing historic window.

4. Method of Work

Preparation:

Area internally and externally will be protected with dust sheets. The window will be inspected prior to works.

Removal:

Existing putty will be carefully removed using hand tools. Damaged glass will be removed safely.

Installation:

New pane will be cut to size, bedded in linseed oil putty, secured with glazing pins, and finished with a putty fillet.

Finishing:

Putty will cure before painting. Any disturbed finishes will be made good and the area cleaned.

5. Protection of Historic Fabric

No power tools will be used in contact with historic timber. Work will be undertaken by a competent tradesperson experienced in heritage glazing. Adjacent materials will be protected throughout.

6. Health & Safety

Works will comply with CDM Regulations 2015. Appropriate PPE will be used. Broken glass will be handled and disposed of safely.

7. Waste Disposal

All waste, including broken glass, will be removed from site and disposed of in accordance with local regulations.

8. Conclusion

The works represent a minor, like-for-like repair preserving the historic integrity of the sash window while maintaining its function and appearance.