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GLOBAL STREET ART
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METHOD STATEMENT AND OPTIONS ANALYSIS

Temporary Sporting Heritage Murals

12 Piccadilly, Manchester
Grade II Listed Building

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1. Purpose of Document

This Method Statement and Options Analysis has been prepared in support of a Listed Building Consent application for the temporary installation of hand-painted sporting heritage murals on the rendered south gable wall of 12 Piccadilly, Manchester.

The document identifies potential methodologies for the application and removal of the murals, assesses the potential impact of each method on historic fabric, and explains the rationale for the preferred approach as the least harmful and most appropriate solution for a Grade II listed building.

2. Heritage Context

12 Piccadilly is a Grade II listed former bank building. The proposed works are confined to the rendered south gable wall, a non-original elevation of limited heritage significance that has become exposed following the demolition of adjacent buildings. No works are proposed to the principal Portland stone façades, architectural detailing, or interior fabric.

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3. Overview of Proposed Works

The proposals comprise:

- Temporary application of hand-painted murals celebrating Manchester's sporting heritage
- Use of breathable, microporous paint systems compatible with historic fabric
- Maximum display period of 24 months
- Reinstatement by overpainting at the end of the consent period or earlier if triggered by adjacent redevelopment

4. Options Analysis – Application Methodologies

The following table compares potential application methodologies and their suitability for the listed building:

Option	Description	Potential Impact	Conclusion
A: Microporous Paints ✓	Paint applied directly to prepared render using brushes and controlled spray techniques with breathable, mineral-based or acrylic paint systems.	Minimal physical impact to render surface. No penetration beyond surface coating. No fixings required.	PREFERRED – Lowest risk to historic fabric.
B: Heat Shrunk Vinyl ✓	Self-adhesive vinyl membrane heat-applied to wall surface using controlled heat gun, creating a sacrificial substrate. Mural then hand-painted directly onto vinyl using microporous paints.	No direct paint contact with historic render. Vinyl acts as protective barrier. Low-tack adhesive designed for heritage surfaces. Fully removable by peeling.	ALTERNATIVE PREFERRED – Provides additional protection to historic fabric.
C: Pre-printed Vinyl/Graphics	Pre-printed vinyl graphics mechanically fixed or adhered to the surface.	Risk of adhesive residue. Potential tearing or delamination of render on removal. Requires fixings or aggressive adhesion.	Not proposed – Higher risk to historic fabric.
D: Panel Systems	Temporary panels fixed over the wall surface.	Requires mechanical fixings into historic fabric. Risk of permanent damage. Visual intrusion.	Not proposed – Unsuitable for listed building.

Mitigation Measures (Option A)

- Pre-installation condition survey
- Surface stabilisation where required
- Controlled application by experienced mural artists

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Mitigation Measures (Option B)

- Pre-installation condition survey and render adhesion testing
- Use of heritage-grade, low-tack adhesive vinyl suitable for friable surfaces
- Controlled heat application to avoid thermal stress to render
- Edge sealing to prevent moisture ingress behind vinyl
- Removal by controlled peeling at shallow angle to minimise surface disturbance

5. Options Analysis – Removal Methodologies

The following table compares potential removal methodologies:

Option	Description	Potential Impact	Conclusion
A: Overpainting ✓	Application of breathable, microporous paint in an appropriate colour to fully cover the mural artwork.	No physical disturbance to render. Consistent with application methodology. Fully reversible for future use.	PREFERRED – Least intervention (for Option A application).
B: Vinyl Removal ✓	Controlled peeling of heat shrunk vinyl membrane at shallow angle, removing mural and substrate in a single operation.	No paint residue on historic render. Complete removal of all applied materials. Original render surface revealed.	PREFERRED – Full reversibility (for Option B application).
C: Controlled Removal	Low-pressure cleaning and specialist paint removal techniques compatible with microporous paint systems.	Minimal surface disturbance. Full reversibility achievable.	Alternative option if specifically required.
D: Abrasive Cleaning	Mechanical or abrasive removal methods.	Risk of surface erosion. Loss of historic render.	Not proposed – Unacceptable risk.
E: Chemical Stripping	Use of aggressive chemical paint removers.	Risk of chemical interaction with historic materials. Moisture entrapment.	Not proposed.

Mitigation Measures (Option A – Overpainting)

- Colour matching to existing render or as agreed with Conservation Officer
- Use of same microporous paint system as mural application
- Final condition survey and photographic record
- Localised repairs to render if required prior to overpainting

Mitigation Measures (Option B – Vinyl Removal)

- Controlled peeling at shallow angle to minimise surface disturbance
- Gentle heat application to soften adhesive if required

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- Final condition survey and photographic record
- Localised render repairs if required

6. Installation Process

1. Detailed photographic condition survey prior to works
2. Independent scaffolding not fixed to historic fabric
3. Surface preparation and cleaning
4. Controlled paint application
5. Ongoing monitoring during installation

7. Maintenance During Display

- Weekly visual inspections
- Prompt repair of any damage
- Graffiti removal within 24 hours
- Ongoing fabric monitoring

8. Reinstatement

- Condition survey and photographic record of mural
- Localised render repairs if required
- Overpainting with breathable microporous paint in agreed colour
- Completion within 4 weeks of trigger or expiry

9. Conclusion

The preferred application and removal methodologies represent the least harmful approach for the listed building, ensuring temporary, reversible enhancement with minimal impact on historic fabric.