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METHOD STATEMENT

PROJECT	NEWTON STREET CAT B FLOORS 3 AND 4
PROJECT REF.	2052
DATE FIRST ISSUED	27-06-24
REVISION	-

PRELIMINARIES

Floors 3 and 4 of the building, which is the subject of this application will be completed to CAT A in accordance with the existing permissions that relate to the whole building.

The fit out 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 8-16 Newton Street is a listed building and that all fixtures and fittings in the building are to be retained and preserved.

The Contractor is to report any unusual or undocumented features to the Architect. Leave in place for inspection.

The contractor is to ensure that waste is carted off site through the side fire exit staircase. All items to be carefully stored in the centre of a room, away from the walls and bagged up before carting down the escape. The route down the escape is to be protected. This includes walls, treads handrail and balustrades. No bags are to be left on site and the fire escape route to be maintained clear for safety reasons.

EXISTING FLOOR

The existing floors on both floors consist of the sanded original floorboard. These have been made good by carefully sanding down and sealed. They remain exposed in accordance with the original consents. No further works are proposed to the floors as part of this fit out.

EXISTING WALLS

The existing walls are either exposed brickwork or a plastered finish in accordance with the original consents. No changes to these walls are proposed as part of this fit out.

EXISTING CEILINGS

The existing ceiling on the 4th floor is plastered in accordance with the original consents. No changes to these ceilings are proposed as part of this fit out or this application. The roof lights are also unchanged. The existing ceilings on the 3rd floor are a combination of lathe and plaster or, in the case of number 16, original T+G boarding. All ceilings are in accordance with the original consents and no changes to these elements are proposed as part of this fit out.

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EXISTING SKIRTINGS

The skirtings on both floors are a combination of the half-chamfered detail (in the case of the 4th Floor) or the original traditional timber skirtings in the case of the third floor. No changes to these skirtings are proposed as part of this fit out.

NEW PARTITIONS 3rd FLOOR

2 new partitions are being proposed on 3rd floor. These are located to the rear of the space, a partition adjacent to ST01 running by the side of the existing down stand beam and a partition perpendicular to this.

The partitions are to be carefully constructed in accordance with the details and specification noted on AXI drawing 403. With openings and doors in accordance with the elevational details supplied.

As the partitions are within the tenant demise no fire stopping details will be required.

Partitions are to be constructed from a Gyproc channel base which will be screwed to the floor at 600 ctrs.

Partitions are meet the ceiling with a Gyproc steel angle screwed at 600 ctrs scribed to the line of the ceiling. Where partitions meet skirtings, they will be scribed around the skirting. Any skirtings effected will not be cut or modified in any way to suit the partition layout.

Partitions are meet the walls with a Gyproc steel angle screwed at 600 ctrs scribed to the line of the wall. Where partitions meet skirtings, they will be scribed around the skirting. Any skirtings effected will not be cut or modified in any way to suit the partition layout.

Partitions are meet any down stand timber beams with a Gyproc steel angle screwed at 600 ctrs scribed to the line of the feature. Where partitions meet down stand beams, they will be scribed around the beam and sealed with a lime mastic. Any beams or down stands effected will not be cut or modified in any way.

It is to be noted that the existing scales on the 4th floor will be protected throughout the duration of the works and it will be ensured that the partitions maintains at least 100mm separation from this historic feature.

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NEW PARTITIONS 4th FLOOR

2 new partitions are being proposed on 4th floor. These are two half height partitions to the rear of the space, a partition adjacent to ST01 running by the side of the existing down stand beam and a partition in the curved front corner of the floorplate.

The partitions are to be carefully constructed in accordance with the details and specification noted on AXI drawing 404. With openings and doors in accordance with the elevational details supplied.

As the partitions are within the tenant demise no fire stopping details will be required.

Partitions are to be constructed from a Gyproc channel base which will be screwed to the floor at 600 ctrs.

Partitions are to meet the ceiling with a Gyproc steel angle screwed at 600 ctrs scribed to the line of the ceiling. Where partitions meet skirtings, they will be scribed around the skirting. Any skirtings effected will not be cut or modified in any way to suit the partition layout.

Partitions are to meet the walls with a Gyproc steel angle screwed at 600 ctrs scribed to the line of the wall. Where partitions meet skirtings, they will be scribed around the skirting. Any skirtings effected will not be cut or modified in any way to suit the partition layout.

Partitions are to meet any down stand timber beams with a Gyproc steel angle screwed at 600 ctrs scribed to the line of the feature. Where partitions meet down stand beams, they will be scribed around the beam and sealed with a lime mastic. Any beams or down stands effected will not be cut or modified in any way.

It is to be noted that the existing scales on the 4th floor will be protected throughout the duration of the works and it will be ensured that the partitions maintain at least 100mm separation from this historic feature.

STAIRCASE INFILL BETWEEN 2ND AND 3RD FLOOR

The infill provides the necessary security, fire and sound insulation to separate tenancies with the minimal intervention to the existing fabric.

Carefully remove the existing spindles affected by the work (11no) and store in a safe place for reuse.

Supply and install new timber floor joists in accordance with drawing P(460) carefully avoiding the existing handrail which is to remain in place.

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Provide 22mm T+G floorboards to the new floor and 2 layers of 12.5mm plasterboard to the underside of the joists with quilted fibre insulation between all joists.

Carefully store the recovered spindles in the floor void above the staircase for reinstatement when the stair is to be fully reinstated in the future.

Provide new stainless steel spindles to mirror locations of original, removed, spindles.

Seal all joints with intumescent seals.

No new skirtings are proposed.

KITCHENS

Install 3no. kitchens as per AXI drawings 502, 503, and 504.

Kitchens are to be carefully installed using the minimum number of fixings into the fabric.

Shelving noted is backless and therefore the existing wall finish will remain prominent throughout.

No other works to the building fabric are being proposed.
