



DESIGN + REFURBISH + FIT OUT

**Method Statement &
Specification for
Partition Abutments to
Existing Façade**

3rd & 4th Floor
The Express
Building
Manchester

8th July 2025



Method Statement & Specification for Partition Abutments to Existing Façade / Fabric

Pursuant to Planning Condition – Glazed & Solid Partition Abutment Details

Project: DF Capital

Address: 3rd & 4th Floor, The Express Building, Manchester

Date: 8th July 2025

Prepared By: Joe Curbishley – TMT

For Approval By: City of Manchester Council – Local Planning Authority

1. Objective

- To ensure sensitive and reversible abutments between new glazed and solid partitions and the existing historic building fabric, in full compliance with the listed building consent and heritage conservation principles.

2. General Principles

- All abutments will be designed to be non-intrusive, visually minimal, and fully reversible.
- No cutting, chasing, or permanent alteration of historic fabric will occur.
- Fixings will be made into secondary structural elements ie only wall finishes, raised access floor tiles and MF ceiling where necessary, avoiding direct damage to original structure, facade or detailing.
- Junction details will be designed to express a visual separation from the historic façade via recessed or transparent interfaces.

3. Glazed Partition Abutment – Glazed Fin Detail

Specification:

- Minimally framed glazed partitions to terminate at a vertical glass fin, forming a clean visual junction with the existing facade
- The glazed fin (typically 12mm toughened glass, optiwhite with polished edges) will return perpendicular to the main glass line to form a neat end stop.
- The glass fin will extend from cill to ceiling and be mechanically clamped using discrete U-channel fittings or patch fittings fixed to cill and ceiling only.

Fixing Detail:

- No fixings into the existing wall fabric.
- Glazed fin is held entirely via base and ceiling channels. A 10mm silicone-sealed movement gap will be maintained between the glass and the historic wall to accommodate tolerance and prevent contact damage.

- Where acoustic performance is required, a compressible clear gasket may be inserted into the gap so assist with sound proofing.

On-Site Sample:

- A sample glazed fin abutment will be installed on site for inspection by the Conservation Officer prior to bulk installation. This will demonstrate visual separation and structural restraint method.

4. Solid Stud Partition Abutment – Recessed Shadow Gap Detail

Specification:

- Solid partitions (e.g. plasterboard on metal stud) abutting the existing wall will terminate with a recessed vertical shadow gap detail to create a visual break.
- A minimum 12.5mm deep x 10mm wide shadow gap will be formed between the new stud partition and the existing fabric.

Fixing Detail:

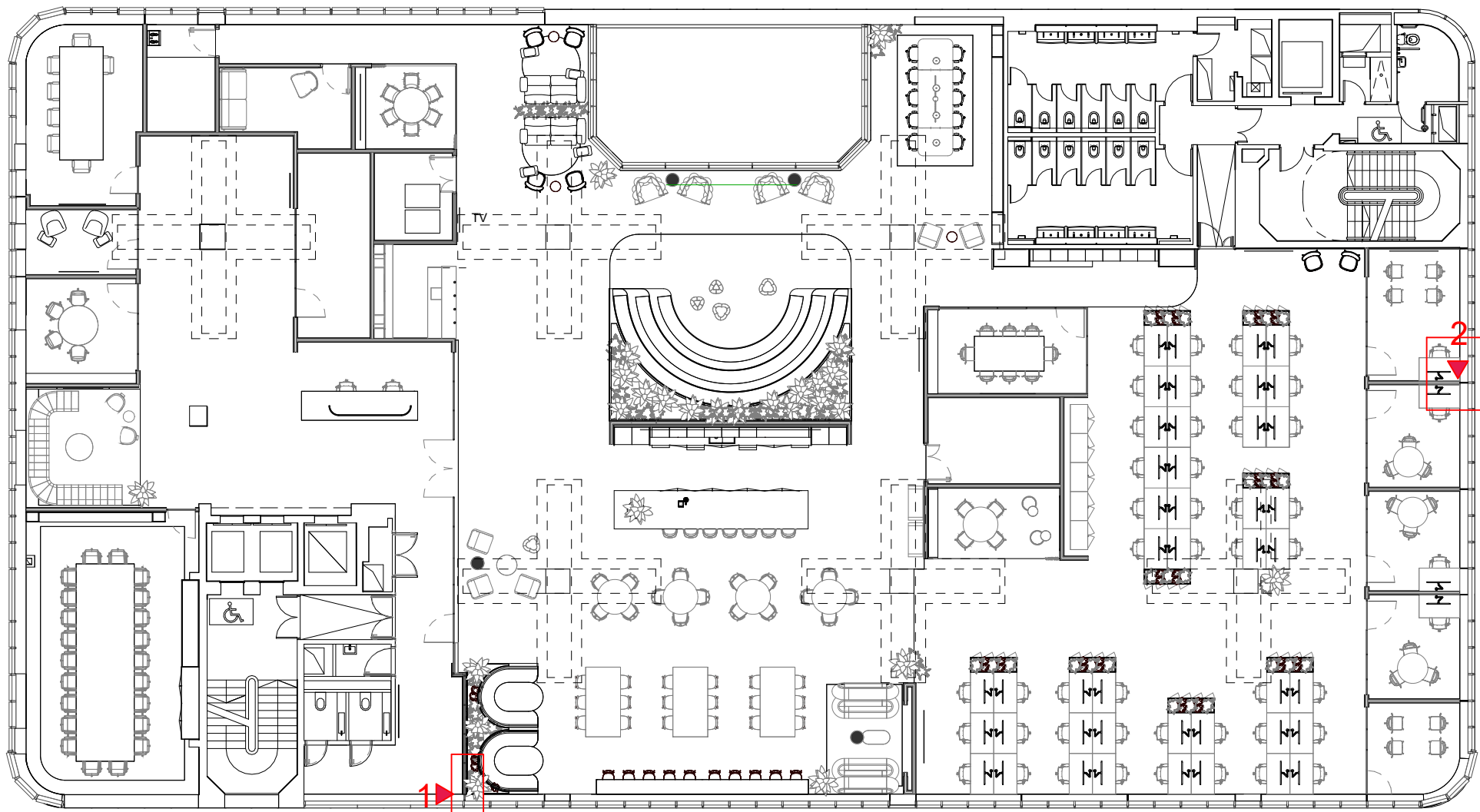
- No fixing into historic wall finish. Partition will be independently self-supporting.
- Vertical stud framing to stop short of existing wall by 10–15mm; a proprietary trim or bespoke shadow gap bead will be used to maintain the recess line.
- The gap will remain unfilled or be finished with a flexible sealant where acoustic/privacy control is required.

On-Site Sample:

- A full-height sample of the recessed shadow gap detail will be mocked up on site for approval by the Local Planning Authority.

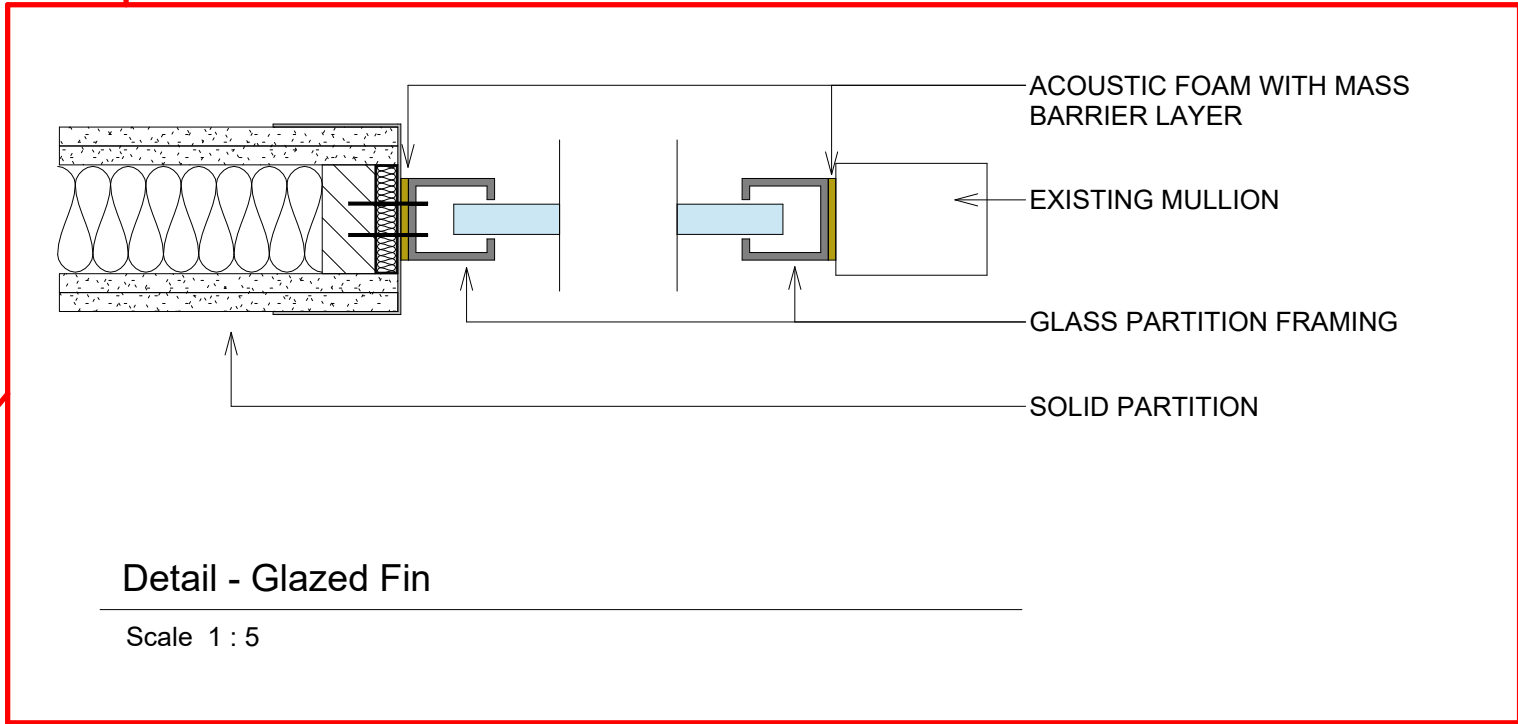
5. Implementation and Compliance

- The approved method and details will be implemented in full during construction.
- Final installations will be inspected and verified as compliant prior to occupation.
- Any deviation will be re-submitted for prior written approval.



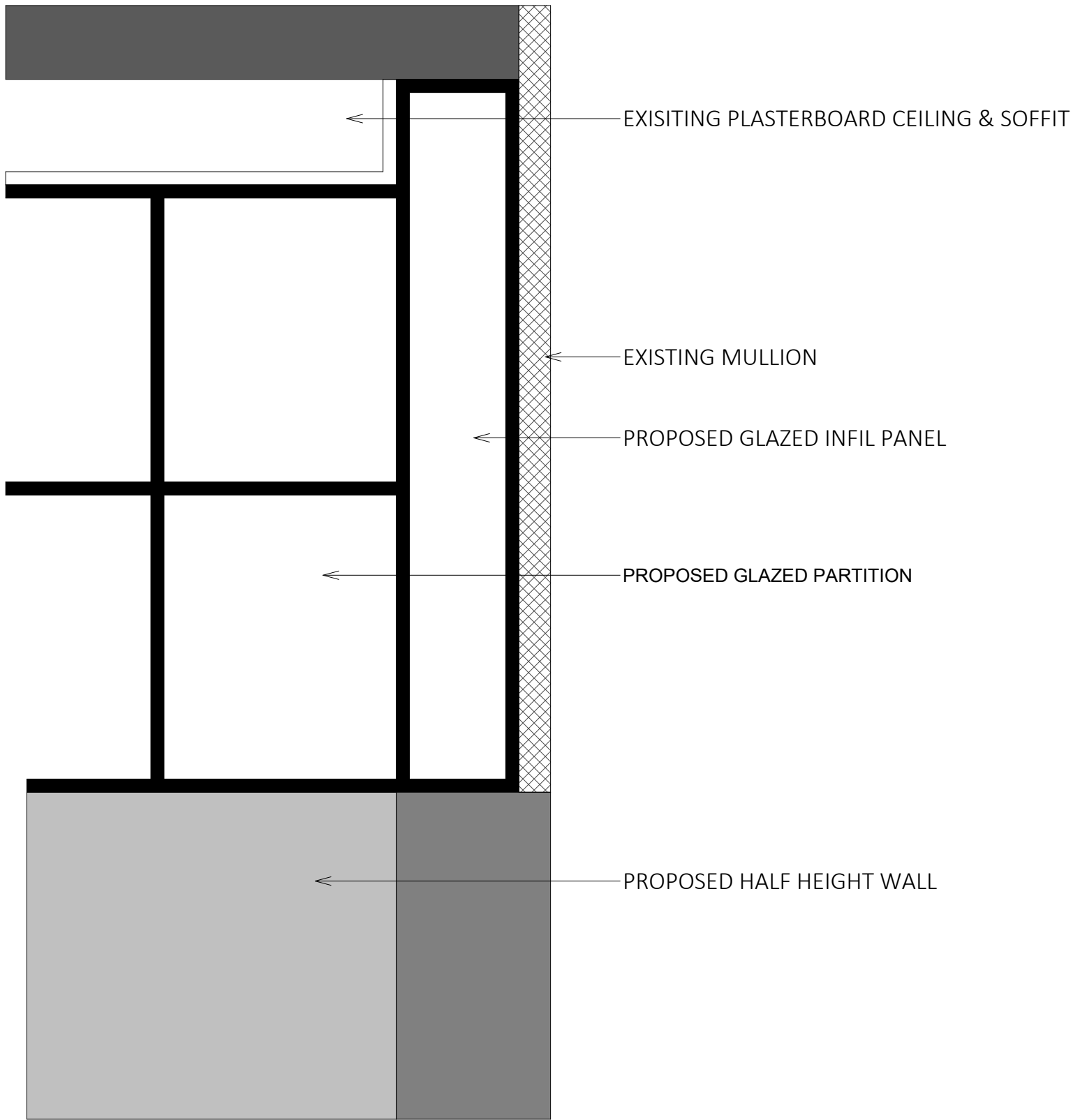
4th Floor - Partial Detail Plan - Glazed Partition

Scale 1 : 200



Detail - Glazed Fin

Scale 1 : 5



Glazed Partition 1.

Scale 1 : 10



Glazed Fin Section - 2

Scale 1 : 20

PROPOSED GLAZED FIN

01	Added Detail	10/07/2025
00	First Issue	04/07/2025
REVISION No	DESCRIPTION	DATE



CLIENT

DF Capital

PROJECT

EXPRESS BUILDING - DFC

SHEET NAME

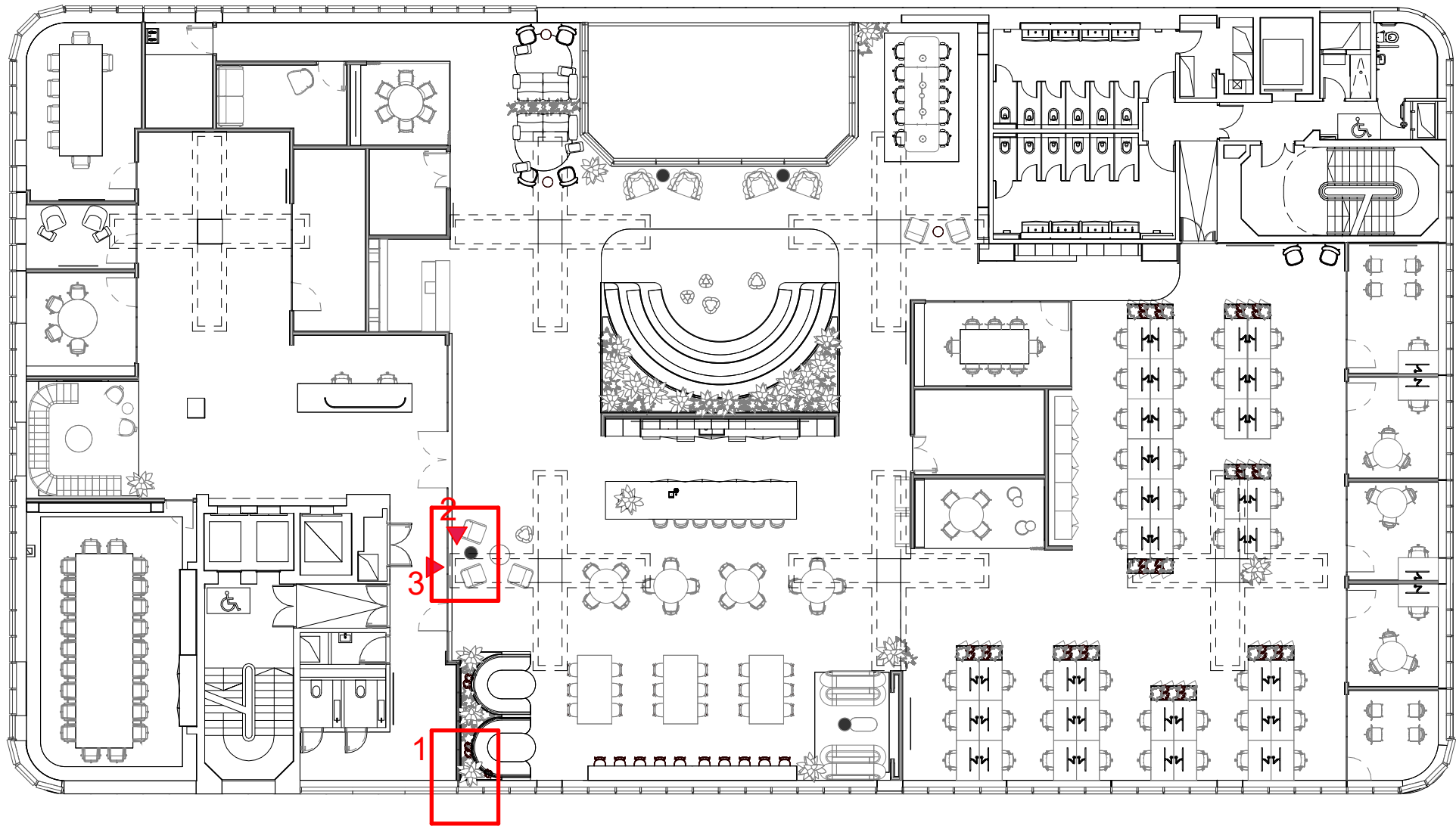
Glazed Partiton Detail - Offices

SCALE PROJECT No REVISION

As indicated 596133 01

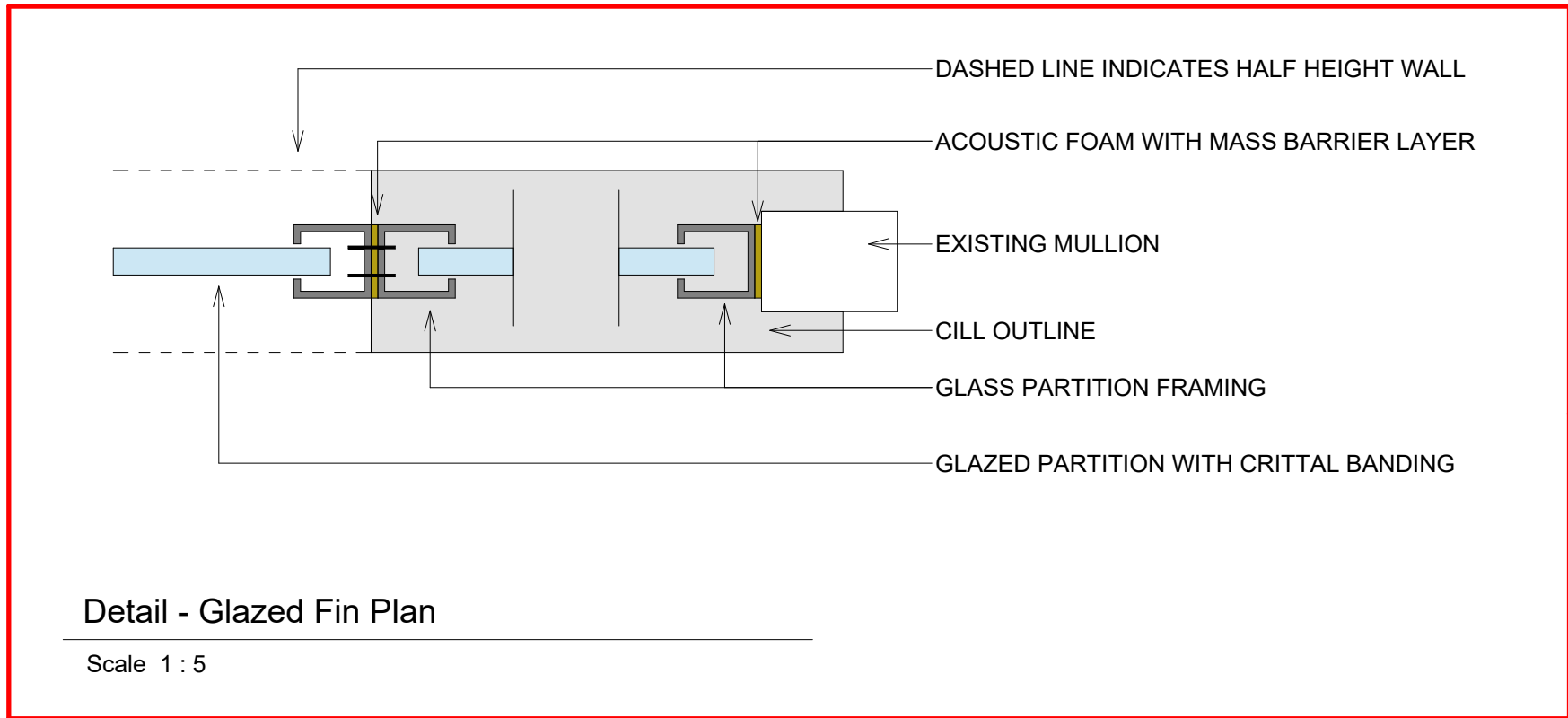
SHEET No

596133_2A091_SHT_PR_D05



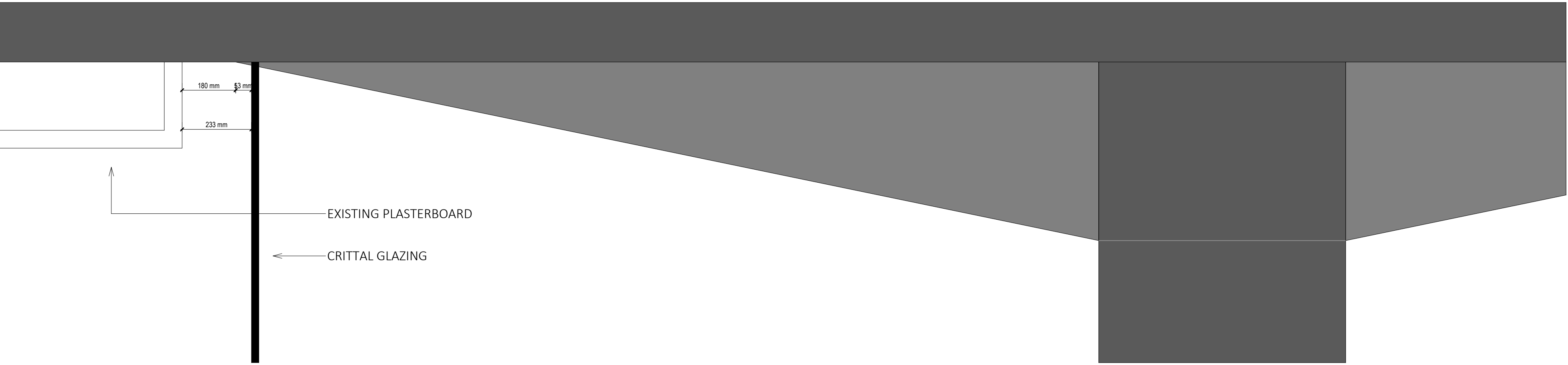
4th Floor - Partial Detail Plan 1

Scale 1 : 200



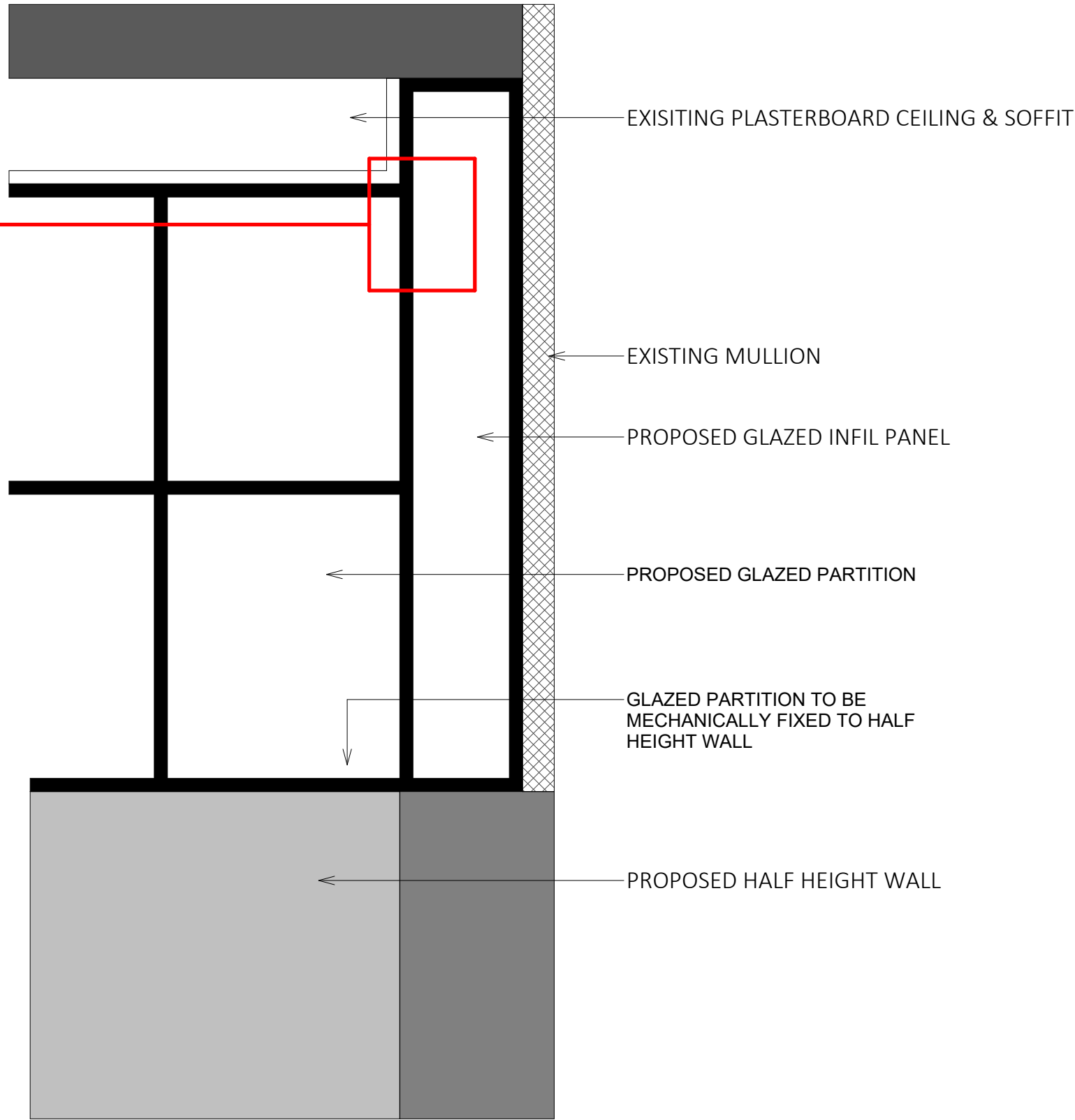
Detail - Glazed Fin Plan

Scale 1 : 5



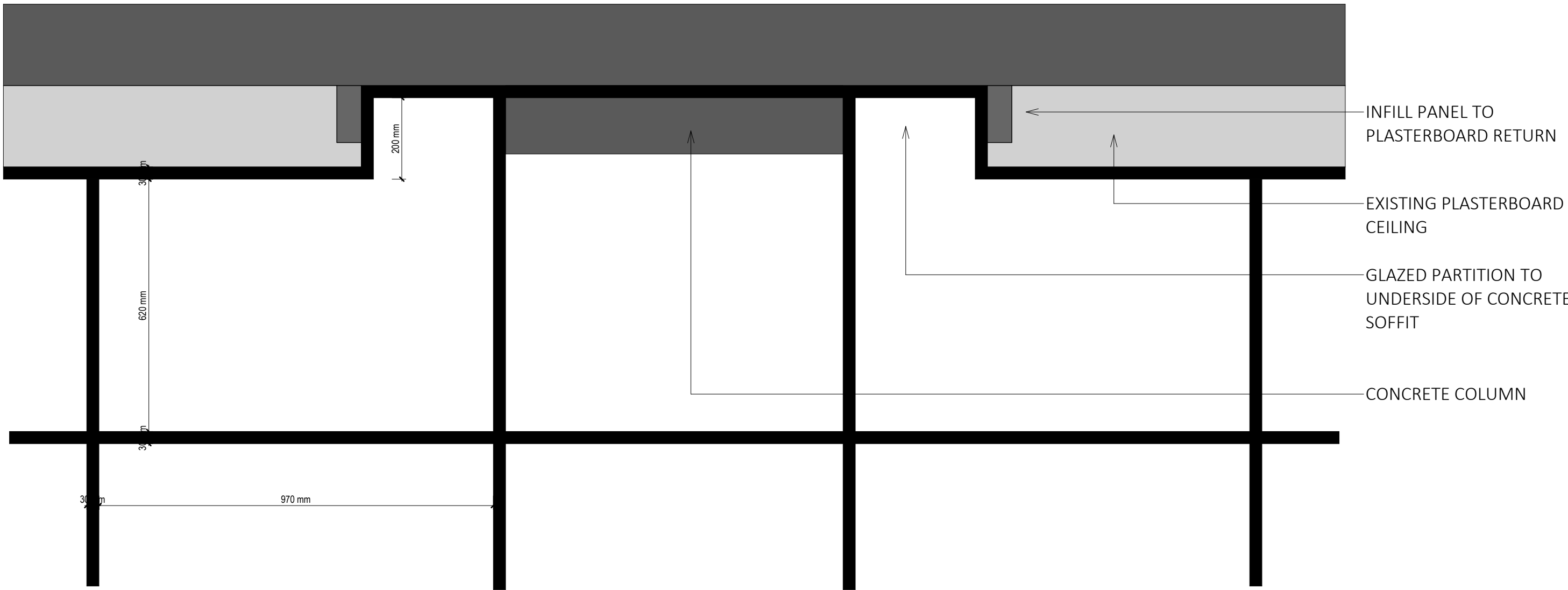
Column Detail 2

Scale 1 : 10



Glazed Partition 1

Scale 1 : 10



Column Detail 3

Scale 1 : 10

02	Added Detail	10/07/2025
01	Amended Details	02/06/2025
00	Stage 4 Issue	07/05/2025
REVISION No	DESCRIPTION	DATE

CBRE

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PROJECT

EXPRESS BUILDING - DFC

SHEET NAME

Proposed Coulmn Abutment Details 2

SCALE	PROJECT No	REVISION
As indicated	596133	02
SHEET No		

596133_2A091_SHT_PR_D01



TMT

THANK YOU

