# ARCHITECTURAL METHOD STATEMENT

## Genting Casino, 110 Portland Street, Manchester, M1 4RL.




DAKOTA
HOUSE OF DESIGN

**Prepared by Dakota House of Design.**

**Method Statement**

**1.0 Introduction:**

This statement should be read in conjunction with the Detailed drawings submitted with this application.

001 exiting ground floor plan
002 proposed ground floor plan
003 proposed ground floor plan furniture
004 proposed ground floor plan flooring
005 proposed mezzanine floor plan flooring
006 proposed ground floor plan electrical
007 proposed ground floor plan reflected ceiling
008 proposed ground floor plan décor elevations
020 reception pod and fixed seating
021 existing and proposed sections 1
022 existing and proposed section 2
025 reception ceiling feature
101 existing and proposed external elevations
102 existing and proposed entrance details
103 lobby details
104 canopy details
105 existing site plan
106 proposed site plan
107 OS location plan
108 proposed ground floor part plan listed building and planning including demolitions
109 canopy section details

1.1 The proposal

Remodel and recover existing glazed canopy over the existing entrance
Refinish the existing feature wall to the recessed entranceway
Supply and fit new entrance doors and glazed screen
New wall finishes to reception lobby with new access door to cloaks store
New reception desk counter
New feature ceiling detail with illumination
New halo illumination to window reveals
Overall decoration throughout

**2.0 Contractor responsibilities**

2.1 CONSTRUCTION NOTES:
The building works specification notes are provided across drawing 101 and apply throughout unless specifically stated otherwise. Drawings must be read in conjunction with each other and all drawings issued for this project. Any conflict between information is to be reported to Dakota for clarification before work proceeds

2.2 ISSUE OF DRAWINGS:
The drawings to be used for construction purposes are all those issued by Dakota
only when confirmed in writing. The current revision must be used as and when issued for construction. Drawings marked Preliminary may be used for discussion and guidance for

pricing, but must never used for construction purposes.

2.3 QUALITY OF MATERIALS AND WORKMANSHIP:
All materials and workmanship shall be in accordance with the Building Regulations Approved Documents and the latest relevant British Standards / Codes of Practice where no specific standard is quoted. All proprietary products and materials are to be installed, fitted and used fully in accordance with manufacturer's instructions, recommendations and advice, and the Designer advised of any conflict identified before work proceeds. The main contractor must obtain Dakotas approval in all cases where products are to be substituted for those specified.

2.4 SITE CLEARANCE AND STRIP-OUT:
The building shell should be clear of obstruction on the Main Contractor's occupation and no stripping out or demolition work are required. Obtain Dakota's instructions regarding any features found not shown on the plans of existing. Locate all existing services and provide protection throughout the contract.
ALTHOUGH WE BELIEVE THAT THE PROPOSED WORKS ARE TO MODERN MATERIALS AND NO ORIGIONAL HERITAGE BUILDING FABRIC IS WITHIN THE VICINITY OF THE AREAS WORKED, MAIN CONTRACTOR MUST BE VIGILANT AND REPORT TO DAKOTA SHOULD ANY MATERIALS BE EXPOSED OR FOUND FOR CLARIFICATION

2.5 SETTING-OUT DIMENSIONS:
All setting out dimensions and coordinates provided are to existing finished wall faces, or stud work prior to the addition of plaster, plasterboard, boarding, tiling or any other applied finishes.

2.6 HEALTH AND SAFETY:
See the Health and Safety file issued for this Project.

**3.0 PROPOSED WORKS**

3.1 External Canopy

Existing materials
The canopy comprises of main tubular steel frame to inner and outer circumference with T section angled steel fins supporting laminated safety glass panels secured with stainless steel bolts. The canopy is held in place with an upward angle with tensile steel rods supported from main building

New Construction method
All work to be carried out in a careful and diligent manner. Temporary hoarding and relevant highway permits to be applied for and in place prior to any work being carried out.
All proposed steel fixings, supports and channels to be confirmed and specified by structural engineer or appointed fabrication sub contractor

New perimeter RHS to be secured to canopy sides with proprietary angle cleats. Folded metal powder coated box sections to be fitted using proprietary manufacturers instructions, new illumination to be fitted by nominated electrical contractor within recessed channels

Underside of glass canopy to have aluminium powder coated soffit system applied and fitted in accordance with manufacturers instructions, new illuminated box section channels secured in place as before.

3.2 Feature recessed entrance wall

Existing materials
AV illuminated panel/tiles secured on independent manufacturers framework with concealed power behind.

Removal method
Carefully individually remove panel by panel disconnecting from the power source, once completed the framework to be removed

New construction method
The existing curved wall comprising of modern timber construction to be retained.
Construct new false box skirting and head plinth in timber with plasterboard and skim finish. Wall to have new vertical false columns built full height with softwood timber framing and dressed with 12.5mm plasterboard using British gypsum plasterboard screws. Exposed front elevation to have magnetic pixel panel fixed by Av consultant and powered using existing redirected supply
Intermediate fins to be also constructed in between false columns in timber sheets with specialist plaster skim finish, power to be redirected behind and connect into individual halo illuminated lettering by signage contractor

3.3 Entrance doors

Existing materials
Two sets of doors, one a circular revolving door with curved steel pelmet and another standard hinged door. These to be carefully removed by stripping down the individual panels and removed the glass first before the framework is dismantled.

New construction method
The new doors and screens will be manufactured and supplied by a nominated sub contractor, these are powder coated aluminium framed doors and screens fitted in the existing threshold and header positions. The frames to be secured to the solid concrete floor and the side walls using proprietary wall anchors as recommended by manufacturer and supplier

3.4 reception area and cloaks room

Existing materials
The reception desk to be carefully dismantled and removed in sections, disconnecting power and data cabling first and isolating to the distribution board.
Dividing walls within cloaks store room are constructed from studwork and plasterboard skim finish, these are to be carefully removed and studwork section unscrewed to avoid any damage to floor and walls

New construction method
Openings in the wall are to be infilled using 70mm Gypframe ‘C’ or similar approved galvanised steel stud partition systems fixed fully in accordance with manufacturer’s recommendations, with studs at 400mm centres. Lined with 12.5mm wallboard to both faces and a plaster skim finish.
New door opening created and fitted with new door comprising
Proprietary doors to be used wherever possible, unless specified as purpose made. Pre-finished doors to be fully protected from any damage. Doors to be finished as below unless specified otherwise.
Stained/polished hardwood finishes require min 4 coats of non-combustible A/C lacquer over

the stain with fine sanding between each coat. Samples to be provided for Dakotas approval.
Painted finishes require 2 coats of gloss finish over 1 coat undercoat over 1 coat primer, with light sanding between each coat, with appropriate knotting and stopping.
Flush thresholds (max 5mm change in level), to be achieved at all doorways, with proprietary edging suitable for the proposed floor finishes, or provide threshold strips if specified on floor finishes plan.

3.5 reception desk counter

New reception pod to be manufactured by joinery contractor and supplied to site. Power and data supply to be concealed under floor finish in channel cut out with mechanical disk grinder 15mm deep.

3.6 feature ceiling detail

Existing materials
The existing ceiling is a modern layer of British gypsum wallboard with skim and painted finish, to be retained.

New construction
A dropped soffit ceiling feature to be fitted which comprises of an MDF pattress which will be utilised for fixing through into the existing ceiling using proprietary screw fixings, main contractor to ensure that the fixings are adequate for support of the deadload of the fixture.
Power to be supplied to the unit from an existing ceiling cable source and hidden and concealed inside lighting tray behind Perspex cover.

3.7 Window illumination

External windows facing Portland street
The internal perimeter of each window to have an LED aluminium channel fixed around the junction of the window frame and the wall reveal with a simple clip and screw. This channel will house the LED neon flex illuminated tape light. Power to be sourced and concealed agreed with electrical contactor on site.