Martin Hart Shopfitting Ltd

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Site Address:-

Oxford Station
10 Oxford Road Manchester, M1 5QA

Method Statement for Strip Out Works and Install

1. Contractor to ensure that a full set of drawings are on site for reference to all contractors on site. A sympathetic approach during the strip out will be taken by all contactors, being made aware of the importance of the plaster cornice/mouldings to the front of the shop area.

2. Although most of the perimeter wall boarding and stud partitioning will be stripped out, it will have no impact on the cornice mouldings, due to the height of the wallboards. The new wallboards will be fitted to the existing softwood grounds around the perimeter; they will be finished on the top edge by an oak capping at a FFL height of 3150mm. The height to the plastered ceiling being 4590mm, the walls above the panelling, ceiling and cornice are to be painted in white emulsion.

3. No lighting to be fitted to existing front of house ceilings or cornice. A lighting track with directional lights is to be fixed to the side walls. A series of trunking and lighting track finished in white will span the centre of the front of shop to carry lighting and fire alarm detection, none of these will be fixed to structural ceiling, they will rest on/span partitions and be fixed to side walls. Contractor to ensure exposed cornice mouldings are wrapped securely with foam for the duration of works prior to decoration. Photos are to be taken of the cornice mouldings prior to works commencing to ascertain if any damage occurs.

4. Isolate all services prior to commencement of works; ensure adequate temporary lighting throughout the course of works. Water services for welfare to remain to downstairs toilets and wash hand facilities.

5. In the event that any structure, feature or element is discovered in any void that is clearly not on the drawings, then report immediately to project manager. Ensure that no further work is carried out in that locality until the project manager has attended the site and given further instructions.

6. Floors – remove all floor finishes to existing substrate, including vinyl, safety flooring, quarry tiles and timber floors. Leave substrate clean and dry and free from adhesive and any fixings (note that existing timber floor is to be left in place and protected with hardboard).
7. Carefully remove redundant electrical and mechanical fixing from ceiling and walls – refer to fit out drawings by end user to ascertain elements to be remained, dispose off site.

8. Existing wall mounted A/C units to be carefully removed and disposed off site. All associated pipework is to be carefully removed or re-routed where possible to suit new A/C installation.

9. Existing oven ventilation to be cut back for oven canopy position. Ventilation run will then receive new flexible duct work to new grills above refrigerated units placed in new position. All ventilation ductwork is above suspended ceiling in rear area.