

Fourways Manchester

Method Statement – Refurbishment Works (1st Floor)

Cundall LLP

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Proposed Works	Supporting Plans
Erection of new internal partitions and associated installation of doors. <i>Meeting room / printer room partition lines will be off-set from existing steel framed structure to enable fixings through the plasterboard soffit into ceiling joists. Such fixings can be readily reinstated at the removal of works. Where partitions are fixed into the soffit all plasterboard manufacturers' guidance will be followed. Vertical partition lines have been positioned to sit within brick piers, and not to interrupt the existing openings to the façade. Where possible fixings into masonry walls will be positioned to sit on bed joints such that these can be repointed at a later date. Partition bases will also need to be screwed to the existing floor.</i> <i>Fixings will be installed using hand tools / 110v powered drills etc.</i> <i>Internal doors within such partitions will be installed using similar tools</i> For further details of works please refer to the supporting plans.	• ID-GA-1F-00-01 - Existing General Arrangement Plan • Cundall (22)200_1F Partition and Door Types • Cundall_(42)200_1F Wall Finishes • Cundall_(20)200_1F General Arrangement Plan • Cundall_(10)202_1F Significance Plan • Cundall_(10)403_1F Proposed Long Section & Cross Section • Cundall_(20)201_1F Proposed Floor Plan
Erection of new joinery fixtures and fittings including kitchenette joinery, central island joinery, AV wall joinery, awards display joinery, Quiet Room storage joinery and service cupboard joinery. <i>Kitchen base units and other cabinets are to be free standing, but with fixing back to adjacent existing masonry walls to provide lateral restraint.</i> <i>Kitchen island unit will need minimal screw fixings to the floor to ensure no movement occurs</i>	• ID-GA-1F-00-01 - Existing General Arrangement Plan • Cundall_(71)200_1F Joinery Location Plan • Cundall_(71)400_Kitchen Joinery Intent • Cundall_(71)401_Central Island Joinery Intent • Cundall_(71)402_Typical Timber Slats Joinery Intent • Cundall_(71)403_Typical AV Wall Joinery Intent • Cundall_(20)200_1F General Arrangement Plan • Cundall_(10)202_1F Significance Plan • Cundall_(10)403_1F Proposed Long Section & Cross Section

<i>Wall and floor mounted fixings will be minimised.</i> <i>As previously where possible, all masonry fixings are to tie in with bed joint locations. Use of standard hand tools and 110v drills / saws as above</i> For further details of works please refer to the supporting plans.	• Cundall_(20)201_1F Proposed Floor Plan
Installation of new sockets and additional electrical cabling located in the existing non-original skirting board. Installation of additional new skirting board to match existing where this needs to be brought forwards. New cabling to be brought down from upper level and located in galvanised steel conduits. RAWL plugs to be located within existing historic wall mortar joints where possible. <i>All works to match existing approved CAT A fit-out works. Use of standard hand and power tools as above.</i> For further details of works please refer to the supporting plans.	• FWH-CDL-XX-XX-DR-E-00000 • FWH-CDL-XX-XX-DR-E-30000 • Cundall_(35)200_1F RCP • Cundall_(35)200_1F RCP_RevA • Cundall_(35)201_1F Existing RCP • Cundall_(35)201_1F RCP & MEP
Installation of new hot and cold-water pipework, to be taken down from WC riser. This requires minor breakthroughs of a small section of existing historic wall to facilitate the access to the proposed kitchenette. For method of works please refer to the supporting plans.	• 1030529-SK-M-02 - PH alterations • Cundall_(35)200_1F RCP • Cundall_(20)200_1F General Arrangement Plan • Cundall_(10)202_1F Significance Plan • Cundall_(10)403_1F Proposed Long Section & Cross Section • Cundall_(20)201_1F Proposed Floor Plan • Cundall_(35)200_1F RCP_RevA • Cundall_(35)201_1F Existing RCP • Cundall_(35)201_1F RCP & MEP
Installation of acoustic panels and curtain track to ceiling. The acoustic panels will be secured using screws into the existing lath and plaster soffit. The	• Cundall_(35)200_1F RCP • IG_404_Ecophon_Solo_Rectangle • Cundall_(35)200_1F RCP • Cundall_(35)200_1F RCP_RevA

Fourways Manchester - Method Statement – Refurbishment Works (1st Floor)

curtain track will be a standard track with screws fixed into the existing lath and plaster soffit. <i>Use of standard hand and power tools as above.</i> For further details works please refer to the supporting plans.	• Cundall_(35)201_1F Existing RCP • Cundall_(35)201_1F RCP & MEP • Cundall_(10)202_1F Significance Plan • Cundall_(20)201_1F Proposed Floor Plan
Installation of new mechanical services and alterations to existing non-original pipework. This includes implementation of 1 no. MITSUBISHI PKA-M35MHA DX UNIT to comms room, 2no. Fan Coil Units (FCU), reconfiguration of existing non-original refrigerant pipework and trays. All newly proposed soffit mounted MEP services will match the existing approved Cat A systems and will be fixed in a similar manner. <i>Use of standard hand and power tools as above</i> For further details of works please refer to the supporting plans.	• 1030529-SK-M-01 - Mechanical alterations • FWH-CDL-XX-XX-DR-E-00000 Small Power, Data and Security Plan • Cundall_(35)200_1F RCP
Installation of new suspended luminaires to existing lath and plaster ceiling. No fixtures are to be attached to existing historic timber beams. Use of minimum size plasterboard fixings to allow screws to be fixed to ceilings <i>Use of standard hand and power tools as above</i>	• FWH-CDL-XX-XX-DR-E-00000 • FWH-CDL-XX-XX-DR-E-30000 • FWH-CDL-XX-XX-DR-E-30000 Lighting Modification Intent Plan • Cundall_(35)200_1F RCP
Proposed floor finishes include laying of loose carpets / rugs over the existing historic timber flooring. No works are proposed to the existing original timber flooring. For further details please refer to the supporting plans.	• Cundall_(43)200_1F Floor Finishes

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