

84-86 Princess Street

SeeSaw CAT B Fit Out – Method Statement

The works detailed within this application will be completed following completion of the CAT A works that are currently being completed on site.

Ground Floor

1. New metal stud partition walls will be constructed to the positions shown on the drawings provided.
2. Partitions will be detailed with 10mm shadow gaps as per the drawings provided with the metal studs carefully screwed into the walls and timber floorboards so that they can be removed in the future without causing damage.
3. A glazed detail will be installed at the head of the partitions which form the meeting rooms to the front of the building.
4. New timber skirtings will be installed to the new partitions to match the timber skirtings installed to the new walls installed as part of the base build refurbishment.
5. Once constructed the partitions will be decorated to match the existing partitions installed as part of the base build refurbishment.
6. A metal framed, plasterboard finished 'lid' will be formed over the kitchen area so that the original beams remain visible from the main café seating area and that the volume of the space is retained.
7. This lid will be supported off the top sections of the new partitions and carefully screwed to the timber windows.
8. New vinyl sheet flooring will be installed to the serving counter interior, and kitchen. This will be installed by first installing 5mm plywood which will be screwed to the timber floorboards so that it can be easily removed without causing damage to the timber floorboards. The new vinyl sheet flooring will then be adhered to the new plywood.
9. The serving counter will largely be free standing. Support will be provided by building the counter around the two circular metal columns – but not fixing it to the columns. Additional support will be provided by screwing the base of the counter to the timber floor.
10. New lighting will be installed through the ground floor. All the fittings and cables serving the fittings will be surface mounted with no cabling concealed behind plaster, plasterboard or masonry. No chasing out of plasterwork or masonry will be undertaken.
11. Galvanised cables trays will be suspended from the ceiling to carry power cabling. The cable trays will be augmented by metal conduit.
12. Light fittings will be fitted to the ceiling soffit, to the underside of cable trays and to the timber spandrel panels between the windows. In all cases the fittings will be screwed to the plasterboard and/or timber so that they can be easily removed and made good in the future.
13. Power to the wall mounted light fittings will be contained within surface mounted galvanised metal conduits, screwed to the existing walls.
14. Small power will be installed in the same manner, using surface mounted metal conduit to distribute electrical cabling.
15. No additional decoration will take place beyond touching up to the decoration that has taken place as part of the base build works.

First Floor

1. New lighting will be installed through the first floor. All the fittings and cables serving the fittings will be surface mounted with no cabling concealed behind plaster, plasterboard or masonry. No chasing out of plasterwork or masonry will be undertaken.
2. Galvanised cables trays will be suspended from the ceiling to carry power cabling. The cable trays will be augmented by metal conduit.
3. Light fittings will be fitted to the ceiling soffit, to the underside of cable trays and to the timber spandrel panels between the windows. In all cases the fittings will be screwed to the plasterboard and/or timber so that they can be easily removed and made good in the future.
4. Power to the wall mounted light fittings will be contained within surface mounted galvanised metal conduits, screwed to the existing walls.
5. Small power will be installed in the same manner, using surface mounted metal conduit to distribute electrical cabling.
6. No additional decoration will take place beyond touching up to the decoration that has taken place as part of the base build works.