

Anthony Hughes Architectural

Gable End Cottage
Tamworth Road
Nether Whitacre
North Warwickshire
B46 2DR

mob. 07802 736160
Email. anthony.hughes1949@gmail.com

INDIVIDUAL RESTAURANTS **86 CROSS STREET** **MANCHESTER** **M2 4LA**

METHOD STATEMENT **WORKS SPECIFIC TO THE HISTORIC FABRIC OF THE BUILDING**

**PROPOSED INTERNAL FIT OUT WORKS TO PROVIDE A LICENSED PIZZA
RESTAURANT AT BASEMENT AND GROUND FLOOR LEVELS.**

JULY 2024.

1.0 INTRODUCTION.

The proposals are for the internal refurbishment and fit out works at Basement and Ground Floor levels, shopfront and windows, and new external signage, incorporating all relevant and associated enabling and builders works.

All elements of the internal fit out design proposals have duly considered the architectural importance of the building, both to itself and within the local area context.

Due to the significance of this heritage asset within the City streetscape, all proposed works will seek to make good, replace and refurbish remaining elements which are of architectural and historical significance. The internal works proposed will seek to acknowledge and retain where possible the interior features and finishes, and achieve a more vibrant and active use for such a prominent City centre location.

The refurbishment and internal fitout works will enhance where possible, the character of the building.

2.0 EXTERNAL FAÇADE.

A. Shopfronts. Heritage Report Reference 1, 2 and 3, Drawing No. 2405-107-C1 and 2405-202-C1. Existing shopfronts not considered original. Altered/possible later addition. Unsuitable Condition. Replacement.

Carefully remove all existing timber shopfront components, and replace with new matching timber framing profiles, suitably glazed to conform with current legislative safety and thermal standards requirements. Draught rebated strips to be installed to perimeters of opening lights, to provide correct standard of thermal performance.

Make good all disturbed areas, as necessary and appropriate, to match existing.

All perimeters to be suitably and appropriately waterproof sealed.

All timberwork to be decorated to match existing colouration.

B. Rear Windows. Heritage Report Reference 6 and 8, Drawing No. 2405-107-C1 and 2405-202-C1. Existing windows considered original. Unsuitable Condition. Replacement.

Carefully remove existing vertical timber sash windows, including all internal later added overboarding, and replace with new matching timber framing profiles, suitably glazed to conform with current legislative safety and thermal standards requirements.

Draught rebated strips installed between sash leaves and box frame to provide required standard of thermal performance.

Sash weights, pulleys and ropes to be carefully removed, refurbished and/or replaced as necessary, with all replacement items to match existing.

Make good all disturbed areas, as necessary and appropriate, to match existing.

All perimeters to be suitably and appropriately waterproof sealed.

All timberwork to be decorated to match existing colouration.

C. Rear Window. Heritage Report Reference 8, Drawing No. 2405-107-C1, 2405-201-C1 and 2405-202-C1. Existing window considered original, but later reglazing fitted. Unsuitable Condition. Replacement, and to accommodate extraction flue penetration.

Carefully remove existing vertical timber sash window, including all internal later added overboarding, and replace with new matching timber framing profiles, suitably glazed to conform with current legislative safety and thermal standards requirements.

Glazing to upper section, to be suitably prepared and cut to accept penetration of metal extraction flue, with all perimeters suitably waterproof sealed.

Extract flue vertical rise on outside façade, secured at 1 meter intervals to metal Unistrut small profile channel, which is then secured to existing structure by predrilled bolt fixings.

Draught rebated strips installed between sash leaves and box frame to provide required standard of thermal performance.

Sash weights, pulleys and ropes to be carefully removed, refurbished and/or replaced as necessary, with all replacement items to match existing.

Make good all disturbed areas, as necessary and appropriate, to match existing.

All perimeters to be suitably and appropriately waterproofed sealed.

All timberwork to be decorated to match existing colouration.

Inside face of glazing to be prepared, and black film applied.

Extract flue, together with all fixings, decorated matt black.

D. Rear Windows. Heritage Report Reference 8, Drawing No. 2405-107-C1. 2405-201-C1 and 2405-202-C1. Existing windows considered original, but later glazing fitted. Unsuitable Condition. Replacement, and to accommodate air handling units to outside face.

Carefully remove existing vertical timber sash windows, including all internal later added overboarding, and replace with new matching timber framing profiles, suitably glazed to conform with current legislative safety and thermal standards requirements.

Glazing to upper section, to be suitably prepared and cut to accommodate penetration of flow and return pipework and electrical cabling, with all perimeters suitably waterproof sealed.

Air handling units to outside façade, secured to metal Unistrut small profile channel, both vertically and horizontally, which is then secured to the existing structure by predrilled bolt fixings.

Draught rebated strips installed between sash leaves and box frame to provide required standard of thermal performance.

Sash weights, pulleys and ropes to be carefully removed, refurbished and/or replaced as necessary, with all replacement items to match existing.

Make good all disturbed areas, as necessary and appropriate, to match existing.

All perimeters to be suitably and appropriately waterproof sealed.

All timberwork to be decorated to match existing colouration.

Inside face of glazing to be prepared, and black film applied.

Air handling units, together with all fixings, decorated matt black.

E. Rear Windows. Heritage Report Reference 7, Drawing No. 2405-107-C1 and 2405-202-C1 Existing windows considered original, but later metal panelling and metal railings fitted. Unsuitable Condition. Replacement.

Carefully remove existing timber windows, including all internal later added overboarding, and later added external metal panelling and railings, and replace with new matching timber framing profiles, suitably glazed to conform with current legislative safety and thermal standards requirements.

Framing and glazing to incorporate the addition of low level horizontal timber louvres.

Make good all disturbed areas, as necessary and appropriate, to match existing.

All perimeters to be suitably and appropriately waterproof sealed.

All timberwork to be decorated brown colouration.

Within outer reveal of window opening, install new metal ornate railings, secured to the existing structure by predrilled bolt fixings, with both railings and fixings decorated black colouration.

F. Rear Windows. Heritage Report Reference 9, Drawing No. 2405-107-C1 and 2405-202-C1. Existing 8 pane windows considered possibly original or later replacement, with subsequent alterations. Unsuitable Condition. Replacement.

Carefully remove existing timber window units, including all internal later added overboarding, and later added external metal mesh panelling, and replace with new matching timber framing profiles, suitably glazed to conform with current legislative safety and thermal standards requirements.

Framing and glazing to incorporate the addition of low level horizontal timber louvres.

Make good all disturbed areas, as necessary and appropriate, to match existing.

All perimeters to be suitably and appropriately waterproof sealed.

All timberwork to be decorated brown colouration.

Within outer reveal of window opening, install new metal ornate railings, secured to the existing structure by predrilled bolt fixings, with both railings and fixings decorated black colouration.

3.0 INTERNAL.

A. Timber Staircase. Reference Drawing No. 2405-108-C1 and 2405-223-C1

Original Floor. Presumed, but not confirmed, original location, with later alteration by addition of lower quarter turn landing. Unsuitable Condition And Not Conforming To Current Building Regulations Requirements. Replacement.

To provide a correct and compliant staircase access between ground and basement floor levels, the existing timber staircase is to be removed, the structural opening within the ground floor slab requires alteration and enlargement, and a new timber staircase installed.

Provide all necessary and appropriate protection and guarding, and temporary support/propping.

Carefully remove existing timber staircase, and prepare existing structural opening for alteration and enlargement, to both main slab and associated structural beam support.

Carefully remove by both mechanical and manual means, sufficient of the existing concrete ground floor structure, to shape and size necessary and as indicated upon the drawings, and in full compliance with structural engineers specification and requirements.

Make good all disturbed areas, as necessary and appropriate, to match existing.

Install new timber staircase to size and design in full compliance with current Building Regulations requirements, including all necessary handrails and guarding, to both stair flight and opening within the ground floor.

B. Pavement Lights/Vents, Cross Street and John Dalton Street. Reference Drawing No. 2405-108-C1 and 2405-223-C1.

Original. Later removed and infilled and paved over. Unsuitable And Deteriorated Condition. Proposed structural rectification/remedial works, together with waterproofing.

Provide all necessary and appropriate protection and guarding, and temporary support/propping internally, together with all necessary guarding and protection externally at pavement level, in full agreement and compliance with Manchester City Highways Department requirements.

Carefully remove areas of existing structural steel beam and concrete over slab, as specifically identified by the structural engineer. Suitably prepare all affected areas, and install new structural steel beam support, reinstating concrete over slab, together with waterproofing membrane, to ensure both structurally sound and watertight. All as indicated upon the structural engineers drawings and details.

Make good all disturbed areas, as necessary and appropriate, to match existing.

C. Works To Floors, Walls and Ceilings and Finishes. Reference Drawing No. 2405-102-C1, 2405-103-C1, 2405-104-C1, 2405-204-C1, 2405-205-C1 and 2405-206-C1.

Presumed Original. Later altered and areas removed and replaced. Retain.

Carefully clean and inspect, retaining all existing where suitable and appropriate.

Make good all disturbed areas, as necessary and appropriate, to match existing.

Specific works descriptions as indicated upon Drawings No. 2405-102-C1, 2405-103-C1, 2405-104-C1, 2405-204-C1, 2405-205-C1 and 2405-206-C1.