

DISCHARGE OF CONDITION 13

Planning Ref: 142143/FO/2025
Site: The Shamrock, Ancoats
Author: JDA
Date: Sept 2025

CONDITION 13: Prior to the commencement of the works to install the external staircase, a detailed method statement, materials and specification for the external staircase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works must be carried out in accordance with this method statement and specification and be completed prior to the first use of the extensions of the development.

METHOD STATEMENT TO

1. Scope of Works

The works comprise:

- Fabrication and installation of a new external staircase as shown on approved drawings
- Associated balustrades, landings, and fixings
- Connection to the extension and ground level

No other alterations to the host building are proposed beyond approved plans.

2. Design & Materials Specification

Element	Specification
Stair Structure	Mild steel, galvanised and powder-coated
Treads	Perforated steel / anti-slip metal treads
Balustrade	Vertical metal balusters with simple handrail
Finish	Powder-coated in dark heritage colour (e.g. black/charcoal)
Fixings	Stainless steel or non-ferrous

The staircase design is simple and utilitarian to avoid visual competition with the building.

3. Conservation Approach

- Staircase designed as a reversible intervention
 - Fixings positioned to minimise impact on historic fabric
 - Attachment into mortar joints where feasible rather than masonry units
 - No decorative architectural elements removed or altered
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4. Installation Method

1. Fabrication
Staircase fabricated off-site to approved dimensions.
 2. Positioning
Stair lifted into place using appropriate lifting equipment.
 3. Fixing to Building
 - Brackets fixed using resin anchors or mechanical fixings
 - Fixings located in mortar joints where possible
 - Drilling kept to the minimum required
 4. Ground Connection
Base of staircase secured to prepared foundation pad or slab in accordance with structural requirements.
 5. Balustrades & Handrails
Installed and secured as integral part of structure.
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5. Protection of Building Fabric

- Dust and vibration minimised during drilling
 - Any disturbed mortar made good using matching mortar
 - Care taken to prevent staining or damage to finishes
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6. Completion

- Staircase checked for structural stability and safe use

- Finish inspected for coating integrity
 - Works completed prior to first use of the extension
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Compliance Statement

The external staircase will be installed strictly in accordance with this approved method statement and specification and completed prior to first use of the extensions, in full compliance with the planning condition.