Method Statement & Schedule of Works:
Change of Use and Associated Repairs (P0164_(SCH)A001)

Unit 19 Royal Exchange: Cafe

Doc No:	P0164_(SCH)A001
Issue:	FOR CONSENT
Rev:	-
Date:	JANUARY 2018

1.0 Introduction

1.1 The Royal Exchange is a Grade II listed building located within the St Anne's Square Conservation Area within Manchester city centre. A full planning and listed building consent application is being submitted for a change of use to Unit 19 from A2 (Beauty Salon) to A1 (retail) / A3 (café).

1.2 The proposed works for the café are described within this Method Statement & Schedule of Works (Doc Ref: P0164_(SCH_A002), and shown to the following drawings;

APM-CAFE3-1000	Existing General Arrangement Plan Ground Floor
APM-CAFE3-1000A	Existing General Arrangement Plan Basement
APM-CAFE3-1001	Proposed General Arrangement Plan Ground Floor
APM-CAFE3-1002	Proposed General Arrangement Plan Basement
APM-CAFE3-1003	Landlords Refuse Collection Area Basement
APM-CAFE3-1004	Main refuse collection Area Sub Basement
APM-CAFE3-2001	Proposed Café floor finishes Ground Floor
APM-CAFE3-2002	Proposed Café floor finishes Basement
APM-CAFE3-3001	Proposed Café ceiling and lighting Ground Floor
APM-CAFE3-3002	Proposed Café ceiling and lighting Basement
APM-CAFE3-4001	Proposed Café Decoration Ground Floor
APM-CAFE3-4002	Proposed Café Decoration Basement
APM-CAFE3-6001	Proposed Café Services Ground Floor
APM-CAFE3-6002	Proposed Café Services Basement
APM-CAFE3-7001	Proposed Café Sections and Elevations
APM-CAFE3-8001	Demolition Plan Ground Floor
APM-CAFE3-8002	Demolition Plan Basement

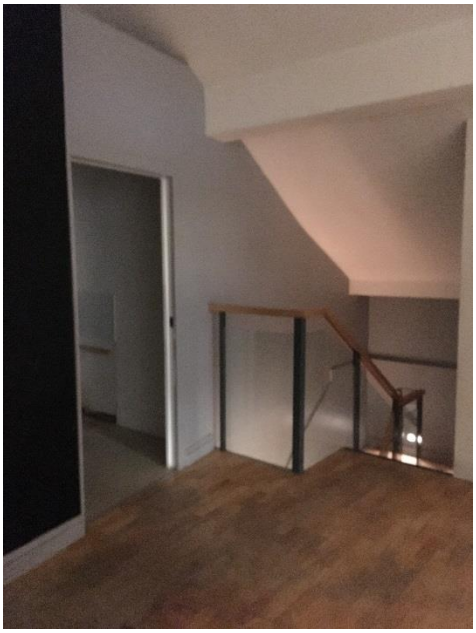
2.0 Schedule of Works

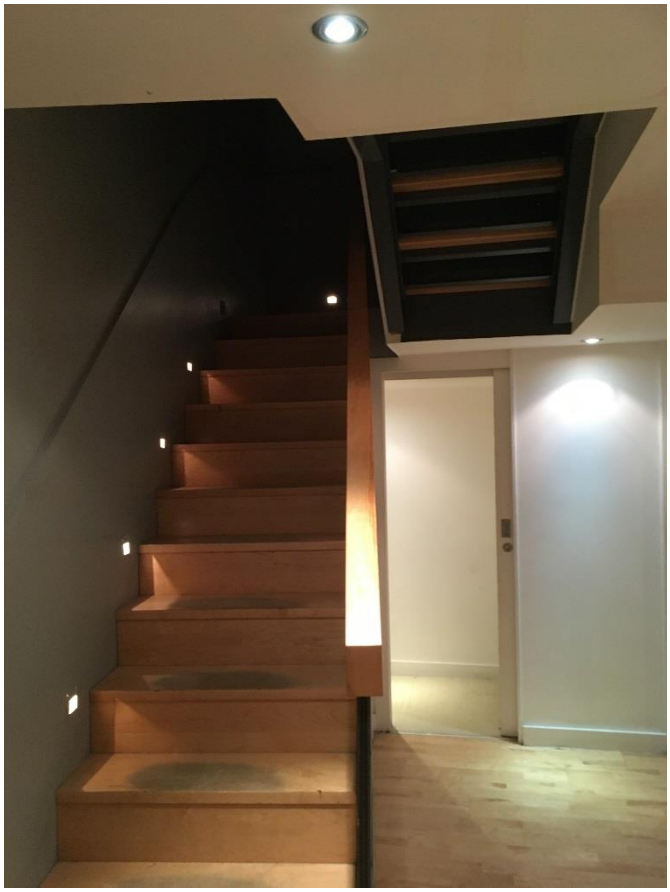
Item Ref:	Description
1.0	**GROUND FLOOR CAFÉ AREA:**
1.1	**CEILINGS** **Description: P**ainted plaster (assumed to be a mix of historic lime and later modern skim) **Existing condition**: Generally good condition **Proposed works**: Patch plaster repairs to areas of proposed fabric removal and redecoration throughout. **Proposed methodology**: During the strip out works it will be established if the existing plaster is lime based or modern skim. For large areas of repairs following removal of existing lightweight partitions it is proposed that these will be undertaken using like for like materials. Where minor patch repairs are required it is proposed that these are undertaken with a plaster repair compound. For proposed redecoration refer to drawing APM-CAFE3-4001 

Item Ref:	Description
1.0	**GROUND FLOOR CAFÉ AREA:**
1.2	**WALLS** **Description:** Painted plaster typically later modern skim **Existing condition**: Generally good condition **Proposed works**: Patch plaster repairs and redecoration throughout **Proposed methodology**: During the strip out works it will be established if the existing plaster is lime based or modern skim. For large areas of repairs following removal of existing lightweight partitions it is proposed that these will be undertaken using like for like materials. Where minor patch repairs are required it is proposed that these are undertaken with a plaster repair compound. For proposed redecoration refer to drawing APM-CAFE3-4001 

Item Ref:	Description
1.0	**GROUND FLOOR CAFÉ AREA:**
1.3	**FLOORS** **Description:** Modern timber floorboards to interior, mosaic shopfront to arcade. **Existing condition**: Typical heavy traffic wear and tear to timber floorboards **Proposed works**: Sanding and varnish **Proposed methodology**: Remove any protruding fixings. Make good any previous service penetrations by piecing in matching timber. Provide new matching timber to area of seating adjacent to stair. Floor boards to receive a light buffing with a nylon pad or light sanding prior to receiving the floor finish. Particular care is to be taken when buffing and finishing the floorboards where they meet the mosaic. Finish with a clear varnish suitable for heavy traffic. No repair works are proposed to the mosaic. 

Item Ref:	Description
1.0	**GROUND FLOOR CAFÉ AREA:**
1.4	**SHOPFRONT** **Description:** Painted timber decorative frame to glazing. Timber door. **Existing condition**: Generally good condition. **Proposed works**: No works proposed. **Proposed methodology**: N/A 

Item Ref:	Description
1.0	**GROUND FLOOR CAFÉ AREA:**
1.5	**INTERNAL PARTITIONS** **Description:** Later internal plasterboard partitions onto timber / metal studs. **Existing condition**: Generally in good condition. Some areas are to remain as existing and be repaired as item 1.2. Other areas are to be removed as shown to drwgs APM-CAFE3-8001 & APM-CAFÉ-8002. **Proposed works**: Removal of existing partitions and construction of new metal stud and plasterboard partitions as shown to as proposed drwgs. **Proposed methodology**: Where existing internal partitions are to be removed this is to be undertaken with care to ensure no unnecessary damage to adjacent fabric. Carry out opening up works to sections of the partitions adjacent to junctions with floors, walls and ceilings to establish the connection to the adjacent materials and overall construction of the partition. If lath and plaster is discovered then ensure that these areas are kept intact. Fabric for removal which is located adjacent to historic fabric should be removed with care, loosening the existing fixings for removal rather than forcing which may cause damage to adjacent fabric. Ensure that adequate temporary support is provided at each stage to avoid the risk of uncontrolled materials falling which can also cause damage to adjacent historic fabric. New partitions to be formed from plasterboard and metal studs.  

Item Ref:	Description
1.0	**GROUND FLOOR / BASEMENT CAFÉ AREA:**
1.5	**INTERNAL STAIRCASE** **Description:** Modern timber and glass staircase. **Existing condition**: generally good condition typical heavy traffic wear and tear to timber floorboards. **Proposed works**: Sanding and varnish to timber treads & risers. **Proposed methodology**: Remove any protruding fixings. Make good any previous service penetrations by piecing in matching timber. Floor boards to receive a light buffing with a nylon pad or light sanding prior to receiving the floor finish. Finish with a clear varnish suitable for heavy traffic. 

Item Ref:	Description
1.0	**GROUND FLOOR / BASEMENT CAFÉ AREA:**
1.6	**INTERNAL M&E:** Refer to drwgs APM-CAFE3-3001 & APM-CAFE3-3002 for the proposed lighting layout. Refer to drwgs APM-CAFE3-6001 & APM-CAFE3-6002 for the proposed services.

Item Ref:	Description
2.0	**BASEMENT CAFÉ AREA:**
2.1	**CEILINGS** **Description: P**ainted plasterboard creating a suspended ceiling throughout (including to brick vaulted section). **Existing condition**: Generally good condition. **Proposed works**: Patch plaster repairs to areas of proposed fabric removal and redecoration throughout. **Proposed methodology**: For large areas of repairs following removal of existing lightweight partitions it is proposed that these will be undertaken using like for like materials. Where minor patch repairs are required it is proposed that these are undertaken with a plaster repair compound. For proposed redecoration refer to drawing APM-CAFE3-4002 

Item Ref:	Description
2.0	**BASEMENT CAFÉ AREA:**
2.2	**WALLS** **Description:** Typically painted plasterboard **Existing condition**: Generally good condition **Proposed works**: Patch plaster repairs and redecoration throughout **Proposed methodology**: For large areas of repairs following removal of existing lightweight partitions it is proposed that these will be undertaken using like for like materials. Where minor patch repairs are required it is proposed that these are undertaken with a plaster repair compound. For proposed redecoration refer to drawing APM-CAFE3-4002 

Item Ref:	Description
2.0	**BASEMENT CAFÉ AREA:**
2.3	**FLOORS** **Description:** Modern timber floorboards / vinyl. **Existing condition**: Typical heavy traffic wear and tear to timber floorboards **Proposed works**: Sanding and varnish **Proposed methodology**: Remove any protruding fixings. Make good any previous service penetrations by piecing in matching timber. Piece In matching timber on removal of boxings. Floor boards to receive a light buffing with a nylon pad or light sanding prior to receiving the floor finish. Finish with a clear varnish suitable for heavy traffic. Provision of new floor finishes to the kitchen / store and managers office – refer to drwg APM-CAFE3-2002. 

Item Ref:	Description
2.0	**BASEMENT CAFÉ AREA:**
2.4	**INTERNAL PARTITIONS** **Description:** Later internal plasterboard partitions onto timber / metal studs. **Existing condition**: Generally in good condition. Some areas are to remain as existing and be repaired as item 1.2. Other areas are to be removed as shown to drwgs APM-CAFE3-8001 & APM-CAFÉ-8002. **Proposed works**: Removal of existing partitions and construction of new metal stud and plasterboard partitions as shown to as proposed drwgs. **Proposed methodology**: Where existing internal partitions are to be removed this is to be undertaken with care to ensure no unnecessary damage to adjacent fabric. Carry out opening up works to sections of the partitions adjacent to junctions with floors, walls and ceilings to establish the connection to the adjacent materials and overall construction of the partition. If lath and plaster is discovered then ensure that these areas are kept intact. Fabric for removal which is located adjacent to historic fabric should be removed with care, loosening the existing fixings for removal rather than forcing which may cause damage to adjacent fabric. Ensure that adequate temporary support is provided at each stage to avoid the risk of uncontrolled materials falling which can also cause damage to adjacent historic fabric. New partitions to be formed from plasterboard and metal studs.