The Waterhouse, 67-71 Princess Street, Manchester, M2 4EG

Method Statement.

Prepared by Harrison Ince Architects On Behalf of JD Wetherspoons PLC
Listed building application: 097554/LO/2011
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FLOORING.

1. Ground Floor.
Existing carpet liners and gripper rods, to be carefully removed to expose, and not damage, the existing concrete floor. Any remaining glue or latex covering to be removed from the surface. All cleaning and stain-removal products will be tested on a small, inconspicuous, area before using . Abrasive cleaners (including powdered cleansers and even "mildly" abrasive creams) and mechanical equipment will not be used as they can damage and wear away the surface.

2. New Altro flooring to Male & Female Toilet Area and Bar walk
These floor treatments will be applied on top of a ply sub base laid onto the existing floor structure.
The existing floor finishes will be removed and new Altro floor covering will be positioned within their footprint. The existing carpet floor coverings will be removed and a ply sub base will be laid to achieve a level surface, the Altro flooring should be secured with resin glue and all joints to be sealed to achieve a water tight layer.

WALLS

1. Modern Partitions.
As part of the project a number of modern partition walls, in the existing disabled toilet area, will be carefully removed In order to ensure that no damage is caused to any adjacent walls, floor or ceiling surface. Modern walls will be cut back and extended to form a new disabled toilet cubicle and new male toilet facilities.
In the basement the existing male toilets facilities will remain in-situ but become redundant.

2. Existing Plaster Wall Finishes.
The existing painted wall surfaces will be prepared by washing down the wall with sugar soap or a suitable detergent to remove all dust and debris. Any small cracks or loose plaster will be filled and sanded down to achieve a smooth surface. Any adjacent surfaces will be covered to ensure no paint is splashed onto these surfaces. An undercoat will be applied and followed by 2no coats of heritage colour paint.

4. Construction of Stud Partitions.
New stud partitions will be installed to form the new male and disabled toilets. Site survey and investigations have established that the new toilet partitions will sit within the existing ground floor disabled toilet and customer areas and the new toilets. The existing floor surface within this area is carpeted directly onto the existing substrate. The new stud walls will be made up of 75mm softwood timber frame with vertical timbers at 600mm center's and screw fixed to the floor and walls surfaces. 12.5mm plasterboard with a skim finish will be clad to the inside and outside of the stud work frame. New full height tiling will be added within the toilets. The trade area side of the walls will be fitted with raised and fielded timber panels to match other paneled surfaces within the trade areas with a polished finish.

JOINERY

1. Paneling Generally.
Existing paneling will be cleaned used water based household spray products intended for use on timber. Any holes will be in- filled with a wax finish. Existing and new paneling will be polished so that they have the same appearance. All existing paneling is a modern introduction to the area.

DOORS

1. Existing Doors.
The existing doors within the building will not be effect by theses works.

2. New Doors
Provide new polished timber doors with appropriate ironmongery into male wc service void, to match existing.

CEILINGS

1. Generally.
Generally either leave ceilings as they are or repaint in existing colours.

2. New Toilet Ceilings
New **MF** ceiling to new male toilets to replace existing. The choice of a galvanized hanging bracket system minimizes direct contact with the underside of the first floor concrete slab. These fixings will be concealed beneath a new Gyproc Casoline MF construction. The fixings will be at 1000mm centre's and will be screw fixed into the concrete floor slab. The existing services above the line of the ceiling will be re-configured as necessary. The plasterboard will be decorated with a paint finish in a neutral heritage colour.

3. Refurbished Toilets.
New ceiling trays will be installed within the new male toilets to support and conceal the services for electrics, ventilation and water. The ceiling trays will be clad in a plasterboard boxing with a painted finish in a neutral heritage colour. The choice of a galvanized hanging bracket system, with galvanized ceiling trays, allows the services to be suspended and so minimizes direct contact with the underside of the ground floor concrete slab. Fixings will be at 1000mm centre's. The use of the central 1400mm ceiling tray and boxing will ensure that the volume of the existing space will be maintained whilst providing a functional space for concealed services. Any damaged or water stained areas of existing plaster skimmed ceiling in this area will be made good with a plaster skim finish and decorated in a paint finish with a heritage colour finish.

4. Lighting.
Wherever possible, existing lighting points to be utilized. New recessed lighting to only to be installed in new MF suspended ceilings and ceiling trays. There will be no new ceiling lights in the customer areas.