

Architectural Method Statement

209 Deansgate, Manchester, M3 3NW

Architect: Blenheim Design

Planning and heritage consultant: Paul Butler Associates

Client: Tapeo Food and Wine Ltd

Date: 11 December 2024

Introduction

- This method Statement has been prepared by BD Ltd. The statement acts as a description of the design and build process to accompany the drawings submitted in conjunction with this application. It's intention is to demonstrate that the proposed development has emerged from a full assessment of the site's circumstances and characteristics. This document should be read in support of the separate Planning and Heritage Statement produced by Paul Butler Associates. The proposed development involves the refurbishment, alterations and selective demolition of some modern elements to the ground and basement floors to facilitate the ongoing use of the existing building demise.

Summery

- This method statement outlines the proposed methodology for the refurbishment of the bar and restaurant at 209 Deansgate, Manchester.
- The work will be carried out in accordance with the latest regulations including but not limited to building control, fire safety, waste, health and safety and highways.
- Special care will be taken to preserve and protect the heritage structure throughout the premises refurbishment.
- The site is comprised of ground and basement floors currently functioning as a bar and restaurant on both floors
- There is no proposal to change the use of the building.
- This refurbishment will be limited to the areas set out below with the majority of the demise unaffected.

Proposed works

Ground floor staircase arrangement

- The existing staircase is a modern poured concrete construction supported by a steel frame with a timber finish and glass balustrade.
- The staircase will be dismantled carefully, starting from the top and working downwards, to avoid damaging the existing structure.
- A small modern infill of floorboards and joists installed subsequently over the original staircase will be removed and disposed of.
- The supporting structure will remain in place and will be reused to support the new stringer.
- Components, such as timber and ironwork will be salvaged from the existing stair and stored for potential reuse or disposal.
- Any waste materials will be disposed of complying with the latest building control requirements and local guidelines.
- The new staircase frame will be constructed in timber using screws and bolts with the treads and risers cut to the correct size and shape ready to be fixed to the frame.
- The stairs and landing will be constructed off site and then assembled in sections at the premises.
- Each component will be lifted into position and supported ready for fixing.
- The new staircase will be fixed to the existing structure using screws and bolts and carefully aligned and levelled to ensure a smooth and safe ascent and descent.
- Traditional timber handrails will be installed and will be compliant with the latest building regulations.
- Nosing strips will be added the ends of each step.
- The new staircase will be finished with a dark wood varnish to match the exiting floors on the GF and basement.

Ground floor and basement bar

- The existing bar on the ground floor is a modern addition constructed out of a timber frame with a black and white counter-top and wooden and metal shelving.
- The existing bar will be dismantled carefully, starting from the top and working downwards, to avoid damaging the existing building structure.
- Any damage to the floor or walls will be made good matching the existing flooring, wall materials and finishes.

- Reusable components, such as timber, metalwork will be salvaged and stored for potential reuse or disposal.
- Any waste materials will be disposed of complying with latest building control requirements and local guidelines.
- The new front bar will be a timber construction and securely fixed to the floor using screws and bolts to ensure stability and durability. The bar top will be 35mm hardwood throughout.
- The back bar will be freestanding and composed of fitted wooden shelves, mirrors, and other decorative elements.
- The new bar position is adjacent to the existing bar so electrical and plumbing services can be reused and discreetly housed inside the bar structure.
- The new timber bar will be finished with a matt varnish to protect the timber.

Ground floor toilet arrangement

- The existing ground floor toilet arrangement will be reconfigured to allow for an additional cubicle for female customs to have their own amenity.
- The existing toilets arrangement will be dismantled carefully, starting with the fixtures and fittings and then the tiling, plumbing and electrics.
- Reusable components, such as sanitary ware and other fittings, will be salvaged and stored for potential reuse or disposal.
- Any waste materials, including hazardous waste, will be disposed of in accordance with waste regulations and local guidelines.
- 2 new toilet cubicles will be constructed using stud and timber framework.
- Walls will have 145mm timber skirting, timber T&G to 1200mm and a painted plaster finish above
- A new door will be installed to each cubicle meeting relevant accessibility requirements and providing requisite privacy. Locks, and other hardware will be installed.
- Textured, hard wearing vinyl flooring will be installed over existing and new subfloor using a full-spread adhesive for a water resistant finish.
- Toilets, basins and taps, will be installed and connected to the existing water supply and drainage system.
- Electrical wiring will be installed for lighting, power sockets, hand dryers and ventilation.
- The existing ventilation system will be used to remove moisture and odour.

Stud partition

- Stud will be dismantled carefully, avoiding damage to the building fabric.
- Any reusable materials, such as timber and plasterboard, will be salvaged and stored for potential reuse or disposal and any waste materials will be disposed of responsibly.
- And damage to existing fabric will be made good and matched to the existing materials and finishes.
- New timber stud will be cut to size and fixed to the floor and ceiling using screws and bolt fixings.
- Wool will be used as an Insulating material between the studs to improve thermal and acoustic performance.
- Electrical wiring will be installed within the stud walls and behind the plasterboard.
- Plasterboard will be fixed to the stud walls, ensuring proper alignment and jointing.
- Joints between plasterboard sheets will be taped and filled, and the entire surface will be skimmed with plaster to provide a smooth finish.
- Walls will be primed and painted to match the existing finishes.
- Skirting boards and architraves will be installed to finish the edges of the walls and will be made to match the existing.

M&E

- The broken goods lift between the basement and ground floor will be removed.
- The lift car, guides, and any associated machinery will be carefully dismantled, starting from the top and working downwards.
- The vertical shaft and any horizontal shafts will be removed, taking care not to damage the building fabric.
- Any debris, such as metalwork, timber, or plaster, will be removed and disposed of responsibly.
- Any damage to the building caused by the removal of the dumb waiter will be repaired and made good.
- The opening in the floor will be sealed with new joists and floorboards to match the existing materials and finishes.
- The GF ceiling will be repaired with a traditional plaster finish with the new cornice matching the existing.
- Disused duct work in the basement will be carefully dismantled and removed starting from the end points and working towards the central sections.
- Any large sections of this ducting will be cut into smaller pieces for easier removal.
- Debris, such as insulation, dust, and metal scraps, will be removed and disposed of appropriately.

- Any damage caused by the removal of the ducting will be repaired and made good, matching existing materials and finishes.

Pavement goods hatch

- A pavement panel located outside the building will be replaced with a goods hatch to allow for the direct delivery of goods to the premises basement.
- With dispensation from Highways the area will be cordoned off at street level while work takes place and the pavement panel is replaced.
- The existing panel will be carefully removed, and any debris generated during the process will be disposed of in accordance with waste regulations and local guidelines.
- A 90mm channel will be created to accommodate the frame for the new goods hatch.
- The 5Kn / M² goods hatch will comply with relevant highways and health and safety regulations for floor level public access installations.
- The hatch will be hot dipped galvanised mild steel construction, with antique brushed metal finish and weather resistant close foam seals around the joints.

Doors

- The door openings will be prepared to receive the new door frame. Any necessary adjustments will be made to ensure a good fit.
- The new timber door frames will be fixed to the openings using recessed screws and doors will be hung on traditional brass hinges and tested to ensure that they open and closes smoothly.
- The joints between the door frame and the building will be sealed with a fire-resistant sealant and intumescent strips will be installed on the doors to prevent the potential spread of fire and smoke.
- The new doors and frame will be finished with a satin wood paint to match the wall.

Window Panels

- Timber panels will be installed under the outside windows on Bootle Street to align with the style of the buildings original window and panel elevation.
- The timber panel will be cut to the correct size and shape.
- The panel will be fixed to the brickwork using masonry plugs and countersunk galvanised stainless-steel screws. Smoothed off and finished with wood filler.

- A high-quality, flexible sealant will be applied around the edges of the panel to prevent water ingress behind the panel.
- The panel will be sealed and painted to match the windows and the panel on the Deansgate elevation.

Health and Safety

- A thorough risk assessment to be carried out before the start of the work to identify potential hazards and implement appropriate control measures.
- All work will be carried out in accordance with relevant health and safety regulations, including the use of appropriate personal protective equipment (PPE).
- Safe access to the work areas will be provided at all times including but limited to high-towers and temporary barriers to cordon off areas where necessary.

Materials and finishes

- Front of house flooring
 - o Front of house: Hardwood with mahogany stain & clear matte varnish.
 - o Proposed changes: No changes proposed.
- Ceilings
 - o Plaster with matt emulsion finish.
 - o Proposed changes: No changes proposed.
- Internal doors
 - o Solid timber with mahogany wood stain and clear matte varnish finish.
 - o Hardware: Hinges, doorknobs and key with antique brass finish.
- Walls
 - o Front of house: Plaster with a matt emulsion paint finish.
 - o Restrooms: Plaster with a moisture resistant paint finish.
- Windows
 - o Clear glass with dark grey timber frame surround.
 - o Proposed: No changes proposed.
- New Bar Counters
 - o Counter and back bar: Solid timber with a dark wood stain and clear matte varnish finish.
 - o Top: Solid hardwood with dark wood stain and a clear matte varnish finish.
- Back of house flooring
 - o Bar Area: Textured, non-slip altro.

- Restrooms: Textured, patterned vinyl.
- Lighting
 - Existing fixtures: Mixture of pendants and surface and recessed LED downlighters.
 - Proposed: No changes proposed.
- Furniture
 - Tables and Chairs: Dark wood tables with matt finish, upholstered chairs in fabric or leather.
- External hanging sign
 - Powder coated black metal bracket.
 - Sign: Painted timber panel and painted timber border surround.
- Cellar hatch.
 - Hidex, anti-slip, powder coated steel with chequer plate.
- Menu boards.
 - Antique brass surround with burgundy back and glass front.
- Timber window panel.
 - Treated timber panel with acrylic black matte paint finish.

Inclusive access

- The proposed development does not impact upon the existing arrangements for inclusive access. The principal access and exits from Deansgate and Bootle street are maintained. The proposed ground floor toilet arrangement includes an improved disabled toilet amenity and ensures the development adheres to the regulations set out in Part M of the relevant Building Regulations.

Building and surrounding context

- The building and surrounding context has been carefully reviewed and described by Paul Butler Associates in the planning and heritage statement that accompanies this document. This methodology document is intended to be read in conjunction with that work and the drawings and other documentation in this pack.

Scale

- There is no change to the overall scale or footprint of the building with selective internal structural modifications leaving the current plan unchanged.

Summery

- The location, layout and use of the premises have been summarised and proposed plans have been introduced. The methodology has been selected to promote the continued use of the building, following a light touch refurbishment. The application seeks to support and protect the sites existing heritage features while bringing a closed premises back into the public demise.