

Method Statement – M&E

Company: Jennor UK Ltd

Position: Main Contractor

Date: 11.12.24

Project: Free trade CAT B Fit Out Ground & First Floor

Description of work.

M&E Alterations and new installation to suit CAT-B fit out.

Raised access flooring mechanical & power alterations.

All power situated under the raised access flooring will be distributed by Elektrak floor boxes cut and fitted into the centre of the existing metal 38mm raised access tiles in various positions to suit the Tenant's layout with required data and power sockets.

Each floor box will be powered by an Elektrak power track distribution mounted under the raised access flooring fixed to the plyboard sub-base. This system is currently used to mount and fix existing mechanical installations under the raised access flooring.

Each run of Elektrak will be wired back to the central mains distribution board with cables of specified sizes provided by the M&E designer/consultant.

All mounting brackets, tray work, containment, rods, and associated fixings during installation will not be fitted to or penetrate through the existing building perimeter finishes, structural beams, or historic fabrics upholding the historic integrity.

As previously mentioned, this will be installed to the plyboard sub-base using the same method as the existing mechanical installation under the raised access floor or mounted to the underside of the existing MF ceiling system framework within the ceiling void.

Tray work and containment will pass through new partitions (when installed full height through RAF) but not through existing historical building fabrics, structures, or finishes.

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Ceiling mounted Mechanical, Power and lighting – Alterations and new installs

All alterations and newly installed mechanical, power, and lighting that are ceiling mounted will be fixed to the existing plasterboard ceiling. This will be distributed by various sizes of containment such as cable tray, metal conduit, junction boxes and tray work containment fixed only to the plasterboard ceiling including the metal structure framework supporting the Newly installed ceiling as part of the Cat-A landlord's renovation.

All fixings, mounting brackets, junction boxes tray work will be fitted only to the existing plasterboard ceiling and be fitted to navigate around any historical building fabric without fixing directly to them utilizing joints, couplers and pre-manufactures bends to assist in navigating around but not directly to or through historical elements again, to uphold building integrity.

PPE to be used.

- Gloves
- Hi-vis.
- Boots
- Safety glasses

Safety measures undertaken.

- All operatives to read and sign Jennor site induction prior to any works.
- Sub-contractor to provide paper copy of RAMS & RAMS sign off email.
- Working at height to be done by scaffold tower with daily scaffold tag inspections
- Working area to be kept tidy of all materials and trip hazards

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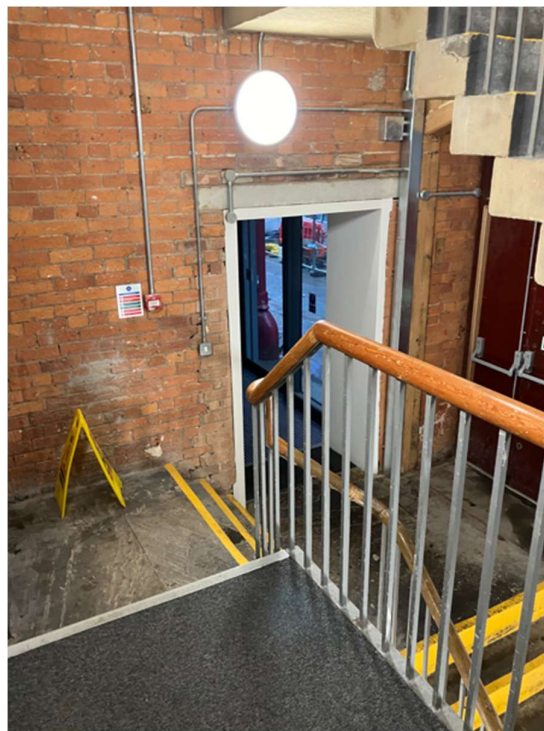
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Protection of original building fabric through access/ingress

- Prior to any works commencing, all operatives will be advised of the importance of ensuring the buildings historic fabric is not damaged during project/company inductions. A permanent site manager will always oversee operatives.
- Throughout the project the original building fabric will be adequately protected to ensure damage is avoided through means of ingress for the full duration of the project
- Roll & Stroll floor protection will be applied to entrance stairways. This will be the route used when transferring materials into the building through rear good entrance through rear good entrance (back of house) (back of house).
- A lifting team with adequate labour resources will be instructed to transfer materials to the working space. Ensuring the correct number of operatives per lift will reduce the risk of original building fabrics being disturbed.



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M&E Equipment to be utilized to complete alterations to M&E layout

Cable tray / containment (PAGE 1 OF 2)



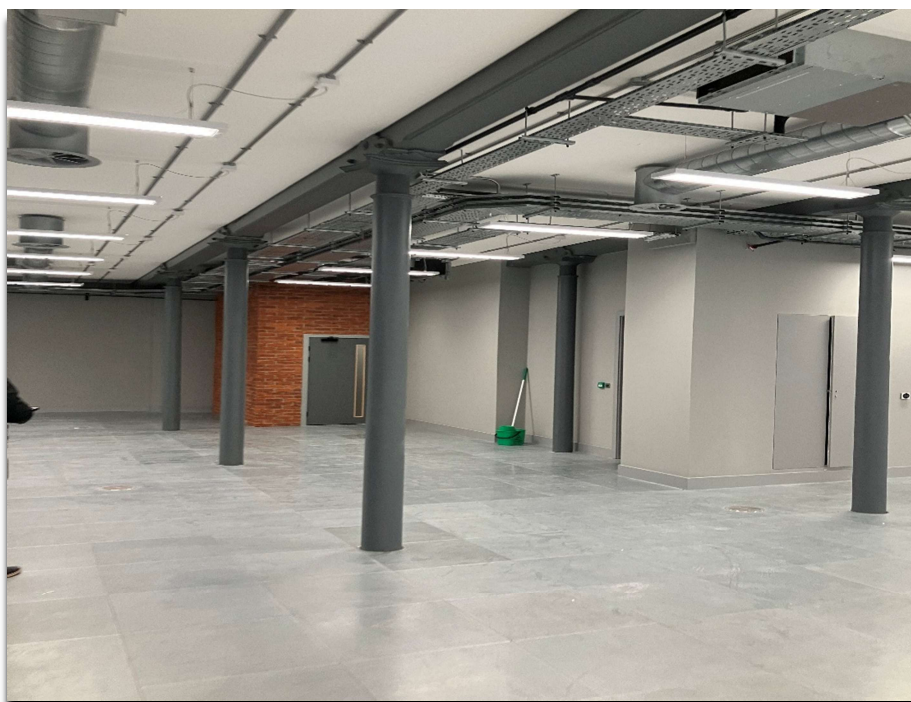
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Cable tray / containment (page 2 of 2)



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Lighting – Standard fittings throughout (STEON ACADEMY 2)

ACADEMY

Features:

- Surface mounted
- Two lengths available (1250mm or 1500mm)
- High performance energy efficient surface-mount-device (SMD) LEDs
- 4000K (cool white) as standard
- CRI 80
- Average 50,000 hours LED life - L80 B10
- BESA box provisions

Options:

- Emergency 3 hour versions available:
 - Integral maintained emergency
 - Self-test emergency
 - Self-test and DALI addressable
 - Self-test wireless mesh reporting
- Dimming version available
 - DALI dimming
 - Switch dim
- 3000K (warm white) available - on special request
- Alternative RAL colours available -on special request
- Integrated Manual Intelligent Control (MIC*)
- Wireless lighting systems (please consult our technical department)
 - PRO ECO*
 - bluCONNECT*
 - SMARTMESH*

Accessories:

- 2m wire suspension set ('Y' type)
- 2m* ceiling rose supplied with 3 core 0.75mm² clear flex cable
- 2m* ceiling rose supplied with 4 core 0.75mm² clear flex cable
- 2m* ceiling rose supplied with 5 core 0.75mm² clear flex cable
- * Various lengths available - on special request

Material:

- Body: steel
- Lens: polycarbonate

Finish:

- Body: powder coated
- Lens: cloud or micropattern

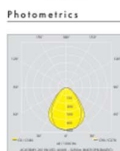
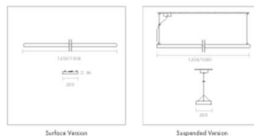
Colours:

- 01 White
- 02 Black
- 03 Metallic Grey

Beam Angles:



Technical Drawings



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Dakin – FCU (Heating and cooling)



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Raised access floor power



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Fire alarm alterations and installs – Within metal conduit



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Fire alarm alterations and installs – Within metal conduit



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Feature lighting – Various
ground floor



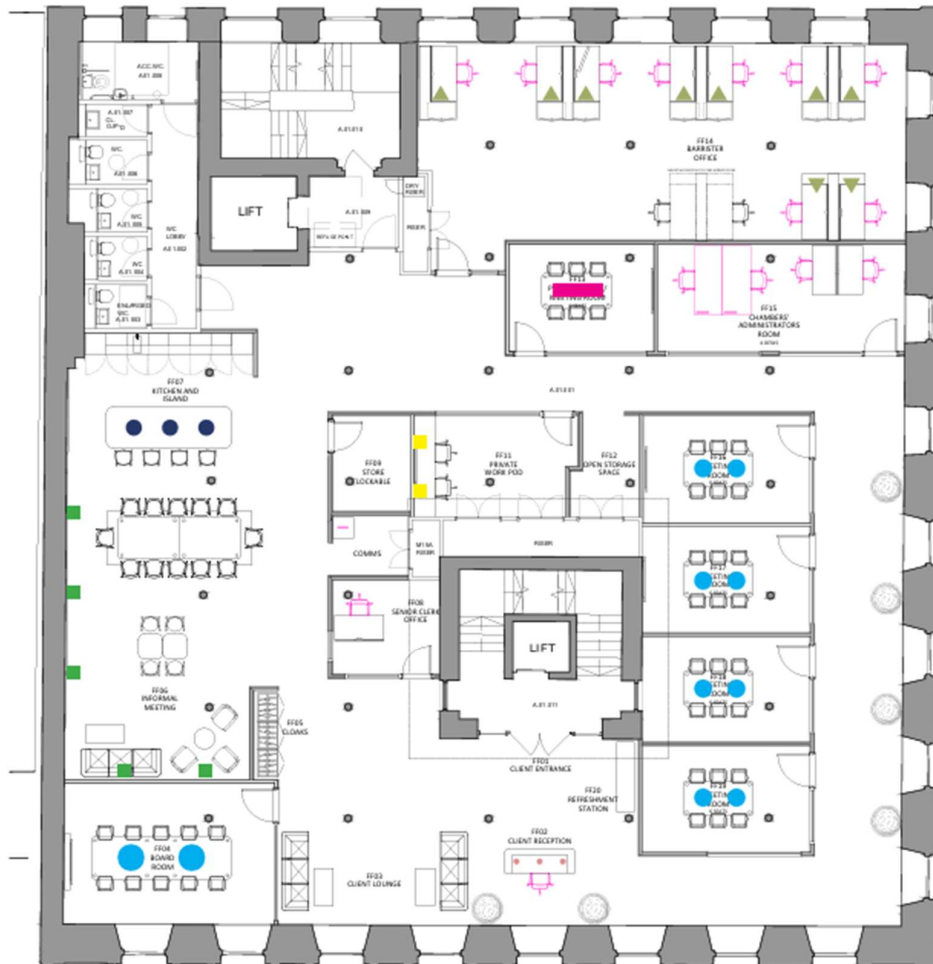
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Feature lighting – First floor



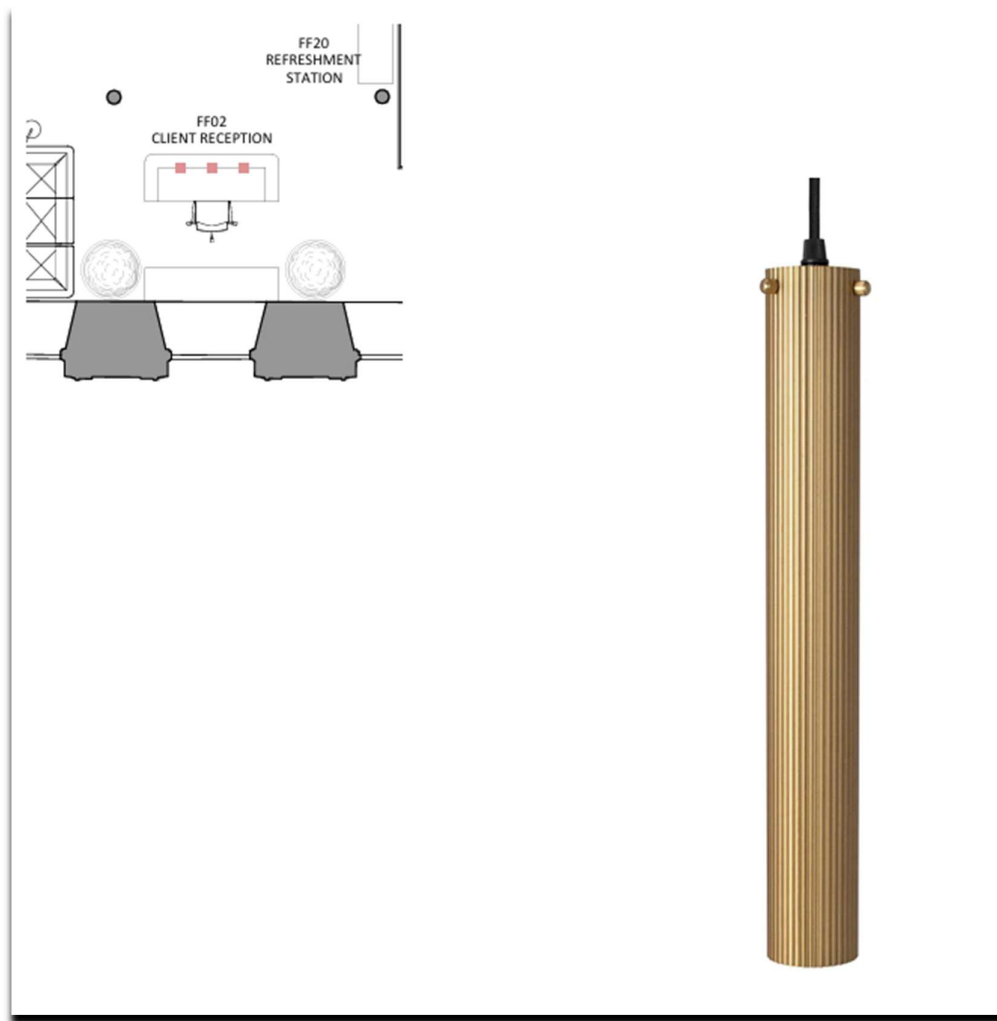
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Feature light 1 – Reception desk lighting



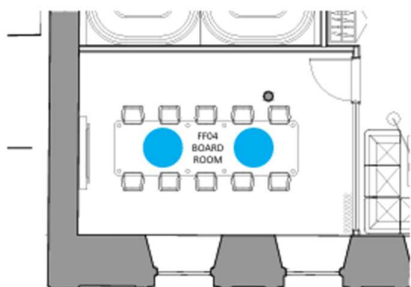
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Feature light 2 – Boardroom pendant



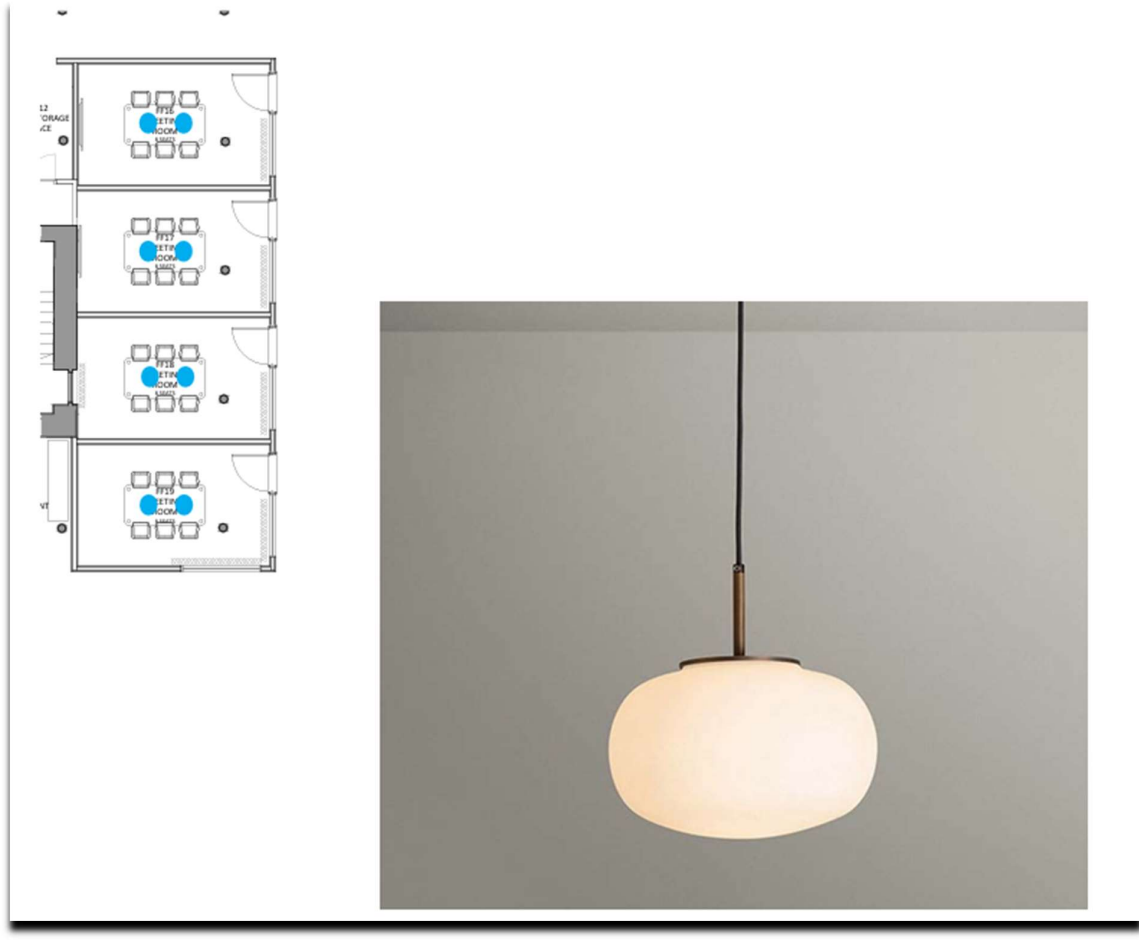
Feature light 3 – Client facing room pendant

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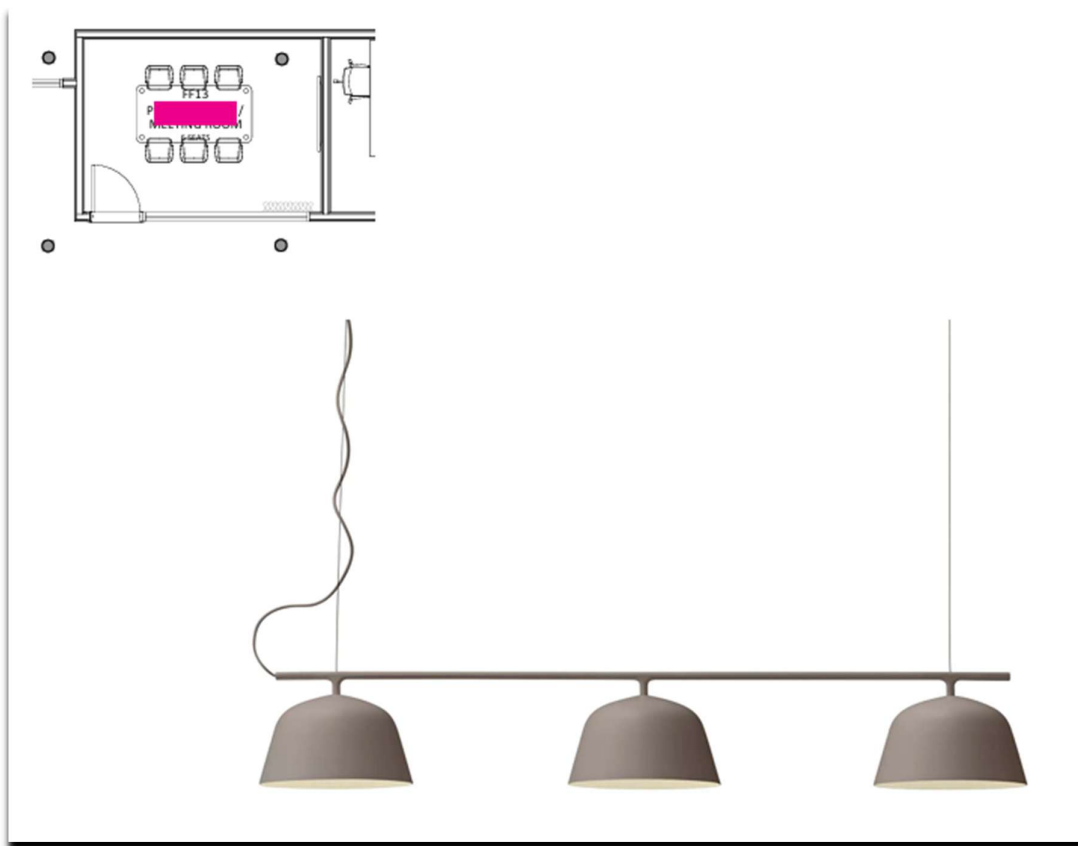
Feature light 4 – internal meeting room lighting

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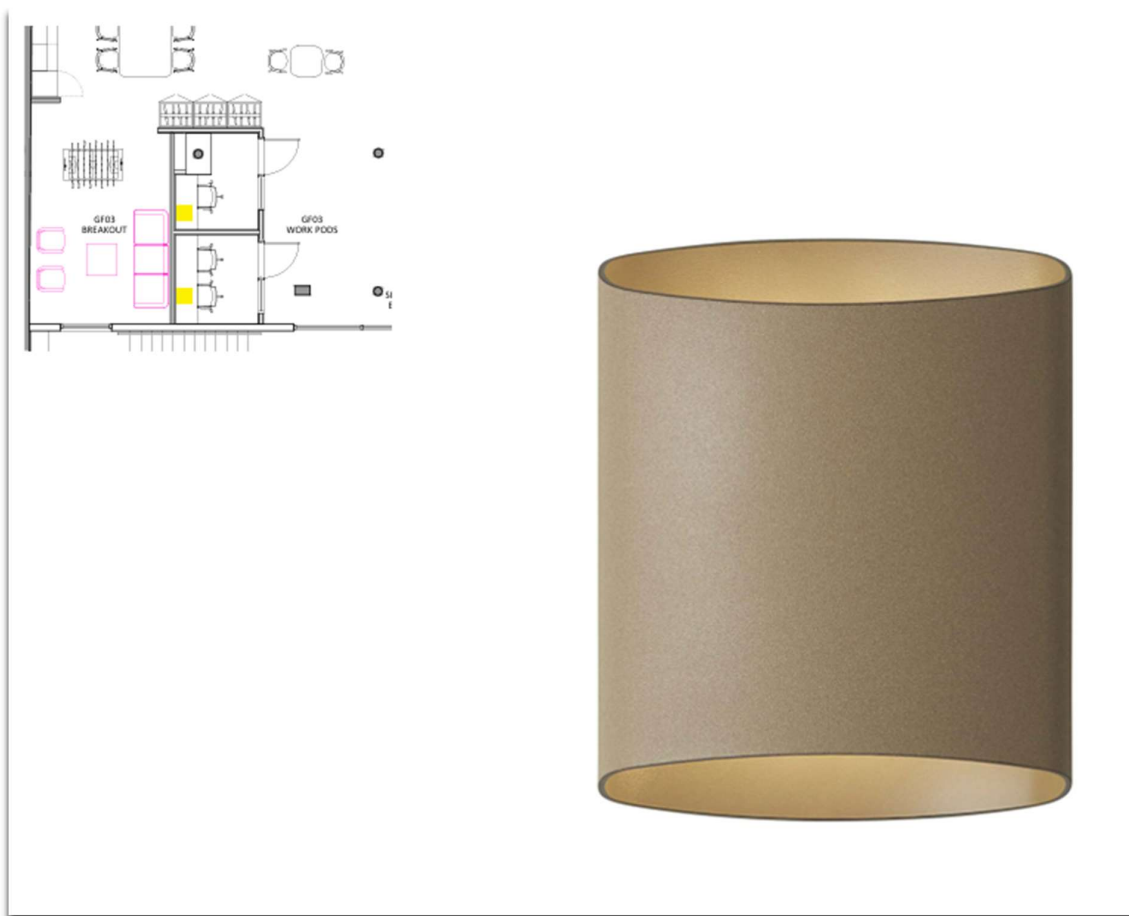
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feature light 5 – Zoom room wall lights



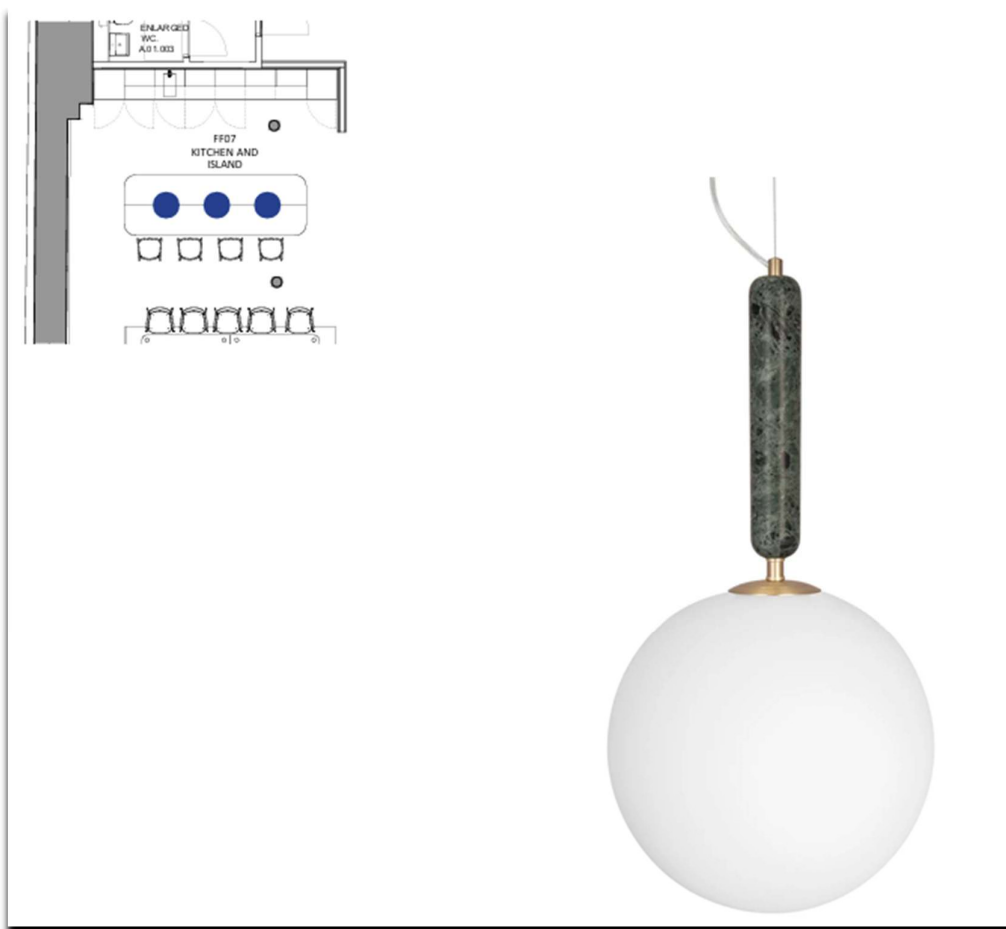
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Feature light 6 – Kitchen Island pendant



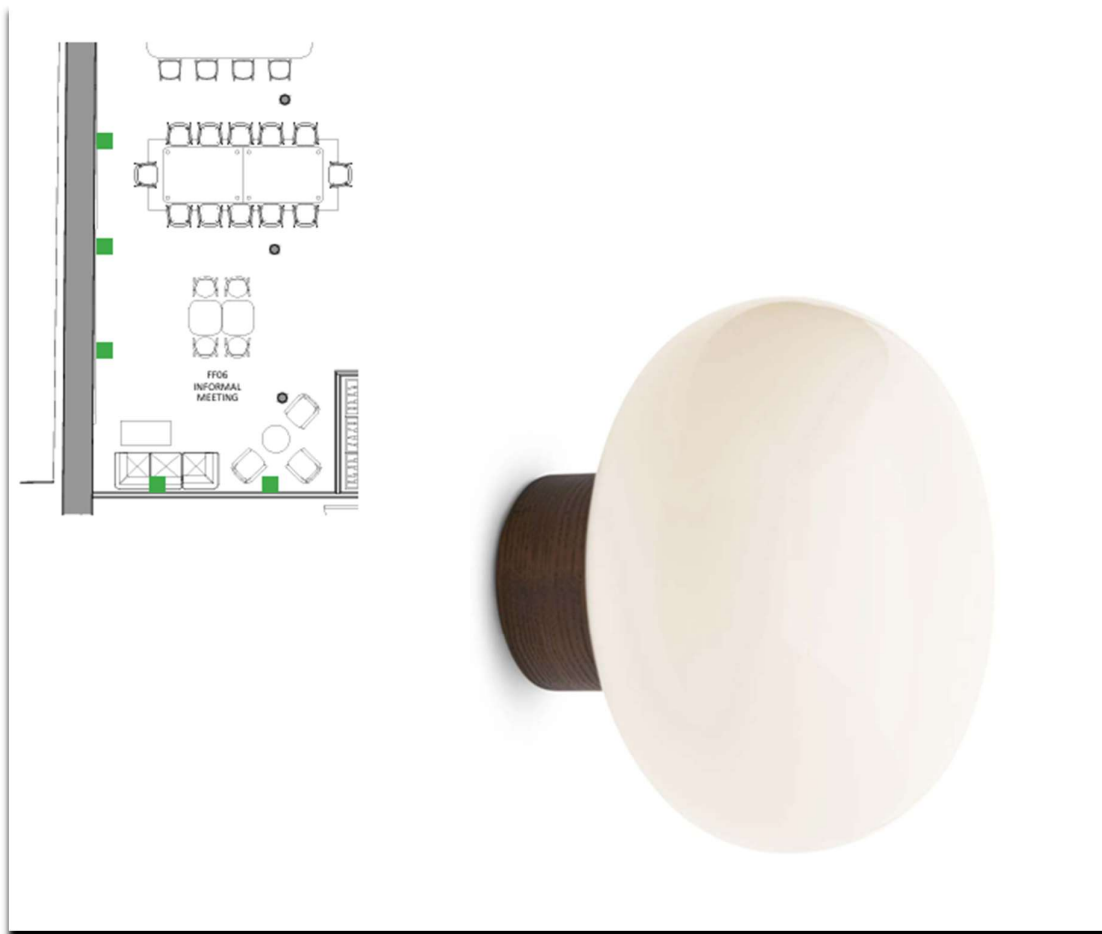
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Feature light 7 – Kitchen / Breakout space light



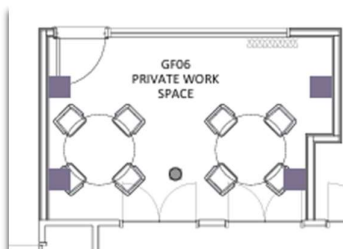
Featrue light 9 – Private work space wall light

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Feature light 10 – Barrister office desk lamps



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