

Schedule of Works And Method Statement

PROJECT:

**Proposed Change of use of Lower Ground Floor from Serviced Offices to
Restaurant, Bar and Karaoke including internal Alterations**

Lower Ground Floor, Chatham Mill, 8 Chester St, Manchester, M1 5QF

EMPLOYER:

Mr S Baig

JOB REFERENCE:

**22101 - SOW
V3.0 23rd January 2025**



The Intelligent Design Centre

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SCHEDULE OF WORKS AND METHOD STATEMENT:

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CONSERVATION PRINCIPALS

The works and the construction processes are designed to be congruent with Historic England published documentation including the 2008 Conservation Principals, policies and guidance for the sustainable management of the historic environment document.

In relation to the Historic England guidance, the works can be categorised as comprising both '**restoration**' and '**new work and alterations**'.

The guidance with regards to **restoration** works is as follows;

***Restoration** to a significant place should normally be acceptable if:*

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;*
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;*
- c. the form in which the place currently exists is not the result of an historically-significant event;*
- d. the work proposed respects previous forms of the place;*
- e. the maintenance implications of the proposed restoration are considered to be sustainable.*

The guidance with regards to new **work and alterations** is as follows;

***New work or alteration** to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

This guidance is particularly relevant with regards to the proposals and as noted in the heritage stage and design and access statement, the works are in line with Historic Englands guidance for work on grade 2 listed buildings and seek to reinstate the ground floor to a state much more in common with its original form.

GENERAL WORKS AND METHOD STATEMENT

The works are simple in scope but will have a dramatically enhancing impact by substantially returning the area to its original form. These simple works comprise the substantial stripping out of internal office constructions together with the removal of cladding to the whole of the cast iron supporting structure.

This schedule is to be read in conjunction with the demolition, floor and ceiling plans and M&E strategy.

1 DEMOLITION AND STRIPPING OUT:

- All work is to be carried out in a manner that ensures no original / historic parts of the building fabric are removed or damaged during this work. Should the works uncover anything that is unforeseen, the contractor will stop work and inform the client and architect. The client will then liaise with the conservation officer if required.
- Carefully take out redundant doors, frames, architraves to suit new layout.
- Carefully take out redundant sections of plasterboard lined timber stud partitions to suit new layout.
- Carefully take out existing sanitary fittings to wc area including supply pipework and drainage. Grub up / seal off redundant drainage currently located in chases in the existing concrete floor.
- Carefully Remove all cladding to vertical cast iron columns to fully expose existing steel columns.
- Carefully remove all cladding to the horizontal ceiling level cast iron beams to fully expose them.
- Remove all attachments from all cast iron columns and beams, rub down with wire wool to remove any rust and millscale in preparation for painting.

2 FLOOR:

- The existing floors are non original concrete and are covered with either carpet tiles or ceramic tiling. All existing finishes are to be lifted and damage to the concrete floor made good prior to receipt of the new flooring.

3 WALLS, PARTITIONS AND LININGS:

- Create new sound proof lining to ceiling to restaurant area to noise impact assessment details and to suit building regulations requirements. Underdraw the existing ceiling with 2no layers of acoustic plasterboard supported on resilient hangers with quilt insulation between the existing ceiling and the new plasterboard. All in accordance with Braiden Acoustics details
- Construct the new karaoke booths of 100mm thick lightweight concrete blocks sat on existing concrete floor. The walls are to be finished to the outside face with 12.5mm plasterboard and skim on dabs. Internally the concrete walls are to be lined with acoustic sound absorbing panels. All karaoke booth walls are to be a minimum 50mm from existing walls and not fixed to the existing walls.
- Construct an independent wall to the ends of the karaoke booths with a sliding section to allow the window to be visible as indicated on drawing 106.
- The ceilings of the karaoke booths are to be constructed of 12mm osb board onto suitably sized and spaced timber ceiling joists and underdrawn with acoustic sound absorbing panels. The ceiling is to be set below the existing horizontal cast iron beams so they remain visible.
- Construct the new walls to form the wc area in the restaurant with 100x50mm softwood timber studs at max 400mm centres, fixed to a sole plate, fixed to the concrete floor. Line each side with plasterboard and skim.
- Specialist commercial kitchen fitter to supply and fit wall linings for kitchen preparation / cooking areas.

4 WINDOWS, DOORS, ROOFLIGHTS & SCREENS:

- Supply and fix new non karaoke room doors including ironmongery in locations to suit new layout.
- Supply and fix new acoustic doors, seals and ironmongery to karaoke pods.
- All existing windows are to be retained. No works are proposed to these.

5 PLUMBING:

- Supply and fix new sanitary fittings for male, female and disabled wc's. Include for hot and cold water supplies and drainage pipework. All pipework to be fixed to walls, not chased in.
- Provide plumbing, water supply and drainage to suit new kitchen layout.
- Drainage to the new wc area in the karaoke side is to be via wall fixed drainage pipework collected together. The drainage runs are then to be connected to the existing drainage connections.

- Drainage to the new wc area in the restaurant side is to be via wall fixed drainage pipework collected together. A 100mm dia hole is to be made in the existing rear wall and this drain is to then connect into the existing system.

- Drainage from the new kitchen is to be via wall fixed drainage pipework collected together. A 50mm dia hole is to be made in the existing rear wall and this drain is to then be connected into the existing system.

6 MECHANICAL AND ELECTRICAL:

- Modify existing electrical installation into areas affected by the alterations, including providing new power sockets, light switches, light fittings, smoke alarms, etc. All cables to be located within ceiling mounted trays as existing. No cables to be chased into existing walls and ceilings.

- Modify the existing Fire alarm to suit new layout. All cables to be located in ceiling mounted trays as existing.

- All new vertical cables to be wall fixed where located on existing walls to ensure no chases are cut into existing walls.

- Modify existing ventilation system to suit new layout. Provide mechanical extract ventilation to all new sanitary provision to meet building regulations requirements. This will be as part of a whole building ventilation system with ductwork exposed and hung from the existing ceiling.

- Modify existing sprinkler system to suit new layout. The pipework is currently suspended from the existing ceiling / beams and these routes will be reused.

7 JOINERY, FIXTURES AND FITTINGS:

- Provide new softwood skirtings and softwood frames and architraves to all new walls and doors.

- Install new 'Lift Up' full DDA compliant electrically powered convertible steps. The product is to be sat on and fixed to the existing concrete floor with resin fixed bolts to manufacturers details.

- Install new commercial preparation style kitchen.

8 FLOORING:

- All new flooring is to be laid onto the existing non original concrete floor and will be laid in accordance with the manufacturer's recommendations.

9 DECORATIONS:

- Prime newly exposed cast iron columns and beams with Thermocoat high build primer 75 microns DFT, apply Thermocoat Thermoguard flame retardant paint in 2 coats to achieve 90mins fire resistance.

- Prepare new plastered walls and all walls affected by the works suitable to receive 1 coat primer and 2 coats matt paint finish.
- Prepare all new and affected rooms woodwork (skirtings, architraves, boxings, doors, etc) and apply two undercoats and one coat gloss.
- Prepare existing and newly underdrawn ceilings and apply 1 coat primer and 2 coats matt paint finish.