

DISCHARGE OF CONDITION 8

Planning Ref: 142143/FO/2025

Site: The Shamrock, Ancoats

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CONDITION 8: Prior to the commencement of the proposed works to repair and restore the existing roof, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the roof 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 TO REPAIR AND RESTORE THE ORIGINAL ROOF AND REMOVE, ALTER AND EXTEND A NEW SECTION OF ROOF.

1. INTRODUCTION

This method statement has been prepared to satisfy condition 8 relating to roof works at REF: 142143/FO/2025. The works include:

- Repair and restoration of the existing original slate roof.
- Careful removal and alteration of a section of the existing roof.
- Construction of a new roof section (extension) integrated with the historic roof.

The methodology ensures heritage sensitivity, weatherproofing, and compliance with best practice.

2. PROPOSED WORKS SUMMARY

- Repair and restoration of the retained roofing, including salvage and reuse of original natural slates from altered sections where possible.
- Removal of a section of the existing roof to allow for the approved extension.

- Alteration of roof structure to form junction between existing and new works.
- Construction of new roof section, slated to match existing in appearance, coursing, and detailing.
- Replacement/repair of all associated leadwork, ridges, flashings, and verges.
- Works to be completed prior to first use of the approved extension.

3. SPECIFICATION OF MATERIALS

Slates:

- Type: Natural Welsh slate.
- Size: To match existing.
- Fixings: Copper nails, double-nailed as per BS 5534.
- Reclaimed original slates to be reused wherever suitable.

Underlay:

- Breathable vapour-permeable membrane (e.g., Tyvek Supro or equivalent).

Battens:

- Treated softwood battens (25 x 50mm), BS 5534 compliant.

Leadwork:

- Code 4–6 milled lead sheet, dressed and installed in accordance with Lead Sheet Association guidelines.

Timber Structure:

- C24 treated structural softwood rafters, purlins, and wall plates to engineer's design. (See attached

4. METHODOLOGY OF WORKS

4.1 Protection & Preliminary Works

- Scaffold with edge protection erected around work areas.

- Roof slopes to remain in place during works covered with breathable waterproof sheeting where necessary.

4.2 Repair and Restoration of Original Roof

- Existing slates retained in place during works and protected where required. Slates carefully lifted and inspected from removed section of roof; all sound original slates to be retained and reused.
- Damaged or delaminated slates replaced with matching natural slate.
- Battens replaced where defective.
- Underlay renewed across repaired sections.
- Slates reinstated in original coursing with copper nails.
- Existing ridge tiles lifted, cleaned, and rebbed in lime mortar where salvageable.
- Lead flashings, soakers, and valleys repaired or renewed in lead to original profiles.

4.3 Removal and Alteration of Existing Roof Section

- Designated section of roof stripped manually, ridge to eaves, using hand tools.
- Salvageable slates stacked and set aside for reuse.
- Existing structural timbers removed or altered in accordance with structural engineer's drawings.
- Junctions with retained roof protected with temporary coverings to maintain weatherproofing.

4.4 Construction of New Roof Section (Extension)

- New structural timber framework installed and securely tied into existing roof.
- Breathable underlay laid across rafters with correct laps.
- New treated battens fixed to gauge slate coursing.
- Roof slated using a combination of salvaged and new natural slate, laid to match existing size, thickness, and coursing.
- New ridges installed with lime mortar bedding.
- Leadwork (flashings, valleys, abutments) installed to weatherproof junctions between existing and new roof.
- All junctions seamlessly integrated with historic roof fabric.

5. COMPLIANCE AND MAINTENANCE

- Works carried out by roofing contractors with due care and attention.
- All slating and tiling works to comply with BS 5534:2014+A2:2018.
- All workmanship to follow BS 8000-6:2013.
- Leadwork installed to Lead Sheet Association standards.
- Completed roof to present as a uniform, traditional finish in keeping with historic character.
- Ongoing maintenance: routine inspections every 5 years to check slate fixings, leadwork, and mortar bedding.

6. HERITAGE JUSTIFICATION STATEMENT

The public house is a building of local historic and architectural interest. The roof forms a key part of its character, contributing to its overall appearance and setting.

The proposed works are designed to preserve and enhance the building's historic integrity by:

- Retaining and reusing as much of the original natural slate as possible.
- Matching all replacement materials (slates, leadwork, timber structure) to historic precedents.
- Ensuring the new roof section is visually consistent with the existing, preserving uniformity in coursing, detailing, and finish.
- Using traditional methods and breathable materials to ensure the longevity and authenticity of the repairs.

The approach strikes a balance between safeguarding the historic fabric and enabling the approved extension. The repaired and extended roof will be sympathetic to the original building, sustaining its historic character while providing long-term durability.

MATERIALS



Figure 1: Salvaged Roof Tiles to match existing



Figure 2: Salvaged Roof Tiles to match existing