

DISCHARGE OF CONDITION 7

Planning Ref: 142143/FO/2025

Site: The Shamrock, Ancoats

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CONDITION 7: Prior to the commencement of works associated with the installation of any proposed new windows and doors into the fabric of the existing building, a detailed method statement, materials and specification (including sections) for the installation of the windows and doors shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first use of the extension hereby approved. The windows and doors shall thereafter be retained and maintained in situ.

METHOD STATEMENT FOR INSTALLATION OF TIMBER WINDOWS AND DOORS

1. INTRODUCTION

This method statement has been prepared to satisfy the requirements of condition 7 of application REF: 142143/FO/2025 relating to the installation of new windows and doors into the existing building fabric of the original public house. The works relate to a sympathetic refurbishment and extension of the building. This statement details the materials, specifications, installation methods, and protective measures to retain historic features, particularly the existing faience.

2. PROPOSED WORKS SUMMARY

- Removal of all existing non-original windows and doors.
- Installation of new timber-framed windows with leaded light glazing, to match the style, profile, and detailing of the original historic windows to the first floor.
- Installation of timber doors designed in a traditional style in keeping with the character of the building.
- All installations to be completed prior to first use of the approved extension.

3. SPECIFICATION OF MATERIALS

Windows:

- Material: High-quality painted hardwood
- Glazing: Slimline double-glazed units with leaded light pattern, true leaded lights applied externally and internally.
- Finish: Factory-applied microporous paint, colour: black.

Doors:

- Material: Painted hardwood with raised and fielded panels as details.
- Glazing Transoms above: Stained Glass as details.
- Finish: Microporous heritage finish, colour to match windows in black.
- (Full technical specifications and section drawings appended.)

4. METHODOLOGY FOR REMOVAL AND INSTALLATION

4.1 Protection of Historic Features (Faience):

- Prior to any removal works, all existing faience cladding will be surveyed and documented by a specialist contractor.
- Faience in proximity to window and door surrounds will be protected (where required) using:
 - Rigid plywood hoarding fixed to a timber framework, padded internally with conservation-grade foam.
 - Low-tack protective wrap where access is limited.
 - All fixing of protection materials to be non-invasive and fully reversible.

4.2 Removal of Existing Windows and Doors:

- Removal will be done manually using hand tools to avoid vibration damage.
- Joints will be scored and eased gently to avoid dislodging any surrounding faience or detailing.
- Removal to be carried out internally where possible.

- Any historic fabric inadvertently disturbed will be recorded and reinstated by a specialist contractor (Stone Central).

4.3 Installation of New Windows and Doors:

- New timber windows and doors will be installed into existing reveals to ensure minimal disruption.
- Timber frames will be bedded in breathable lime mortar and secured mechanically with non-corrosive fixings.
- Joints around frames will be pointed with lime mortar or traditional putty to allow for movement and breathability.
- All external sealing will be done using traditional materials – no modern silicone sealants will be used.

5. COMPLIANCE AND MAINTENANCE

- All works will be carried out by experienced joiners.
- Upon completion, the windows and doors will be retained and maintained in accordance with traditional methods.
- Routine maintenance will include repainting on a 5–7 year cycle and inspection of leadwork and glazing integrity.