contactone
commercial building services

T: 0845 017 7022
E: mail@contactoneuk.com
www.contactoneuk.com

Our Ref: DLR/EQ2079
28th November 2016

Roc & Rye Limited

Re: Roc & Rye, 60 Spring Gardens, Manchester – Architectural Method Statement

Introduction

Refurbishment/conversion of an existing ground floor office suite at 60 Spring Gardens, Manchester into a Bar. Works to consist of new plasterboard MF feature ceiling, new wc's, bar area, DJ booth, decoration, flooring, electrical installation to provide lighting & power and mechanical installation to provide air conditioning, ventilation, services to wc's & bar and sanitary ware to wc's.

1.0: Strip out

1.1: Uplift existing flooring covers to entire suite and dispose from site.

1.2: Dismantle existing suspended ceiling to entire suite and dispose from site.

1.3: Remove existing timber skirting boards to perimeter of suite and dispose from site.

Note: All strip out works to be carried out manually by competent operatives, using the appropriate equipment. No strip out to be carried out on any original building features/fabric.

2.0: Ceilings

2.1: Supply and installation of MF ceiling to entire demise consisting of metal MF grid system supported by perimeter trim and galvanised angle fixed to original concrete soffit. 1no layer of 12.5mm plasterboard installed to the underside of grid and plastered with 3mm multifinish plaster.

3.0: Partitioning

3.1: Supply and installation of solid partitioning to form wc's and DJ booth. Partitioning to comprise of 50mm metal stud and track faced either side with 2no layers of 12.5mm standard plasterboard, cavity filled with 50mm acoustic quilt and plasterboard face finished with 3mm multifinish plaster skim.

3.2: Supply and fit ceramic tiles to perimeter of wc walls full height. Tiles to be installed onto hardibacker board with an appropriate adhesive. Finish with mould resistant grout.

4.0: Joinery

4.1: Supply and installation of profiled timber skirting boards to all new and existing walls and prepare ready for decoration.

4.2: Supply and installation of solid timber door sets to form access to wc's inclusive of paintgrade doors installed within a paintgrade softwood doorframe with architraves to match skirting boards and all necessary ironmongery.

4.3: Supply and installation of decorative radiator covers to all existing radiators and prepare ready for decoration.

4.4: Supply and installation of bespoke banquet seating to perimeter of main area consisting of fixed timber frame finished with upholstery. Seating to be fixed using appropriate fixings & brackets installed through timber frame and into the existing floor slab and walls.

4.5: Installation of bespoke bar as indicated on proposed layout. Bar structure comprising of metal fabricated framework with leather upholstery finish to front face and metal fabricated bar top. Bar to be fixed using appropriate fixings & brackets installed through metal frame and into the existing floor slab and walls.

5.0: Electrical

5.1: Supply and installation of feature lighting to MF ceiling and perimeter walls as indicated on proposed layout. Light fittings to be installed recessed and surfaced mounted within/to new suspended MF ceiling.

5.2: Supply and installation of power supplies to accommodate bar appliances, dj booth power requirements, mechanical installation and cleaners sockets.

6.0: Mechanical

6.1: Supply and installation of water feeds, waste feeds and megaflo water boiler to accommodate wc's and bar appliances. Megaflo to be installed behind proposed bar within existing storage cupboard. Water feeds to be installed from existing point within cupboard to megaflo and feeds taken from megaflo to bar and wc's. Waste feeds to be dropped through existing floor slab local to bar & wc's and terminated within carpark below. Includes necessary builder's works/core drilling to accommodate these works.

6.2: Supply and installation of contract sanity ware to wc's as indicated on proposed layout.

6.3: Supply and installation of ventilation system as indicated on proposed mechanical layout and as per the following; MITSUBISHI LGH150RVX-E EXCHANGER.

6.4: Supply and installation of air-conditioning system as indicated on proposed mechanical layout and as per the following; MITSUBISHI PUHZ-ZRP140VKA.

7.0: Decoration

7.1: Apply 1no coat of undercoat and 2no coats of matt emulsion paint to new and existing walls and ceilings.

7.2: Apply 1no coat of undercoat and 2no coats of eggshell paint to new and existing woodwork.

8.0: Flooring

8.1: Prepare existing floor to main area ready to receive reclaimed solid oak flooring. Finnish with a light sand and 2no coats of clear lacquer.

8.2: Prepare existing floor behind bar area ready to receive new polysafe standard vinyl floor covering with coved skirting.

8.3: Prepare existing floor to wc's ready to receive 300 x 300mm non slip ceramic floor tiles. Includes 150mm upstand to perimeter of wc's finished with brushed aluminium square edge tile trim. Tiles fitted with an appropriate adhesive finished with a mould resistant grout.

Summary

All of the above works will be carried out by competent operatives, using the appropriate equipment and materials for each task and working in line with current Health & Safety regulations. None of the existing listed building features/fabric will be affected and all waste as a result of the strip out will be disposed of within a licensed disposal site.