Listed Building Consent
Method Statement for the works

Location	**Basement Unit, 45-47 Newton Street, Manchester, M1 1FT**
Proposal	**Proposed change of use from D1 – Makeup Academy to D2 Gym**
Applicant	**Mr Josh Yell and Mr T Melody**

Method statement for the works
To be read in conjunction with the all Listed Building Consent Application documentation, including the photographic scope of works.

Junctions of new works to existing fabric- mitigation measures
Refer to separate schedule of works and mitigation measures which indicates the methods proposed to reduce the impact of the new works on the existing historic fabric.

Site preparation
All loose furniture and any remaining items from previous tenants , non-historic wall, floor and ceiling fixtures, fittings and debris to be removed from site.

Partition demolition works
Isolate all power and water services for safety reasons and to avoid damage to the building fabric. Remove all surface fixtures (eg wall hung sanitaryware)

Carefully remove existing surface finishes, plasterboard and skim facings to expose partition support framework.

Remove vertical studs first then carefully remove head tracks paying particular attention to removal of fixings so as not to cause damage to existing beams and ceilings. Carry out the same procedure for the base track to avoid damage to the existing pitch pine floor.

Existing internal joinery
Where existing non-original joinery elements such as shelving and cupboards are to be removed, careful dismantling is to be carried out to avoid damage to existing fabric including window frames and sills.

Existing ceilings
The following existing elements and services will need to be removed as part of the new layout works:-

- Suspended light fittings and surface trunking.
- Suspended cable trays

Existing sprinkler runs are to remain although alterations to reposition sprinkler heads along existing runs may be necessary. Those works do not affect the existing ceilings as pipe supports are already installed and no new runs are required.

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Carefully remove all screw fixings from existing plasterboard ceilings and make good using good quality filler, sanded for paint finish.

Existing flooring
Existing non original concrete/screed flooring to be locally repaired where damaged and prepared as required to receive new flooring finishes.

New partitioning
Ensure new partitioning taken to structural soffit does not damage existing beams or plaster finishes to the existing ceilings. All new plaster-boarding to be carefully scribed around any existing features. Partition locations are designed to avoid existing columns (see details). Use tape and fill plasterboard drywall techniques as opposed to wet skim methods to avoid damage to building fabric.

New decoration
Redecorate all elements in accordance with the finishes schedule, taking care to adequately sheet and protect all existing exposed timberwork from paint splashing.

New services distribution
Cabled services
Carefully fix new cable trays and conduit runs to existing ceiling areas taking care to avoid fixings to beams. Fixings to ceilings to be through the existing plasterboard into timber structure behind for adequate support. Do not over tighten fixings to damage existing ceilings.

New light fitting and distribution principles refer to the Scope of works. Power and data circuits to be run in overhead cable trays and inside new partitioning where possible. Any power and data fixed to existing walls to be conduit fed with steel galvanised conduit. No existing walls or floors to be chased out.

New lighting and speakers to studios to be recessed in coffered panels – refer to details.

New lighting to other areas to be suspended fittings and spots fixed to cable trays and soffits via galvanised conduit.

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