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Method Statement
Date; 18-11-24
BWN / 2334 / 01

Site Address:
6a Oxford Road, Manchester. M1 5QA

Client:
Chaos (proposed concept)
by SAS Fusion Ltd

Opening Date:
2025

Client Contact Details:
Shakil Mussa – 07973 379187

Contractor Details:
Patrick Gallagher
Gallagher Joinery Limited
Tel - 07578 948891

Description of Development:

The client currently occupies the ground & connecting mezzanine floor, running a fusion food outlet 'Nudon', offering takeaway with dine in seating on the mezzanine level.

The brief is to design and fit out the currently vacant first floor of the building with a shisha lounge offering small plated food and desserts.

The development is a medium sized fit-out, reusing the existing elements where possible such as the makeup of walls, ceilings, and coving. The new elements comprise of mostly of decorative finishes and fittings, with the addition of a new bar, servery and joinery elements such as banquette and booth seating.



Total Area of Unit Demise m²

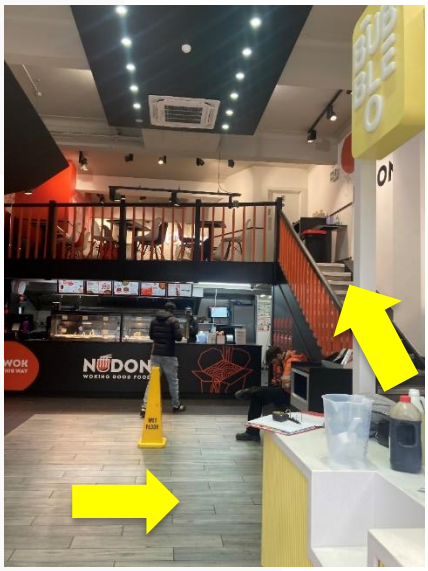
Ground	170sqm	'Nudon' Takeaway
Mezzanine	53sqm	'Nudon' Seating Area
First	155sm	Proposed 'Chaos' Shisha concept

Philosophy and Approach:

Customers

Front entrance access the proposed site is situated on the first floor. The unit can be accessed through 'Nudon', a fusion food outlet occupying ground & mezzanine levels. The customer will use the existing stairs to mezzanine level (1)

1



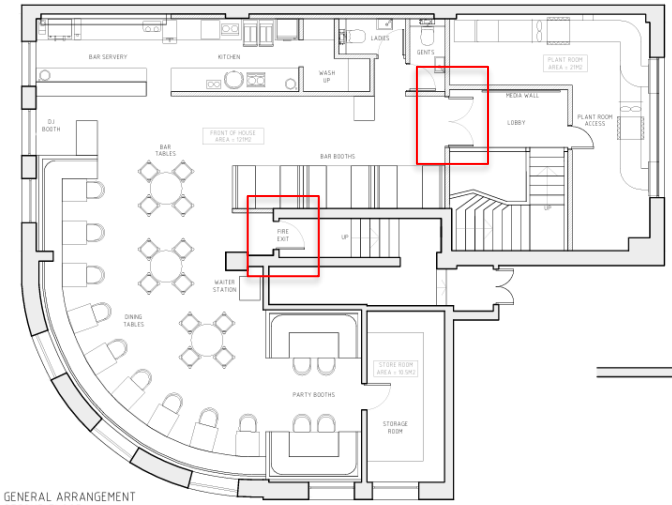
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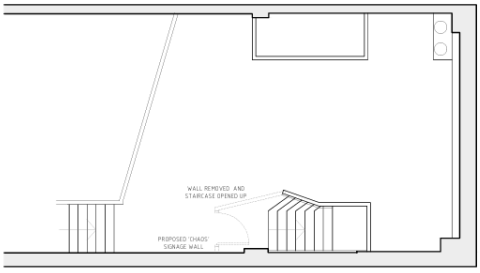
Then up a second existing staircase to the mezz floor level (2)

General Access

The proposal includes the creation of an enclosed lobby on arrival at the first floor, constructed with fire rated walls and doors. the newly protected lobby is the primary fire exit route, an existing secondary fire exit is situated within the unit, as shown on the GA plans.



GENERAL ARRANGEMENT
SECOND FLOOR
SCALE 1:50



GENERAL ARRANGEMENT
FIRST FLOOR
SCALE 1:50

Service

There is a 'meet and greet' unit once through the double doors into the unit where a member of staff will direct customers to their seats. The business model includes providing table service to all customers. The layout has a bar to the left hand side with semi-open kitchen for views across the site and ease of operation.
Kitchens are to be carefully installed using the minimum number of fixings into the fabric.

Toilets

Two toilet cubicles have been proposed which will be for staff and customer use. There is no accessible WC on the first floor, though there is an accessible provision at ground level which will be available for use.
The walls will be new, and as the WC's are located in close proximity to the kitchen, will be 3/4 height (to 2.7m) from finished floor level to ceiling level.

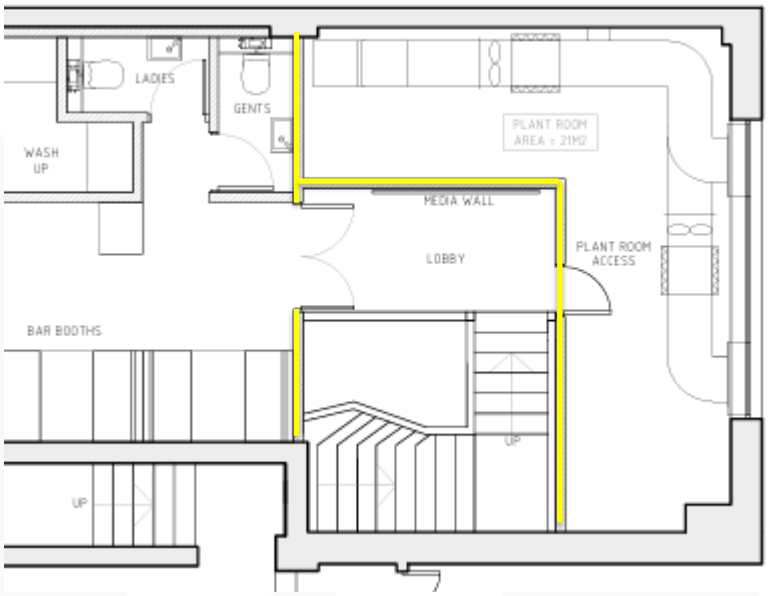
Lobby

The coving, where the new walls meet the existing beams / walls will be cut to create a fully enclosed provision to comply with building control requirements and fire regulations.

Mechanical

The existing mechanical equipment for use by Nudon and new proposed for Chaos to be housed within a newly constructed, dedicated room with fire rated walls and sealed door access, off the main entrance lobby.

Cable trays to be utilised to support services, using unistrut to fix to existing soffit with anchor fixings, fixing points to be kept to a minimum.



Flooring
The proposal is to retain the existing concrete floor finish in main areas and polish.
New high slip rated (PTV 55+) sheet vinyl to the kitchen / bar area and a floor tile in the WC's which will also have a high slip rating for health and safety purposes. Transitions will be applied where required to avoid trips.

Signage
Safety signage and fire routes will be clearly highlighted throughout the site.

Building Features:

Existing
The proposal is for all original windows & frames / walls and skirtings / cornicing and ceilings to be retained as existing and repainted only. If there is damage to these existing elements, the intent is to repair prior to refinishing.

New
Proposed partition walls to be constructed to form necessary segregated areas between staff and customers such as the bar servery area and WC's and entrance lobby area.
Services to be concealed where possible within new walls.
Metal stud partitions are to meet the ceiling and floors at 600mm centres using suitable anchor bolts, without damage to existing ceiling cornice details. Where partitions meet skirtings, they will be scribed around and sealed with a suitable mastic.
See wall details for further information.

Lighting
A new lighting scheme is to be implemented. Surface mounted lighting, suspended track and pendants to be used to minimise fixings and disturbance to existing ceiling.

Decor
Any artworks and décor to be fixed back to walls with 5 x 60mm masonry screws and rawl plugs - see builders works and elevations for further information.