

DISCHARGE OF CONDITION 9

Planning Ref: 142143/FO/2025

Site: The Shamrock, Ancoats

Author: JDA

Date: Sept 2025

CONDITION 9: Prior to the commencement of the proposed works to repair and restore the existing windows, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the windows shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

METHOD STATEMENT FOR REPAIRING AND RESTORING EXISTING WINDOWS

PLEASE NOTE: No existing windows will be removed and re installed, all repairs will take place in situ and therefore no sectional drawings will be required.

1. Conservation Approach

Works will follow established conservation principles:

- Maximum retention of original fabric
- Minimal intervention
- Like-for-like materials
- Traditional detailing and techniques

Replacement of elements will only occur where decay or failure makes repair unviable.

2. Preparation Work

- Any required elements removed manually to avoid damage
 - Surrounding masonry, reveals and finishes protected
 - Historic glass and ironmongery retained where possible
 - Non-original harmful insertions removed
 - Brushing down to remove all dirt and loose paint finishes for full inspection
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3. Timber Repairs

All joinery will be undertaken by an experienced joiner using traditional techniques.

- Timber confirmed as hardwood, and all repairs will use matching hardwood species
 - Decayed timber cut back to sound material
 - Spliced repairs using scarf or mortise-and-tenon joints
 - Structural resin repairs used only where visually discreet and necessary
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4. Glazing Works

- Historic glass retained where sound
 - Replacement panes to be heritage glass or slim-profile units to match existing appearance
 - Glazing installed using traditional putty
 - Original glazing bar profiles retained where possible
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5. Ironmongery

- Existing catches, lifts and pulleys cleaned, repaired and reused
 - Missing components replaced on a like-for-like basis in matching finish
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6. Finishes

Element Specification

Timber Matching hardwood species

Paint Microporous breathable paint system

Putty Linseed oil putty

Fixings Stainless steel / non-ferrous

7. Reinstallation

- Windows reinstated into original openings if removed
 - Original sightlines and proportions preserved
 - Draught proofing discreetly integrated if possible, where it does not affect appearance
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8. Long-Term Maintenance

The repaired windows will be:

- Inspected regularly
 - Repainted with breathable systems as required
 - Locally repaired promptly to prevent decay
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Compliance

The works described above will be implemented prior to first occupation and retained in situ for the lifetime of the development, in accordance with the approved details.

MATERIALS

Glazing to be replaced will be 6mm toughened clear glass where required. The contractor has been able to salvage some existing glazing from redundant areas that will be used to replace any damage in the existing windows.