



Client: Doux Chanton
Project: 265-267 Deansgate Terrace, Manchester, M3 4EW

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1. Introduction

- 1.1 This Method Statement has been prepared in support of a Listed Building application for 265-267 Deansgate Terrace, Manchester, M3 4EW which forms part of the Great Northern Terrace.
- 1.2 The Method Statement should be read in conjunction with The Heritage and Impact Statement which explains how the proposed design has been informed by an in depth understanding of the site, its history and future significance.
- 1.3 The Method Statement provides detailed methods of minor building demolition and adaptations and the impact of the proposed works on the heritage asset.
- 1.4 This report should be read in conjunction with the scheme drawings and any other supporting statements and reports.

2. Site and Building

- 2.1 The Grade II listed building was originally 29 individual units, a number of these have now been amalgamated to form larger units. Number 261-267 is one such amalgamated unit and now a retail unit / hospitality venue. No's.265-267, are located mid-terrace block forming half of the amalgamated unit 261-267.

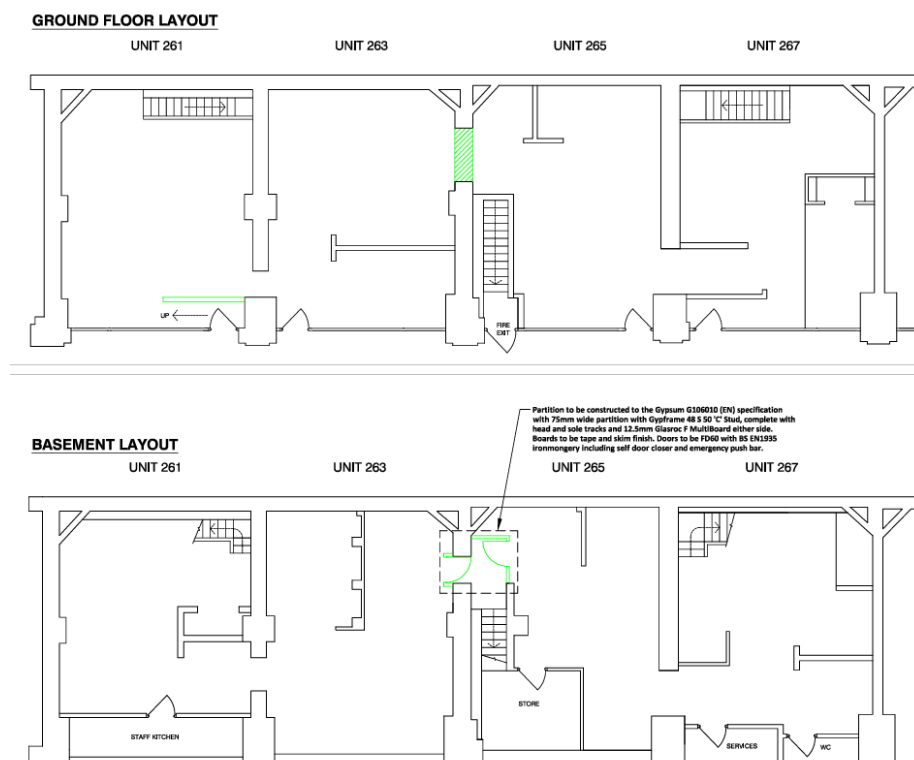


Figure 1. Snapshot from Trilogy Real Estate LLP - Development, July 2021

- 2.2 Existing vertical access is by way of the original stairs between basement and ground; modern stairs in the location of the original stairs between ground and first floor within No. 267.
- 2.3 The original stairs within unit No.265 have since been removed (see figures 2 and 3 below) and infilled with timber joist and boarded floor. A modern stair lies between units 263 and 265 forming a protected means of escape route in case of fire (see figure 1).

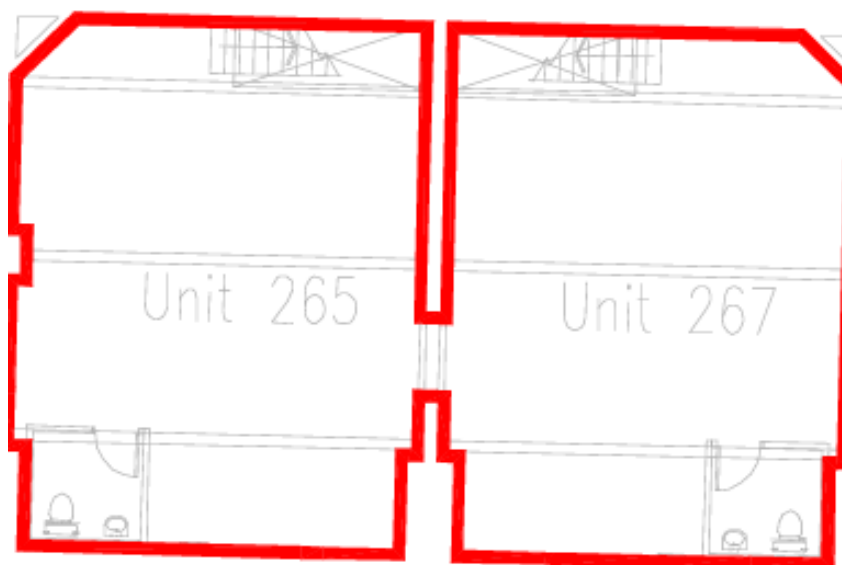


Figure 1. Snapshot from Great Northern Warehouse, Basement Leisure Box Development
Car Park Level 1, April 2014

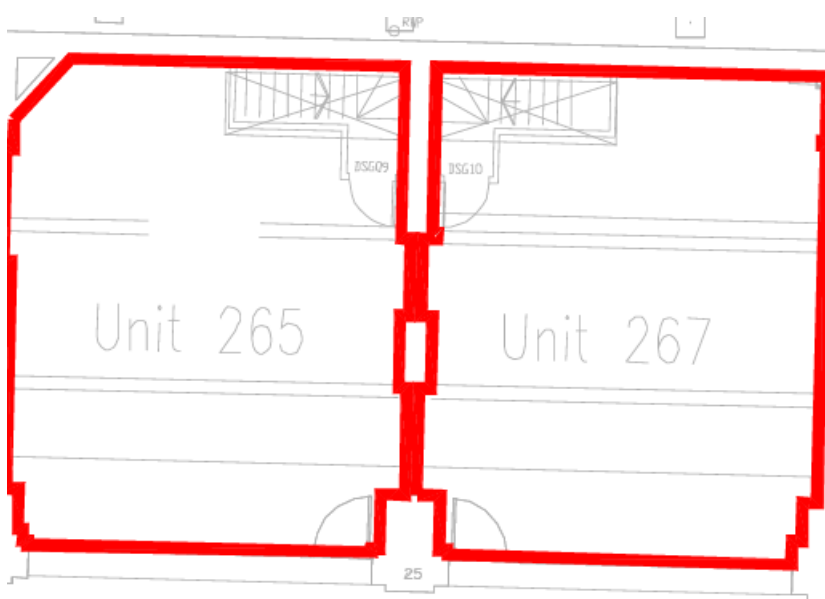


Figure 2. Snapshot from Great Northern Warehouse, Ground Floor Leisure Box Development
Car Park Level 2, April 2014

3. Demolition	
3.1	Former tenant's reversible cosmetic fit out to be stripped out comprising; timber stud walls / wall linings, joinery fixtures, redundant sanitaryware, vinyl and ceramic floor finishes.
3.2	<i>Refer to drawing for details: 202393_M1NT_XX_ZZ_A_DR_1001 Ground and Basement GA Existing Demolition</i>
3.3	Formation of new internal vertical structural opening for Dumb waiter, trim back floor joists to former infilled floor over original stair opening. The existing floor beam will be utilised and fixed to, with only new timber wall plates and joists being provided to form the new structural openings.
3.4	Formation of new internal vertical structural opening for extraction ducts, trim back floor joists to former infilled floor over original stair opening. The existing floor beam will be utilised and fixed to, with only new timber wall plates and joists being provided to form the new structural openings.
3.5	Formation of new external horizontal structural openings for ductwork, form masonry openings supported by concrete lintols. <i>Refer to Structural Engineer's design drawings and calculations for structural modifications / additions where applicable: 157338-JBL-XX-00-DR-S-001 C2 - 265-267 Deansgate Terrace 157338-JBL-XX-ZZ-CA-S-900 02 - Calculations</i>
4. Shop front	
4.1	The appearance of the existing timber shopfront fascia's, frames, plinths, louvres and doors are to be maintained, receiving RAL 3015 paint finishes to match Doux Chaton's branding.
4.2	Fixing of brushed gold stainless steel pin letters to existing timber fascia boards via new collar and sleeve fixings to be minimised.
4.3	Fixing of replacement projecting sign to match surrounding buildings, to existing historic brick piers via new collar and sleeve fixings, existing fixing locations to be utilised where possible.
4.4	<i>Refer to drawing for details: 202393_M1NT_XX_ZZ_A_DR_0105 LBC Shopfront Elevation Existing and Proposed</i>
5. Rear External Elevation	
5.1	To rear elevation, original red brick and concrete structures to be maintained. 2No. Existing hvac/air conditioning condensers to be retained, 1No. to be relocated.
5.2	New external extract and air intake grilles, black finish, to be installed to the rear wall in line with precedents to neighbouring units along the terrace.
5.3	Services containment adjusted to suit new arrangement and Armco barrier to remain unchanged.
5.4	<i>Refer to drawing for details: 202393_M1NT_XX_SI_A_DR_0106 LBC Rear External Elevation Existing and Proposed</i>

6. New Internal Partitions

- 6.1 Reversible light-weight partitions and independent wall linings will be adopted and scribed round existing structure.
- 6.2 New internal partitions forming customer and staff amenities such as toilets, kitchen and bakery will comprise of softwood stud partitions with plasterboard either side, taped and filled joints and insulated to comply with the fire strategy.
- 6.3 Formation of a totally enclosed lift shaft and services cupboard to comply with the requirements of any local and fire authority regulations. All enclosure materials to be incombustible. If fire rated doors are being supplied, the shaft construction to be in accordance with EN81-58 requirements (min. 100mm thick blockwork or masonry with a min. density of 600kg/m³). If the enclosure has to be built before installation, it is imperative that the shaft enclosure is square and plumb with a tolerance on size -0mm to +20mm.
- 6.4 *Refer to drawing for details:
202393_M1NT_XX_ZZ_A_DR_1002 Ground and Basement Construction
ADV50-2-S-CS-1PH REVB-Layout1Dumb Waiter Details*

7. Mechanical & Electrical Services

- 7.1 The installation of new mechanical and electrical services will require some new routes through the historic fabric but these will be minimised. Previous routes that are redundant will be made good.
- 7.2 The kitchen and bakery extract and supply systems are direct driven, with the fans being internally located within the services cupboard for ease of maintenance and will penetrate the external rear wall terminating via a flush face grille within the yard / plant area.
- 7.3 The extract system itself is fire rated, and the route of the ductwork contains fire rated access panels at basement level to enable regular routine cleaning. Where the extract duct rises to ground level, access will be provided via a services cupboard for cleaning and inspection.
- 7.4 The discharge from the extract system has been located such that odours do not get drawn into the fresh air intakes.
- 7.5 Toilet / staff room ventilation is a common system twin fan assembly; for ease of access the fan unit is housed within the rear service yard / plant area.
- 7.6 External condensers have are located in what is a general service area at the rear of the premises. This has given us a ground floor location, with easy installation and maintenance access.
- 7.7 New incoming gas supply to be brought into the front of the building through an existing louvre and dropped to basement level to serve the kitchen areas. All remaining existing services to be adopted and adjusted to suit new arrangement.
- 7.8 *Refer to drawing for details:
202393_M1NT_XX_SI_A_DR_1011 Ground and Basement GA Power
202393_M1NT_XX_ZZ_A_DR_1012 Ground and Basement Elevations Power*

	202393_M1NT_XX_ZZ_A_DR_1013 WC Elevations Power SP57-(62)-J00043-C1 Small Power and Data - As Fitted SP57-(67)-J00043-C1 Electrical Services Fire Alarm & security layout - As Fitted 9140-1D Doux Chaton, Manchester - Mint Studio - Layout of services
8. Plumbing and Drainage Services	
8.1	The installation of new plumbing and drainage services will require some new routes through the historic fabric but these will be minimised. Previous routes that are redundant will be made good.
8.2	The cold-water supply is existing offering no problems in reliability of supply with the pressure and volume available.
8.3	The hot water designed for the Kitchen around the need for consistent supplies, to match the cooking / cleaning cycle, each with electric heating, ensuring that hot water is always available.
8.4	Local electric water heaters are used for the remote Bars and toilet areas.
8.5	The above ground drainage systems are connected to existing stacks, and the common discharge system.
8.6	Careful consideration has been given to routes to ensure adequate falls and ease of access for the clearing of any blockages. Standard rodding points and access pipes will be installed at locations, with due consideration to the fact that the stacks are a shared facility with other tenants.
9. Conclusion and Impact	
9.1	The shopfront design unifies the frontage, making the units more legible and expresses their new offering.
9.2	The rear external areas are adjacent to the service yard loading area, refuse and plant area where other landlord and tenant services exist.
9.3	Alterations have historically been undertaken to both units and the proposed alterations do not take anything away from the historical fabric of the building.
9.4	Modern interventions are of no significance given the proposed alterations are reversible as necessary.

APPENDIX



Image 1: Present Shopfront Elevation, Deansgate, Manchester

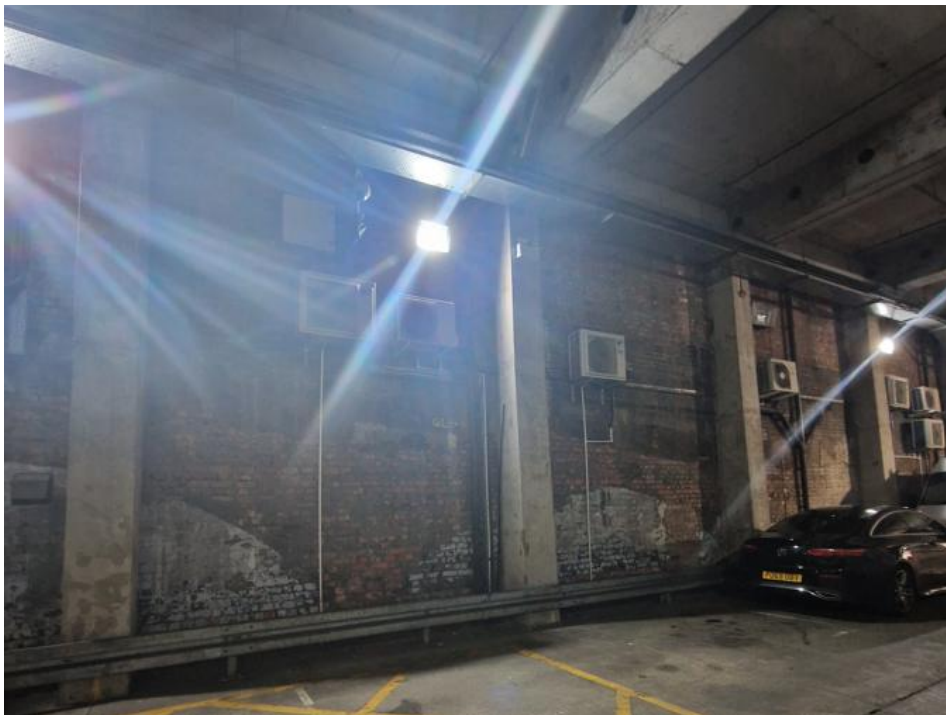


Image 2: Present Rear Elevation, Service Road



Image 3: Present Ground Floor Interior view, rear of unit 267

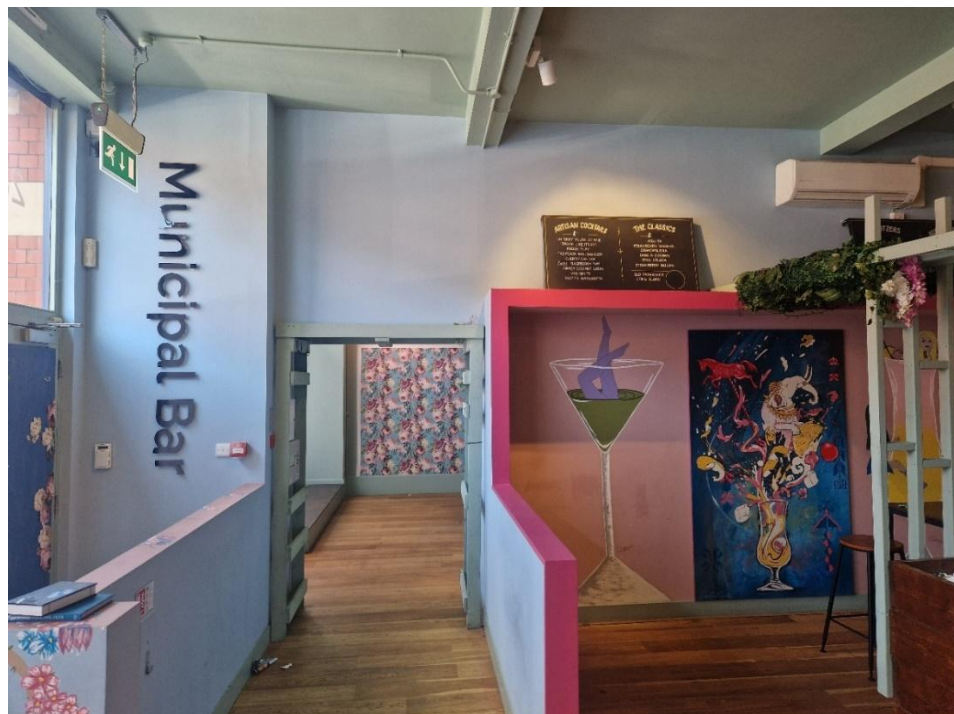


Image 4: Present Ground Floor Interior view, from unit 267 into 265



Image 5: Present Ground Floor Interior view, rear of unit 265

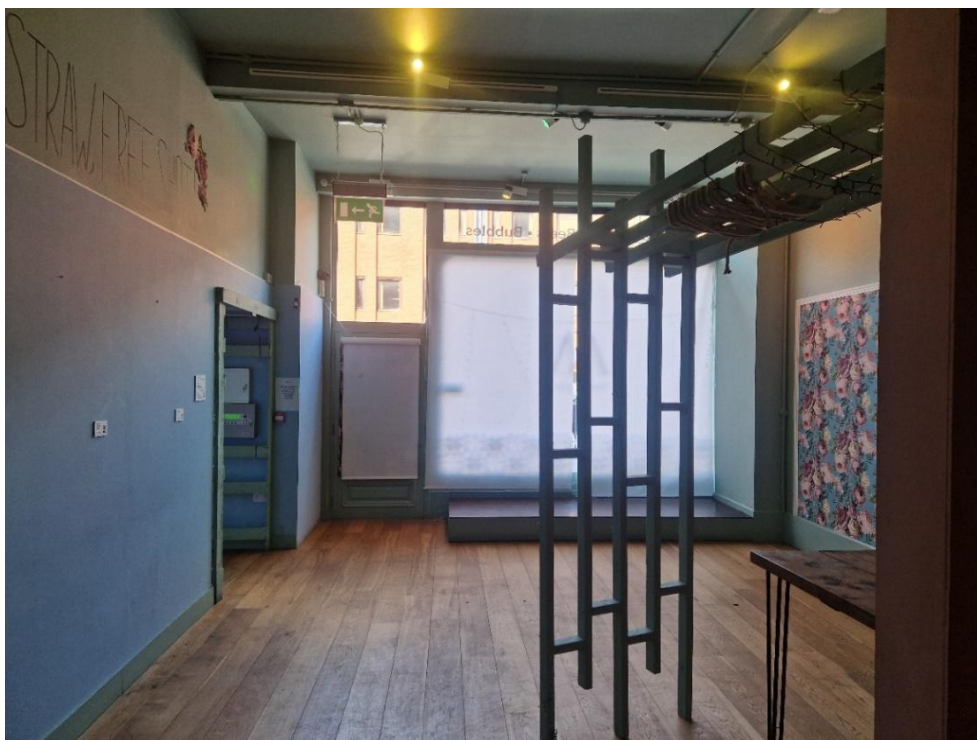


Image 6: Present Ground Floor Interior view, front of unit 265



Image 7: Present Basement Interior view, rear of unit 267



Image 8: Present Ground Floor Interior view from unit 267 into 265



Image 9: Present Ground Floor Interior view, rear of unit 265