

RESTORATION METHOD STATEMENT

Our Lady of Sorrow Chapel

Triq id-Duluri, Pieta'

FEBRUARY 2025

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1. Introduction

The following method statement forms part of a new planning application seeking approval for the restoration of an internal niche within Our Lady of Sorrow Chapel.

The chapel housing the niche is a small and humble structure that, in the late sixteenth century, replaced a former cemetery for Black Death victims. Originally dedicated to Saint Rocco, who was particularly invoked against the plague, the chapel was later extended in 1612. During this expansion, a building was added to accommodate those responsible for maintaining the chapel. At that time, the chapel was rededicated to Our Lady of Sorrows as is known today.

The niche to be restored is approximately three meters high and houses a nearly life-sized wooden and polychrome crucifix sculpture. Beneath the niche, there is a stone altar, which will also undergo restoration.

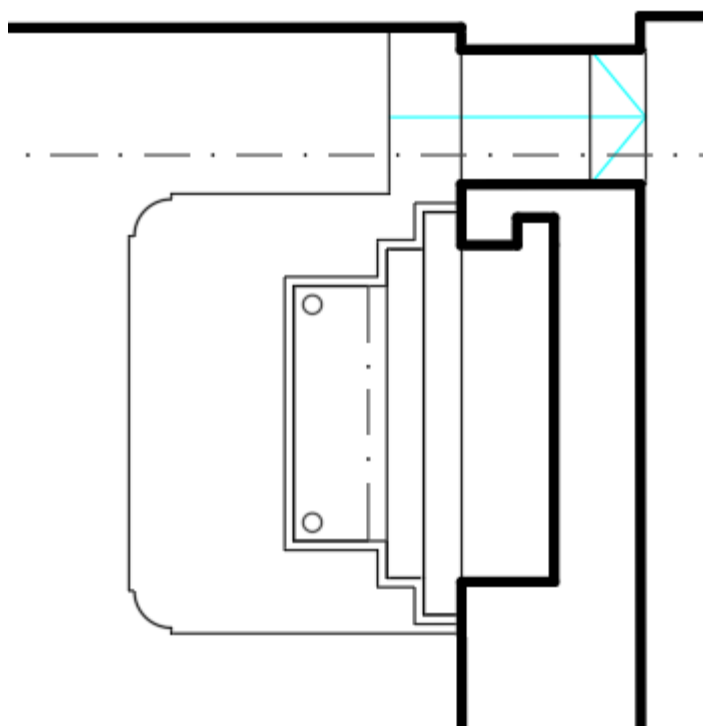


Figure 1: Floor plan of the niche and altar

2. Restoration Methodology

2.1 Renders and pointing

The surrounding wall of the niche is currently rendered with a plaster, which may contain cement. The removal of this render will be carried out using hand-held tools, with careful attention to avoid any damage to the underlying stonework. If the existing render proves difficult to remove, the way forward will be discussed with the Superintendence of Cultural Heritage. At no point will power tools be used. Once the render is removed, the area will be replastered using a lime-based material and then painted. The colour of the paint is to be approved by the architect in charge and the authorities.

Most of the existing pointing on the niche and its surrounding moulding appears to be in good condition and will be preserved. Only cementitious and/or white-coloured joints will be opened, and any failing areas will be repointed. These joints will be cleaned, and any loose mortar will be removed. A hydraulic lime-based mortar, similar in composition and colour to the original and stone, will be used for repointing.

2.2 Non-historic inserts

Several metal inserts are present. All non-historic inserts shall be removed using a corer and the resulting cavities will then be filled with a hydraulic lime-based mortar.

2.3 Stone replacement and plastic repair

At present, stone replacement is foreseen to be at a minimum where only those stones that are found to be severely deteriorated or cracked will be replaced. This will be carried out using traditional methods including the new stone being of the same proportions and decorative design (if any).

Plastic repair will be limited to those stone elements where complete replacement is not justified.

2.4 Existing timber frame

The existing timber frame will be preserved and restored by means of cleaning and sanding down of existing paint (if any). Following this procedure, an adequate primer and two coats of paint in a traditional colour as per DC2015 will possibly be applied. Severely deteriorated components (if any) will be replicated with templates taken from existing counterpart. New glass panels with a solar film will then be introduced to enclose the niche.

2.6 Cleaning

Minimal cleaning will be carried out using dry brushing only to remove any accumulated dirt. If at any point the treatment being used is seen to be causing harm, the cleaning process will be immediately stopped.

2.7 Other Interventions

Apart from the restoration of the cross, which will be carried out by warranted conservator-restorers, new damask will be fixed on the surrounding wall within the niche. Additionally, mechanical ventilation will be installed to improve air circulation and prevent mould. Artificial lighting with low-voltage LEDs and a UV filter will also be added to ensure no harm is done to the restored cross and the new damask.

Finally, a plaque will be placed near the niche with details of the work once the restoration is complete.

PERIT GLORIANNE CASSAR
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Message From Stakeholder

Submitted By

*Kenneth Cauchi - on behalf of
Superintendence of Cultural Heritage*

Submitted On

26th March 2025 12:38:03

Doc 17a deemed acceptable subject to a BG of Euro 2300 and BGrest .

Case Officer's Summary Procedure Report**APPLICATION No:** PA/01966/25**1. Application Details:**

Applicable DC Guidance: DC15
 Press Date: 26 March 2025
 Application Type: Full development permission

Drawing Numbers: PA/1966/25/1D, and

Supporting Document:

Proposal: PA/1966/25/17A (*Restoration Method Statement*)
 Location: Restoration of chapel's internal niche.
 Tad-Duluri Chapel, Triq id-Duluri, Pieta

2. Representations

No representations have been received.

3. Notes to Chairperson

3.1 Bank Guarantee applies.

4. Schedule 2 Criteria

Relevant criteria listed under Schedule 2 of S.L 552.13

Category	Conforming	Non Conforming
Changes to doorways, window apertures, and other similar openings	•	
Changes to facades	•	

5. Relevant Local Plan Policies

Policy	Conforming	Non Conforming
NHHO01 Residential Areas	•	
NHSE09 Urban Conservation Areas	•	

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6. Relevant DC15 Policies

Policy		Conforming	Non Conforming
P01	Extent of commitment	•	
P05	Proposals for the rehabilitation or demolition of scheduled properties and properties within UCA's	•	

7. Other Considerations

CONSULTATIONS:

SCH: Doc 17a deemed acceptable subject to a BG of Euro 2300 and BGrest. (doc. 37A)

AIS: From the information submitted in Doc 1F, proposed development seeks to restore chapel's niche. Hence this does not affect the Official Alignment. This is subject onsite verification. (doc. 35A)

DAC: The Committee has reviewed the submitted drawings in minute 1 and is not averse to the proposal strictly from a design point of view. (doc. 32A)

CRPD: Not Applicable. (min. 30)

SEO: Not Applicable. In view that proposal is only for the restoration of niche, sanita' has nothing to assess. (min. 28)

COMMENTS:

Grade 1 Scheduled Chapel of Our Lady of Sorrows (G.N. 349 of 2001)

Scheduled Building Setting (Circular 3/20)

8. Recommendation

The proposed development conforms to the provisions of regulation 18 of S.L. 552.13 and the following conditions should be included in an eventual development permission:

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.

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- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of S.L. 552.25, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised** - Article 72(4) of the Development Planning Act (Cap. 552). No commencement notice is required for development, or part thereof, which is being sanctioned.
- d) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
- e) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy, Guidance and Standards 2015 shall apply.
- f) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permission must be maintained in a good condition and it shall remain displayed on the site until the works are completed.
- g) All building works shall be erected in accordance with the official alignment and official/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. A Setting Out Request must be submitted to the Land Survey Unit of the Planning Authority, prior to the commencement of works on site, when the setting out of the alignment and levels is required.
- h) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.
- i) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.
- j) Where present, window grilles (including 'pregnant' windows), sills, planters and other similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.
- k) Air conditioning units shall not be located on the facades of the building which are visible from the street or a public space.
- l) There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street or public space.

m) Any use as a residence, whether or not as a sole or main residence, unless otherwise specified, shall be limited to the provisions of Class 1(a) or Class 1(b) of S.L. 552.15.

n) Any garages/parking spaces shall only be used for the parking of private cars and shall be kept available at all times for this purpose.

o) Any approved stores shall be used for domestic storage only.

p) Any unit approved on more than one floor (duplex or more) shall remain physically interconnected as a single unit, and shall not be sub-divided into separate units without specific Planning Authority consent.

2 a) Original internal and external walls shall not be hacked (*mbaqqna*) or grit-blasted. New stone on the façade is to be fair faced without any attrition or marking, unless otherwise specified in approved drawings or supporting documents.

b) Unless otherwise indicated on the approved drawings, the facade of the building, all roof structures, rear garden/yard walls, (but excluding internal shafts), and back elevation shall be retained/constructed in local stone. The stone shall remain unrendered and unpainted, and it shall be allowed to weather naturally. Such components of a building indicated to be rendered/finished other than in local stone, are to be painted in local stone colour, unless other colours are indicated on the approved drawings.

c) Unless otherwise indicated on the approved drawings, all external apertures and closed balconies, visible from a public space, shall be constructed in timber. Open balcony railings and all other metalwork, visible from a public space, shall be in wrought iron. The colour of apertures shall comply with Section 5.7 and G52 of the Development Control Design Policy, Guidance and Standards 2015 unless otherwise indicated on approved drawings.

3 Works shall be monitored by the Superintendence of Cultural Heritage at the applicant's expense. Any removal of rendering and cleaning must be preceded by trial patches carried out in the presence of the SCH officers. The works hereby being permitted are subject to a bank guarantee to the value of € 2,300 (two thousand three hundred Euro) to ensure compliance with this monitoring condition and to ensure that the restoration works are carried out in conformity with the approved Restoration Method Statement. The bank guarantee shall only be released after SCH officers confirm compliance with this condition. In the event that the works have not been carried out in accordance with the approved method statement or instructions given by the Planning Authority, the bank guarantee shall be forfeited. Its forfeiture would not, however, preclude the applicant from adhering to all the conditions contained in this development permission. **Applicant / perit is reminded about the need to submit the commencement notice as per standard conditions included with this permit. Failure to submit this notice will ipso facto result in a 10% forfeiture of the bank guarantee.**

4 **Conditions imposed and enforced solely by other entities**

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A. Where construction activity is involved:

- (a) the applicant shall:
 - (i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and
 - (ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.
- (b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**
- (c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different contractors and shall also include specific measures concerning occupational risks that may be present at this site.
- (d) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, S.L. 623.08. Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- (e) New development on vacant or redeveloped sites shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations, S.L. 623.01.
- (f) Where an officially schemed street bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation levels prior to the commencement of any development hereby being permitted. The length of the road to be so levelled shall extend from any existing schemed road opened to the public to the extreme end of the frontage of the building to be erected, in line with Regulation 16 of S.L. 499.57.

B. Where the development concerns a place of work:

The applicant shall:

- (a) obtain a Perit's declaration that the necessary requirements arising out of S.L. 424.15 have been included in the plans and drawings; and
 - (b) obtain a Perit's declaration that the building conforms to the requirements of S.L. 424.15.
- C.** The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are

addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

- D. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2019 (CAP. 445). The discovery of cultural heritage features may require the amendment of approved plans.
- E. Any fissures (dagħbien), caves, caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological and/or palaeontological interest which are discovered must be reported immediately to the Environment and Resources Authority (ERA). No further works or activities must take place until the respective investigations have been completed, and thereafter works shall proceed strictly in line with the terms established by ERA. The approved development may need to be amended so as to accommodate in situ preservation of the discovered features.
- F. This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (CAP. 424) – Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations.
- G. For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes Order 2014, or its subsequent amendments.

An eventual development permission would also be issued subject to the following standard text:

In terms of Article 72(3) of the Development Planning Act, 2016, the execution and validity of this permission is automatically temporarily **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 13 of the Environment and Planning Review Tribunal Act. In the event that an application is submitted before the Environment and Planning Review Tribunal requesting the suspension of the execution of the permission, this permission will remain so suspended until the Tribunal otherwise decides in accordance with the Environment and Planning Review Tribunal Act.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this

development. Where the land/building is owned or administered by the Government of Malta a specific clearance shall be obtained from the Lands Authority prior to the execution of this development permission.

This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance, or similar requirement emanating from any other law or regulation, nor from procuring any other certification or insurance that may be required.

This report has been prepared and endorsed by the Development Management Directorate.

-DocABSummRepEndorsed-

To: MASStudio
Sylvana Pule' obo Tabgha Foundation VO/0314

Date: 14 April 2025
Our Ref: PA/01966/25
Perit Ref: Y18020

Dear Sir/Madam,

Application Number: PA/01966/25
Location: Tad-Duluri Chapel, Triq id-Duluri, Pieta
Proposal: Restoration of chapel's internal niche.

Development Planning Act, 2016
Notification of Decision of Summary Approval

Kindly note that this application has been approved and the decision notice and any requirements emanating from the decision will be communicated to you within fifteen days from the date of this letter.

Yours faithfully,

Monica Gauci
Secretary Planning Commission
Outside Development Zone and Urban Conservation Areas

-DocABSummACC-

11^{ta} Settembru 2024

Lill-E. T. Mons Charles J. Scicluna
Amministratur Appostiliku
Kurja ta' l-Arcisqof
Floriana

Rikors ta' Sylvana Pule'
Amministratur, Tabgha Foundation

Bir-rispett tesponi:

Naghmel referenza ghad-digriet ta' l-Arcidjocesi no 45/2024 li jawtorizza r-restawr tal-Kurcifiss fil-Kappella tad-Duluri f'tal-Pieta'.

Ix-xoghol ta' restawr fuq il-Kurcifiss jinsab miexi kif ippjanat u qed isir mir-restawratur Pierre Bugeja ta' Prevarti.

Meta inqala' s-salib minn nicca tieghu li hija tal-gebel, hareg car il-bzonn li jigi restawrat ukoll il-gebel. Huwa evidenti li z-zmien halla l-effett tieghu u l-gebla tehtieg manutenzjoni professjonali u imminenti.

Ix-xoghol ta' manutenzjoni se jsir *'like with like'* minn Agius Stone Works Co Ltd u se jigi jiswa madwar €4,500. Din l-ispiza se tithallas kollha mill-istess benefattur li qed jaghmel tajjeb ghar-restawr tal-Kurcifiss.

Ghalhekk ir-rikorrent umilment jitlob l-approvazzjoni tal-E.T. ghal din il-manutenzjoni.

Kemm il-darba din it-talba tigi gentilment milqughha, ir-restawratur huwa f'pozizzjoni li jibda x-xoghol fl-ahhar gimgha ta' dan ix-xahar stess.

Nitlob il-barka pastorali tieghek.



Sylvana Pule'
Amministratur

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