METHOD STATEMENT

To Accompany Planning App: 121694/LO/2018

Vertigo
18 Cross Street
Royal Exchange Building
Manchester
M2 7AE

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Introduction

This method statement will set out the proposed works at 18 Cross Street, Royal Exchange Building, Manchester for the plant-based eatery: “Vertigo”.

The main changes proposed to the existing restaurant shop are the new shop front and internal re-decoration. There will be replacement kitchen units and appliances and new furniture and light fittings.

There is no demolition proposed to the original building fabric and only the false ceiling is to be removed and true ceiling height reinstated. The current timber shop front and signage is also to be removed, however none of these features are part of the original building and will not result in any harm to the structure and heritage of the building.

This method statement is to form part of the planning application for the Listed Building consent of the changes proposed and the Advertisement consent for the new shop signage. It should be read in conjunction with the submitted plans and elevations and other statements.

Shop Front:

Current timber shop front and sign to be carefully removed behind temporary hoarding to protect internal space from external elements. No damage to existing building fabric- any accidental damage to be repaired to heritage standards and made good prior to any further works.

New structural glazed shop front to be installed as per manufacturers recommendations. Perimeter of shop front opening to have slim anodised bronze-coloured frame to match the bronze lettering installed on stone work above the shop on Cross Street. The frameless doors and windows to follow similar pattern and placement of current doors.

The illuminated lettering of the shop sign to be installed internally behind the glazing.

All new shopfront design to follow the Approved ‘Shopfront and Signage Design Strategy’ for the Royal Exchange building, Appendix 1, for app: 109321/FO/2015/C1.

Walls:

Internal Elevation A-

Re-plaster where necessary to make good walls. Repaint pale green (81, Breakfast Room Green, Farrow&Ball). Oak counter bar installed at height to suit tall bar-stools, to fit exactly into existing alcove adjacent to entrance- each side to match the length of the perpendicular walls, one side will be longer than the other. Small wall brackets used to fix counter to wall- optional brass coloured inverted-tripod legs under to support from floor.

Adjacent to alcove to the left before the protruding column- similar oak worktop to be installed above a standard matt-white kitchen unit, fixed to wall with hidden wall brackets. The unit to have cupboard door, hinges on left with medium brushed steel vertical handle to the top right. This will house the refuse bins for customers to use. The worktop to have 2 x holes approx. 150mm diameters cut through side by side for items to be dropped through into the open-top bin underneath.

Oak worktops to be varnished with clear wood-treatment paint for longevity and protection.

Vertical grey radiator to be installed on wall to the left of the protruding column.

Existing timber skirting board to remain; re-paint gloss white.

Internal Elevation B-

Re-plaster where necessary to make good wall. Repaint off white (204, Pale Powder, Farrow&Ball).

New banqueting seating along wall and return on left to be freestanding against the wall. Fabric to extend to wall to minimise any gaps down the back. Fabric to match décor and to be choice of clients.

'Floating' high level tray/shelf to carry plants with hidden wall fixings. Tray/shelf to be solid so water can remain on tray and not drip below.

Internal Elevation C-

Exposed plasterboard to be made good where necessary, painted off-white or green where stated on elevations. Existing timber panelled wall to be painted green to match other walls. The doorway architrave to be sanded down and repainted off white to match plastered wall behind it.

Kitchen area walls to be gloss-white square tiles (approx. 100mm x 100mm) with dark 3-4mm grout. Finish with similar waterproofing varnish for protection. Exposed areas of kitchen units to also be tiled.

Matt-white kitchen cupboard doors to existing floor-standing units. New wall-fixed high-level kitchen units with match cupboard doors- menu boards to be placed on front of these. Replace existing counter-top with oak worktop to match alcove counter-top. New stainless-steel sink installed along back wall.

Existing counter to be cut back away from shop-front window to allow for bar-seating in the window. New counter-top to match kitchen work-top. New refrigerator display cabinet to be installed with curved top: Saladette Glass Top (1365x700x1350, 3 doors, Adexa S903C). Integral drinks fridge installed in the front corner of serving counter- facing the customer. Sides of counter to also be tiled to match kitchen walls. Appliances and storage under counter-tops for staff use.

Walls of corridor to stairs to basement level and alternative Fire Exit to be tiled, design choice of client.

Internal Elevation D-

In addition to the new shop-front works. The large expanse of shop window to the right of the doors will have an additional high-level oak worktop to match the alcove with bar-stool seating. This will be fixed to the wall perpendicular at the right-hand side and will have additional legs underneath for floor support. This may need additional built up support under at the left-hand side as it will no longer have the existing entrance timber-door frame to support this side: use a piece of the oak worktop material to create a right-angled support block fixed to the floor and worktop above.

Ceiling:

The existing suspended ceiling is to be removed and the original ceiling level to be exposed. To fire protect the ceiling, fire-retardant/ intumscent paint is to be used: clear or white at the choice of the client. The new light fittings to be installed should be measured and holes cut out where necessary and then re-plastered where necessary for a smooth finish- original ceiling to be made good.

The new spotlight covers and ceiling pendants to be installed as per lighting plan. Lighting fixtures to be as per specification.

Existing air-conditioning and extraction systems will remain and to be given a thorough clean for maximum effective use (if used).

New heat and smoke detectors to be installed as per Part B of the Building Regulations. Wired up to the mains with battery back-up.

Floors:

Existing original floor to be exposed and checked for condition. Minor repairs made if suitable. Non-slip flooring to be provided to kitchen area for Health & Safety- to trip hazards should be present. Alternatively, existing linoleum floor to be replaced with pale grey linoleum concrete effect flooring- design choice of clients.

Conclusion

The specification of the new works for 'Vertigo' at 18 Cross Street, Royal Exchange, Manchester are to replicate and represent the branding of the plant-based eatery. The finishes are to bring a modern look to a dilapidated old café/restaurant. The shop front is to conform to the standards and spec already approved for application: 109321/FO/2015/C1 and will enhance the cohesiveness of the street scene giving the unit a matching face that become part of the identity of this shopping district.

Minimal works are proposed and no original building fabric is to be affected. All fixtures and fittings can be easily removed if needs be in the future, again without harm to the heritage asset of the building this unit is a part of.

Photos:

Previous state of 18 Cross Street, Royal Exchange, Manchester.








MONIN
MONIN


COFFEE
Cappuccino £2.20 £2.50
Latte £2.20 £2.50
Americano £1.85
Flat White £2.45
Mocha £2.60 £2.40
White Mocha £2.70 £3.00
Espresso £1.40 £1.70
Macchiato £1.40 £1.70
Greek/Cyprus £1.50 £1.80
COLD COFFEE
Freddo Espresso £2.50
Freddo Cappuccino £3.00
Frappe £2.00
PREMIUM QUALITY
TEA
If you would like to explore more, please ask a member of our staff
Herbal Teas £2.20
CLASSIC TEA
English Br.Tea £1.80
Green Tea £1.80
CHOCOLATE
Hot Chocolate £1.80 £2.00
White Hot Choc. £2.00 £2.20
Cold Chocolate £3.00
Unicat
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FOOD ALLERGY NOTICE



Current state of 18 Cross Street, Royal Exchange, Manchester.








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