Warburton associates

Project Safety | Chartered Architects | Project Managers

Secondary Glazing - Removal and Install Methodology (Phase 2)

Listed Building Consent Application

India House, Whitworth Street, Manchester.

the guinness partnership



July 2026

Warburton Associates ref 7894

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Introduction

This document is to be read in conjunction with the Listed Building Consent application and has been prepared to explain the methodology for removing the existing frames/ panels and installing the new ones, in response to conversations with the planning case officer.

Existing Frame

The existing aluminium secondary frames are simply fixed with wood screws at approximately 600mm centres, through the frames and into the perimeter (either timber window sills or plaster jambs).
The glazing panels sit within the perimeter outer frame.

Removal

Pre Start - Clean down to remove built-up debris and dust by brushing of the frames and glazing
Firstly the existing frames would have the glass panels removed, by hand. The panels would be slid to the centre, then the panels would be lifted vertically towards the top of the frame, and then the panels would be tilted outwards at the bottom and lifted out leaving the frames in place.

Once the glass panels had been removed the perimeter frames would be removed in sections (top, bottom and sides). Each section would be held while they have the screws removed. Once each section has had all the screws removed the section would be lowered by hand to a safe area.

Once all sections had been removed the screw holes would be filled (either with a wood or plaster filler) and once set sanded, smoothed and decorated to match existing.

Tools and Equipment

The tools/ equipment required would be :-
Suitably sized step ladders, hammer, screwdriver, rigid palette knife.
Two people would be used to remove each window frame using the appropriate Personal Protective Equipment (PPE – gloves, googles etc).

New Installation

The new installation would be the reverse sequence of above.
Once installed, fill all junctions between frame and perimeter (sills and jambs) with a thin bead of white silicone mastic (to ensure full thermal and acoustic seal and to match inner face of frame)
Check for smooth operation of panels at the end.

Existing Photographs

Photographs Of India House as existing		
		
Typical Over View of Existing Frame/ Panel		Typical Over View of Existing Frame/ Panel
		
Detailed view of perimeter frame screw fixings		Detailed view of perimeter frame