ATELIER.MB METHOD STATEMENT

PROJECT	77-79 Mosley Street
PROJECT REF.	1995
DATE FIRST ISSUED	28th November 2024
REVISION	-

INTERNAL STRIP OUT

STANDARDS

- OPERATIVES: Use operatives who are skilled and experienced with the equipment, materials and procedures. Provide evidence of their training and experience to the Conservation Architect (CA) on request.

  The contractor and all operatives are to be inducted prior to commencement of works on site. The contractor and all operatives are to be made aware that 77-79 Mosley St is a listed building and that all fixtures and fittings in the building are to be retained and preserved with the exception of the items noted on the enclosed drawings.

- HEALTH AND SAFETY: Take all necessary precautions to protect site operatives and the general public from health hazards associated with the materials and procedures for the cleaning method(s) used.

- PROTECTION: All opening up works shall be completed carefully, preventing unnecessary damage or destruction of adjacent surfaces and materials.

  All existing fixtures and fittings are to be retained and to be left on site in place undamaged. These include but are not limited to: Fireplaces and surrounds, skirtings, covings, architraves, doors, fanlights, ceiling details, windows, glazing and hard flooring, finishes to historic walls and ceilings. If there is any doubt, please report to the Conservation Architect (CA) and leave in place for inspection prior to proceeding further.

- TEMPERATURE AND CONDITIONS: Take all necessary precautions to prevent damage to the work from frost, rain and other hazards.

- QUALITY: Comply with the standards outlined in BS 8000-0:2014 Workmanship on construction sites. Introduction and general principles (or any subsequent update of this documentation). Where standards conflict with contract documentation, seek instructions.

- CLEANING: Clean, collect and safely dispose of debris at the end of each day.

SCOPE

Refer to strip out drawings which indicate the extent of works to be carried out.

PRIOR TO COMMENCEMENT

- Risk Assessments and Method Statements to be prepared by the strip out contractor and signed off by the Principal Designer prior to proceeding
- -Ensure full Refurbishment and Demolition asbestos survey has been received and reviewed by relevant senior operatives. All asbestos to be removed or encapsulated in accordance with report recommendations by a licensed contractor, prior to proceeding.
- -Removal all loose furniture and equipment not fixed to building fabric.
- -Soft strip non-building services items which are not fixed to building fabric – i.e. carpets.
- -Protect all historic fabric to be retained – particularly but not limited to: coving, plaster and lath walls, panelled walls, historic masonry walls, floor boards, columns and beams, finishes to historic walls and historic stud partitions. Use rigid plywood or similar sheathing on timber stud framing to fully cover by not touch the historic fabric.

EXISTING BUILDING SERVICES

For the areas highlighted for strip out on the AtMB drawing package, the following must take place prior to opening up works commencing:
Isolate, disconnect, drain down and cap off.
Carefully strip-out redundant services in accordance with M&E drawings
Strip out must be done in a way as to cause minimal disturbance and damage to the historic building fabric.
For the avoidance of doubt, this includes all materials other than those shown to be removed on the strip-out drawings. If clarification is required – stop work and seek clarification from the CA prior to proceeding.
Advise AtMB and M&E consultant if any services previously unidentified are discovered during the strip-out works. Stop works until advised how to proceed.

BUILDING SERVICES STRIP OUT

Refer to additional information provided by M&E consultant.

ON-SERVICES STRIP OUT

These items are detailed on the attached strip-out drawings.
The strip out includes the following:

INTERNALLY

- Contemporary plasterboard, metal studs, suspended ceiling frames and tiles, carpet and underlay, any finishes adhered to metal stud partitions
- Softwood framing out of masonry/timber ceilings and walls-Localised historic timber panelled walls as indicated
- Non historic doors

For other materials, seek advice before removing.

Where possible, any works which adjoin historic fabric, must be carried out using hand tools only, to avoid unnecessary damage to the original fabric.

The contractor is to ensure that all fixtures and fittings are carted off site via the staircase. All items to be carefully stored in the centre of a room, away from the walls and bagged up before carting down the staircase. No bags to be left on site and fire escape route to be maintained clear for safety reasons.

POST STRIP OUT PROTECTION

Leave site fully secure. Ensure temporary fire stopping is in place where strip out has removed this protection.

MAKING GOOD

Once all fixtures have been removed allow architect to re-inspect entire exposed fabric to ensure that the fabric is in accordance with drawings.

Following the careful removal of non-historic fixings such as wiring from the existing masonry walls, take photographs and report to CA.