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BASEMENT
George House
48A George Street
Manchester
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METHOD STATEMENT

This statement forms part of an application to change the use of the basement from vacant stores to a Thai supermarket.

Existing:

The basement is currently in a shell state with floors, walls and ceilings exposed. The ceiling has had a recent addition of plasterboard to fire proof the floor which was subject to a separate application and subsequently approved (088639/ L0/2008).

The basement floor has ply sheets on a timber suspended floor. The walls are brick exposed with lime mortar joints. There is an area to the front wall and to an internal wall near the back with plaster painted white. To the front it is on the upper part of the wall (see existing drawing) and to the rear it is the whole of the wall. With the walls exposed there are indications that doorways have been sealed. There is an area of modern exposed blockwork enclosing stores towards the back area. The ceiling is plasterboarded with no joints sealed. The main feature are the exposed columns and column heads. They are currently painted white and do have bases which are hidden by the raised suspended timber floor. There is a chimney breast with the fireplace openings still visible.

Proposed:

The supermarket requires very little alterations and additions. The supermarket front of house suits an uninterrupted space and the columns can have shelving around them, still being visible and adding structure to the layout. The fittings are also independent from the surrounding wall and ceiling structure. The back of house requires storage and preparation areas both of which already exist.

The only addition would be the erection of toilet pods around the existing soil stack which would be made to look like new additions by having a lower ceiling and roof under the existing ceiling and when the walls meet existing side walls there will be a shadow gap.

It is proposed to lower the floor level so as to expose the column bases, expose more brickwork and realise the original volume. This would mean new stairs as the existing have been badly damaged at the front and the rear original stairs

have previously been completely removed.

Item: Lowering of existing floor and new floor.

Method: The ply sheets, timber joists and dwarf walls will be carefully removed so as not to damage the existing walls and columns. The rubble in the floor void will be removed and the subsoil will be levelled and sand laid to form a level for the damp proof membrane. Insulation will be laid over and concrete incorporating mesh reinforcement will be poured. Side protection boards will be used to stop staining of the brickwork walls and metal columns. A screed will then be laid all to an overall depth of approximately 200mm so as to leave the column bases exposed.

Item: Existing walls.

Method: The brick walls will be sealed with a clear matt brick sealant roller brush applied. Existing plaster will be re-painted matt white by roller brush. A white painted timber trim to the depth of the plaster will be added to finish the edges by fixing to a mortar joint. The existing blockwork will be plastered by trowel and roller brush painted white.

Item: Ceiling.

Method: The existing ceiling will be trowelled with lime plaster and roller brush painted white to maintain the fire resistance.

Item: Columns and exposed beams.

Method: The columns, bases and heads will be spray painted with a white intumescent paint. The existing timber beams will be brush painted white and beams covered by later additions of plasterboard to the rear of the store will be finished off with lime plaster and brush painted white.

Item: Windows and doors.

Method: The windows and doors will be stripped by chemicals or burnt off and brush painted with undercoat and two coats of gloss. Above the rear door a new timber grille for natural ventilation will be fitted within the existing timber panels leaving the surrounding frame in place. The grilles will be brush painted to match.

Item: Stairs.

Method: Both front and rear stairs will be designed for the ambulant disabled. They will be in timber with plain timber balusters and handrails similar to the existing front stairs. These will be offered to the existing fabric and faced fixed without any removal of bricks or cutting. The strings will be supported with posts so that the wall fixings can be kept to a minimum and will not be relied upon as structural.

Item: Toilet pods.

Method: The toilet pods will be constructed from metal stud plasterboard

partitions and ceilings. When the partition walls meet existing side walls there will be a shadow gap. The position of the intersecting partitions to existing walls have been chosen so as to avoid coming in the middle of an internal blocked window. The walls and ceilings will be skimmed and roller brush painted white.

The drain will be surfaced mounted to the concrete floor before it joins the main vertical pvc stack.

Item: Fridges, shelves and counter.

Method: The walk-in fridge freezers will be erected and placed on the floor. Cabinets and shelves will be independent from the walls and sit on the floor. The counter will be standalone and only offered up to the wall. There will be no requirement for fixings. A drain will be required at the counter but this will only be along the floor and fixed at long centres up to the pvc soil pipe some 8.5m away.

Item: Wires and ducts.

Method: Services will be contained generally in galvanised trunking fixed to walls by plug and screw to the lime mortar joints. Ceiling fixings will be through the plasterboard and into a joists, not to the existing timber beams.

Mechanical extraction to the toilets will be by an exposed galvanised spiral bound high level 125mm diameter duct popping out of the toilet pods and ending above the rear store exhausting into the existing grilles. Ceiling fixings will be through the plasterboard and into a joists, not to the existing timber beams or side walls.

Item: Ventilation grilles.

Method: The rear store room grilles to its window openings on the rear elevation will be stripped by chemicals or burnt off and brush painted with undercoat and two coats of gloss.

Item: Lighting and power.

Method: Lighting boxes will be suspended with wires and fixed through the plasterboard and into a joists. They will be connected by exposed galvanised box trunking suspended from the ceiling and fixed through the plasterboard and into a joists. The trunking will also carry the fire alarm detection, fire alarms, emergency lighting, closed circuit television, piped music and telephone lines. Power points to the fridges and counter will be galvanised surface mounted pipes plugged and screwed to the mortar joints drawn down from the ceilings. Where power is required in central areas of the room, a galvanised vertical trunk fixed top and bottom by plug and screws will be located near a column but not attached.

Item: Water supply.

Method: Water supply pipes will located in a surface level duct in the concrete floor accessed by a plywood panel. Drains will be placed to its lowest position possible with a fall to the nearest outlet.