RESPONSE TO ENQUIRY RAISED

ON PLANNING APPLICATION 086410/LO/2008,

REQUESTING A FULL METHOD STATEMENT FOR THE PROPOSED WORKS

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Date: 21 July 2008

Subject: **007.022 – 27 BYROM STREET, MANCHESTER, M3 4PF**

Following consultation with Emily Greaves on 4 July 2008, we understand that the request for a Method Statement, referred to in correspondence to Beaumont Lord of 8 May 2008, relates to information to be made available concerning the removal of fixings, how the structure is to be made good, details relating to demolition of sections of partitioning, etc, i.e. the overall impact upon the existing building fabric of the proposed alterations. Accordingly, details are provided below.

Apart from decoration and floor finish replacement, which are required at each floor level, the works to the property are as follows:-

Second Floor Level

At second floor level, the internal window between the rear office and the staircase is to be removed. At half landing between the first and second floor levels, the WC accommodation will be formed, again as shown on drawing 007.022/02P/SK2 Rev3. The works will involve forming the door opening within the masonry, by providing temporary propping, forming the opening and adding a steel or concrete lintel. Masonry below the lintel will then be cut to create the door opening reveals, using a still saw and the masonry will then be removed within the door opening width. The plasterwork to the reveals will then be made good, using Browning and finishing plasters, bringing forward ready for decoration. The floor to the room will be formed using suspended timber joists, supported in pockets cut within the brickwork. Joists to the adjacent, second floor, will be trimmed as necessary. Softwood floorboards will be provided, leaving ready for the floor finish to be applied.

opening infilled in studwork and plasterboard, fire rated as required by Building Regulations. The plasterboard will then be skimmed and the joints with the existing window reveals taped. The wall will then be prepared for redecoration with the remainder of the walls.

The partition within the second floor level would be formed, using studwork and plasterboard, fire rated as required by Building Regulations. Similarly, the ceiling to the new WC enclosure will be formed using plasterboard. Partitions and ceilings will then be skimmed and the joints with the adjacent wall surfaces taped/scrimmed. The wall and ceiling will then be prepared for redecoration with the remainder of the walls. To the new sections of wall, skirtings will be repaired/made good, to match existing. New sections of wall will have skirting to the same profile as the existing.

Openings within the floors/internal walls will be created locally to enable connection of water supplies/uPVC wastes to the new WC and basin fittings. Pipework will be surface mounted. Fittings to be fixed in position are shown on drawing 007.022/02P/SK2 Rev 3. Plasterwork will be chased out locally to enable wiring and connection of a central, pendant light fitting or compact fluorescent, with the switch located on the half landing. Plaster will then made good, again leaving ready for decoration.

First Floor Level

At first floor level, the partitions shown on drawing 007.022/02P/SK2 Rev 3 will be removed. All are lightweight stud and were not part of the original construction of the building. Plasterwork will be made good as necessary, following removal of the partitions and skirtings. The existing basin and WC, plumbing and water supplies removed or adjusted as appropriate, to serve the newly created WC accommodation between first and second floor level (see above). Existing timber floors and plastered walls will also be made good, in timber boards and plaster as appropriate. The partition on the staircase landing will be extended, in studwork and plasterboard, fire rated as required by Building Regulations, as shown on drawing 007.022/02P/SK2 Rev 3. The plasterboard will then be skimmed and the joints with the existing walls taped/scrimmed. The door opening will be created within this

partition, which will be provided as a six panel timber door, to match as closely as possible the existing doors elsewhere within the property. If possible, the door to the existing WC accommodation will be retained and used within this partition. The architrave to the door opening will be to match the remainder within the property as closely as possible. Skirtings will be made good to the altered layout, all to match the existing as closely as possible. The wall will then be prepared for redecoration, with the remainder of the walls.

Ground Floor Level

At ground floor level, the opening between the conservatory and the existing reception is to be widened. The reception is located within the more recent single storey extension to the rear of the property. The work will involve providing temporary propping, forming the enlarged opening and adding a steel or concrete lintel. Masonry below the lintel will then be cut to create the door opening reveals, using a still saw and the masonry then removed. The plasterwork to the opening reveals will then be made good, using Browning and finishing plasters, bringing forward ready for decoration. The concrete floor to the conservatory will then be made good in concrete. The wall reveal will then be prepared for redecoration, with the remainder of the walls. To the new sections of wall, skirting will be repaired/made good, to match the adjacent, existing profile of skirting.

The boxing out to a former extract ducts/services to the adjacent room will be removed, and the adjacent plaster will then be made good, using Browning and finishing plasters, bringing forward ready for decoration.

The rear wall to the former x-ray room will have an opening formed within it. Initially, the existing high level window, that appears to have been added when the X ray facility was formed, will be removed. The new opening has been sized and positioned to be in the location of the former window opening in this wall, as per discussions with the Conservation Officer. The works will involve forming the door opening, by providing temporary propping, forming the opening and adding a steel or concrete lintel. Masonry below the lintel will then be cut below the level of the exisiting opening (That is currently boarded over) down to floor level, to create the door opening reveals, using a still saw and the masonry then removed. The plasterwork to the opening reveals will then be made good, using Browning and finishing plasters, bringing forward ready for decoration. The concrete floor to the conservatory opening will then be made good in concrete. The wall will then be prepared for redecoration, with the remainder of the walls. To the new sections of wall, skirting will be repaired/made good, to match the adjacent, existing profile of skirting.

The former x-ray supporting steelwork, electric supplies/distribution boards are all to be removed. The affected plastered surfaces will then all be made good using Browning and finishing plasters, bringing forward ready for decoration. To the basement room below, the x-ray support is currently transferred through to downstand beams, which will therefore also be removed, see below.

The rear WC accommodation is to be adapted as far as possible to cater for ambulant disabled. Hand and grab rails will be screw fixed to walls, as will hooks etc, as per standards set out within Designing for Access and the Building Regulations. The door into the room will be altered to open outwards. The sink within the room will be relocated to the rear corner, all as shown on drawing 007.022/01/SK1 Rev 3. Plumbing will therefore be extended to cater for this, screw fixed into the wall.

Basement Level

At basement level, the downstand beams to the former x-ray supports, shown on drawing 007.022/01/SK1 Rev 3, are to be removed following removal of the x-ray structure at ground floor level, see above. The ceiling as now formed is not part of the original structure. Upon removal of the downstand beams, the ceiling level will consequently be raised to reflect the additional headroom created and a plasterboard ceiling with skimmed finish will be applied to the new level. The ceiling will then be prepared, ready for decoration.

Within the adjacent room, there are existing worktop and sink units and some associated equipment which was formerly used to serve the x-ray facility. This equipment and these fittings are not part of the original construction and are to be removed. They are presently screw fixed to the walls. Upon removal, screw fix holes will be filled prior to decoration.

Within the front basement room, the stud wall, shown on drawing 007.022/01/SK1 Rev 3, is to be removed to the brickwork enclosing wall to the boiler enclosure, as shown. The ceiling and wall

connection of this existing stud wall (again, this is not part of the original construction) will then be repaired with fill and skim as appropriate and the surfaces left ready for decoration.

General

Throughout the accommodation, it is intended to renew decorations. Where wall coverings are provided at present, these are largely in woodchip and emulsion decoration. The finishes throughout the property are not original and it is intended strip off wallpaper and re-apply a vinyl wall covering or to skim and emulsion to walls and ceilings and to sand, prepare and bring forward, knot, prime, undercoat and gloss all internal joinery.

It is intended to replace carpet floor coverings throughout.

There are a number of wash basins and curtain tracks in various rooms, as well as x-ray screens and additional power supplies within the x-ray room at ground floor level, all of which have been added to serve the current use as medical consulting rooms. With the proposed use for offices, all of these fittings will become redundant. None of the fittings are original and it is intended to remove these. In each case, these are surface fixed, screwed through to the existing plastered walls and ceilings. The fixtures will be unscrewed, disposed of and any voids left within the walls and ceilings filled prior to decoration. In the case of the sink units, plumbing and water supplies will be disconnected and holes within the floorboards will be made good, leaving ready for application of floor finishes.