

METHOD STATEMENT

Site Address: **16 NEWTON STREET, MANCHESTER, M1 2AE**

PRELIMINARIES

- The Ground Floor (Floor 1 of the building) is the subject of this application.
- The Main Contractor and all operatives are to be inducted prior to commencement of works on site. The Main Contractor and all operatives are to be made aware that 16 Newton Street is a listed building and that all fixtures and fittings in the building are to be retained and preserved.
- The Main Contractor is to report any unusual or undocumented features to the Architect & Client, leaving in place for inspection.
- The Main Contractor is to ensure that waste is carted off site through the rear fire exit staircase. All items are to be carefully stored in the centre of a room, away from the walls and bagged up before carting down the escape. The route down the escape is to be protected. This includes walls, treads handrail and balustrades. No bags are to be left on site and the fire escape route to be maintained clear for safety reasons.

EXISTING FLOOR

- The existing floor mainly consists of hardwood timber floorboards which are to be retained and lightly sanded to receive a clear matt lacquer.
- New matching hardwood timber floorboards are to be provided where the existing bar servery counter / backfitting, kitchen service counter & areas of fixed seating are being removed. Floor fixing method to match the existing timber floorboards fixing.
- New sheet vinyl flooring provided to new bar servery, new kitchen, office & back of house corridor, to be adhered to the existing floorboards.
- New sand / cement screed provided to the Cellar floor laid over a plastic sheet dpm laid over the existing floorboards.
- New matting provided to the entrance & kitchen lobby area laid over the existing floorboards.
- New LVT tiles & border tiles provided to the bar apron adhered to the existing floorboards.
- Existing raised area floor tiles carefully removed with new LVT timber planks laid over adhered to the timber decking to both the existing & new raised floor areas.
- No further works are proposed to the floors as part of this fit out.

EXISTING WALLS

- The existing walls are either exposed brickwork, plastered finish or painted timber boarding / panelling. No changes to these walls are proposed as part of this fit out unless described below.
- Wall Treatment 1 – New reclaimed timber wall boarding fixed to new Kitchen partitioning.
- Wall Treatment 2 – New reclaimed timber wall boarding fixed to the existing timber screen in the new Darts Throw area.
- Wall Treatment 3 – New reclaimed timber dado wall boarding, new drink shelf & mirror / tile border wall panelling carefully fixed to the existing wall using the minimum number of fixings into the fabric.

EXISTING SKIRTINGS

The painted skirtings are the original traditional timber skirtings. No changes to these skirtings are proposed as part of this fit out other than redecoration.

EXISTING CEILINGS

The existing ceilings are painted original T+G boarding with no changes to these elements proposed as part of this fit out other than redecoration and the new kitchen suspended ceilings as described below.

NEW KITCHEN PARTITION

- Form new kitchen partitioning to be carefully constructed in accordance with the supplied details / specification.
- Partition to be constructed from a Gypframe channel base which will be screwed to the floor at 600 ctrs.
- Partition to meet the ceiling with a Gypframe steel angle screwed at 600 ctrs scribed to the line of the ceiling.
- Partitions are to meet the walls with a Gypframe steel angle screwed at 600 ctrs scribed to the line of the wall.
- Where partitions meet skirtings, they will be scribed around the skirting. Any skirtings effected will not be cut or modified in any way to suit the partition layout.
- Where the partition meets the down stand beam, it will be scribed around the beam and sealed as required. The beam will not be cut or modified in any way.
- Finishes & decorations to new partitioning as per the supplied details.

NEW SUSPENDED CEILING

- Form new plasterboard suspended ceiling to kitchen and area outside the kitchen to be carefully constructed in accordance with the supplied details / specification.
- New Gyprframe ceiling to be suspended from Gyprframe strap hangers & soffit cleats which will be screwed to the ceiling / soffit at 1200 ctrs.
- New plasterboard suspended ceiling with paint finish as per the supplied details.

EXISTING RAISED FLOOR / FIXED SEATING / SCREENS

Carefully adapt the 2no. raised floor areas including alteration to the raised floor area fixed seating & screens and all in accordance with the supplied details.

NEW RAISED FLOOR & FIXED SEATING

Form new timber raised floor area together with new fixed seating and all in accordance with the supplied details. To be carefully fixed to the existing floor & wall using the minimum number of fixings into the fabric.

NEW TIMBER SCREEN

Form new timber screen to the darts throw area in accordance with the supplied details.

To be carefully fixed to the existing floor & wall / screen using the minimum number of fixings into the fabric.

NEW BAR COUNTER & BACKFITTING

- Form new freestanding bar counter & bar backfitting in accordance with the supplied details.
- Provide new replacement beer pythons from the cellar python riser to run horizontally at high level across bar area & dropped down to serve new bar server counter. New pythons encased in 150mm diam. hollow section aluminium spiral duct with welded joints/ flange joints & exposed fixings. Provide unistrut cable tray trapeze support brackets for ceiling fixings to match the existing cable tray fixings and carefully fixed to the underside of the floor over.
- Provide new pumped waste serving the new wash up area with 40mm dia. plastic pump waste to be encased in 75mm dia. black plastic waste with pipe clamps / hangers for ceiling fixings to match the existing sprinkler pipe fixings and carefully fixed to the underside of the floor over.

NEW KITCHEN

New Kitchen including new extract canopy / ventilation ductwork / all appliances / fixtures & fittings all to be carefully installed using the minimum number of fixings into the fabric.

EXTRACT & SUPPLY VENTILATION

- The existing kitchen extract canopy & ductwork is to be carefully removed and replaced with a new kitchen extract canopy, new ductwork & external extract grille in accordance with the supplied details.
- The existing kitchen supply ductwork is to be carefully removed and replaced new supply ductwork in accordance with the supplied details.
- New canopy & ductwork all to be carefully fixed to the walls / ceilings as necessary using the minimum number of fixings into the fabric.

NO OTHER WORKS TO THE BUILDING FABRIC ARE BEING PROPOSED

May 30, 2025



FUSION BY DESIGN LTD

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