Costa Coffee Victoria Station Manchester	Rev A
Scope of Works	Construction Method Statement

External works

Installation of External Signage----- Existing wall mounted poster/advertisement display frames are to remain in place and used to display Costa Artwork/Branding.	External wall mounted frames are existing and will have Costa Artwork/Branding inserted into them,therefore no alterations or fixing into the fabric of the building is required
Installation of External Balustrades----- External balustrades will be installed to form an outside/external seating area.	External balustrades are fabric barriers which will be attached to free standing chrome posts with weigthed bases,therefore no alterations or fixing into the fabric of the building is required
Installation of External Tables & chairs/seating----tables and chairs will be installed within the external balustrades to form an outside/external seating area.	External tables and chairs will be free standing and not fixed in position,therefore no alterations or fixing into the fabric of the building is required

Internal works

Dry Lining---Install 50mm Gyproc galvanised metal studwork with one skin of 12.5mm plasterboard with taped and filled joints to the internal walls surrounding the counter area floor level up to a height of 3.4 metre's

Floor mounted metal partitioning track will be fixed to the floor with galvanised screws and plastic rawl plugs. Vertical metal studs will be secured to the side walls of the retail unit using timber and galvanised steel straps fixed with galvanised screws and plastic Rawl plugs. All fixings in to the perimeter wall of the retail unit will be above the height of the existing perimeter wall tiling. Single skin of 12.5mm thick plasterboard will be fixed to the face of the galvanised steel vertical studs using 32mm drywall screws

Electrical Installation---Install full Electrical installation and provide NICEIC certification on completion. Electrical installation is to include mains distribution board,double switch socket outlets,13 amp switched spurs,last man out switch and all necessary earthing and bonding.

All items of the electrical installation from floor level upto a height of 3.4 metre's will be fixed /secured to the newly installed plasterboard and metal stud perimeter drylining system so that there is no alteration to or fixing in to the fabric of the building. Any Electrical items that need to be fixed above the height of 3.4 metre's above floor level will be fastened to the perimeter wall surface or underside of the ceiling using galvanised screws and Rawl plugs ensuring that no fixings are made through the perimeter cornice detail.

Plumbing Installation----Install complete plumbing installation to all necessary items on the Retail counter. Cold water feeds and drainage points will be required to coffee machines and tea boilers. Sinks / wash hand basins will be fitted to/incorporated into the counter with hot and cold water supplies.	All items of the plumbing installation from floor level upto a height of 3.4 metre's will be fixed /secured to the newly installed plasterboard and metal stud perimeter drylining system so that there is no alteration to or fixing in to the fabric of the building. Any Plumbing items that need to be fixed above the height of 3.4 metre's above floor level will be fastened to the perimeter wall surface or underside of the ceiling using galvanised screws and Rawl plugs ensuring that no fixings are made through the perimeter cornice detail.
Installation of Retail counter---Counter units constructed from moisture resistant MDF to be installed complete with Corian tops and stainless steel tops	All Counter base units will be fixed to the new perimeter dry lining system and the Corian and stainless steel tops will be fixed directly to the base units,therefore the counter and associated equipment will not be fixed directly into the fabric of the building.
Installation of Menu Panels-----Rebated timber rails will be installed to the rear wall of the counter that will secure interchangeable foamex menu panels in place	Rebated Timber Menu panel rails will be fixed to the face of the plasterboard of the new perimeter drylining system,therefore these items will not be fixed directly into the fabric of the building.

Installation of refrigeration units---Refrigerated displays/counter milk fridges will be installed to the Retail Counter	All refigerated displays and milk fridges will be free standing self contained items on castors and do not require connection to external condensate units,therefore no alteration or fixing to the fabric of the building required
Lighting Installation---suspended track lights,feature pendant lights and Emergency lights will be installed	Lighting Installation will be fixed directly into the underside of the existing ceiling using galvanised screws and Rawl plugs ensuring that no fixings are made through the perimeter cornice detail.
Ceramic Tiling works----Ceramic tiles to be applied to counter frontage,wall behind the counter and low level sections of walls to the public/customer area.	All ceramic tiles will be bonded to the face of the new retail counter or the face of the plasterboard of the new perimeter drylining system,therefore ceramic tiles will not be bonded directly onto the existing surfaces of the building.
Vinyl Flooring Installation-----Polysafe Non-slip flooring is to be laid to the staff/none public area behind the retail counter. Moduleo vinyl flooring is to be laid in the public/customer area.	Latex levelling compound is to be applied to the top face of the existing plywood floor surface. Once the Latex has cured it will be rubbed down to a smooth surface. Polysafe and Moduleo floor finishes will be bonded to the smooth latex finishes using manufacturers approved adhesives.

Internal Decoration works----All wall and ceiling area's are to receive one mist coat and two coats of emulsion. All new woodworks are to receive one undercoat and two coats of gloss. Existing timber will be spot filled and will receive one coat of undercoat and two coats of gloss.

Existing surfaces that are to be decorated will be spotfilled and not plastered/sanded/rubbed back to a smooth finish in order to maintain the integrity of the building

Internal Signage Installation---- illuminated 'COSTA COFFEE' signage is to be suspended from the ceiling and painted stencil signage will be applied to the wall surface in the public/customer area. All necessary Fire/escape sigange will be wall mounted.

Suspended illuminated signage will be fixed to the underside of the ceiling using galvanised screws and rawl plugs ensuring no fixings are made into the perimeter cornice detail. Internal painted stencil signage will be applied to the face of the plasterboard of the newly installed dry lining system and not the existing wall surface of the building.

Installation of Fire Fighting equipment----Fire extinguishers and fire blankets will be installed to public and none public area's.

Fire Extinguishers and fire blankets are to be wall mounted and fixed to the face of the newly installed dryling system,therefore they will not be fixed directly into the face of the existing wall surfaces.

Mastic Sealant-----Mastic sealant to junctions of all frames, skirtings, counter, fittings, floor finishes etc. both vertically and horizontal on completion of works

Silicone mastic sealant will be applied to all junctions between newly installed fixtures,fittings,surfaces etc to ensure water cannot penetrate the newly installed finishes and affect the existing listed building features below/behind them.

Condiment unit----Freestanding, complete with removable bin & stainless steel tray holder as per Atlas Design Manual section 5.5.1	Condiment unit will be free standing and on castors,therefore no fixing into the fabric of the building is required.
Electrics Cupboard------formed out of fire rated MDF to house mains distribution unit approx size 1000mm wide x 500mm deep x 2400mm high	Fire Rated MDF Electrics cupboard will be fixed to the newly installed perimeter dry lining system and not to the fabric of the building.
Fire Alarm-----Existing Fire alarm is to be retained and altered to suit / accommodate the new perimeter wall dry lining system.	Any Fire alarm equipment below the height of 3.4 metre's above floor level is to be fixed to the newly installed dry lining system. Any fire alarm equipment above 3.4 metres is to be fixed to the existing wall / ceiling surface using galvanised screws and plastic Rawl plugs ensuring no fixings are made through the perimeter cornice detail.