

Method Statement

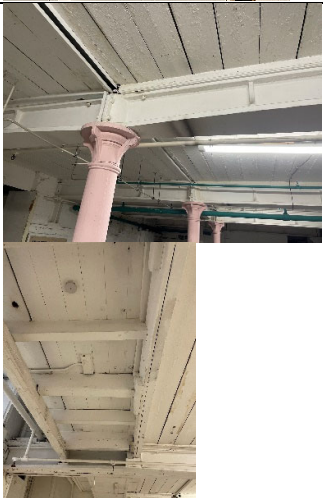
St Joseph Group

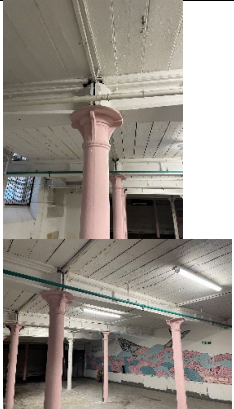
24 Lever Street – Basement Level

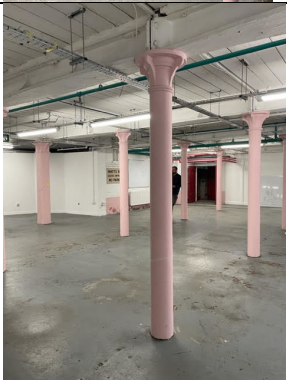
12th April 2024

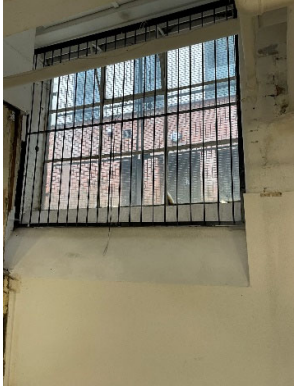
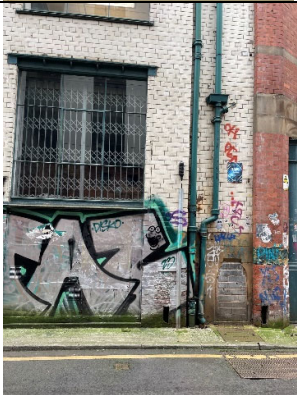
1.0 Proposed Works and detail for the Listed Building

	Item	Proposed Method	Image
1	Removal of existing plasterboard wall	Modern plasterboard wall to be removed in full. Fixings to ceiling and floor to be removed and surrounding surfaces made good.	
2	Forming new Fire rated compartment to entrance.	New Plasterboard wall to be formed around existing glass screen to entrance. Existing Screen to be encapsulated to protect the feature whilst allowing a new FR exit route to be created. New FR doors to be installed with door closers. Plasterboard walls to be formed with SW frame fitted to the floor and ceiling.	

3	Reveal existing window aperture. Removal of glass and replacement with louvre.	Existing window opening partly uncovered at present to be revealed in full by removing existing modern plasterboard partition and timber stud. Glass within existing metal frame to be removed and new louvre installed to allow for ventilation and cooling.	
4	Overboarding existing ceiling to provide Fire protection and division with upper floors	New plasterboard ceiling to be installed beneath existing timber boarded ceiling to provide fire separation. Existing steels to remain exposed. Plasterboard to be installed on MF hanging system.	
5	Fixing of new light fittings, Fire alarm, emergency light fittings.	New lighting and fire alarm system/ cabling to be installed on cable tray fixed to the underside of new plasterboard ceiling. Cable tray to be installed using hangers and to travel beneath existing beams.	

6	Installation of new extract/ AC	New cellar cooling to be installed within the cellar – fitted to new plasterboard wall (lined with ply) To be ducted back to new louvre through existing window opening as detailed. AC unit to be installed within central area. Unit to be fixed to ceiling on hangers – supported from new underboarded ceiling on hangers. Power and refrigeration pipes to follow cable tray route.	
7	Works to Columns	Existing columns are to be redecorated. Columns will remain exposed as existing.	
8	Forming of new walls to create cellar and toilet spaces.	MF plasterboard walls to be installed in line with proposed plan. Walls to be full height fixed to the floor and new plasterboard ceiling.	

9	Skirting Boards	There are limited areas of skirting boards within the unit. Where skirting boards are in place these will be retained and made good. Where visible they will be decorated to match the proposed scheme. If positioned behind fixed furniture they will be left in situ and protected.	
10	Flooring	Safety flooring with suitable nosings will be installed to the entrance steps where existing timber steps are located. The Vinyl flooring will be applied and fitted with an adhesive in line with manufacturers instructions. Cellar: Altro Safety flooring to be installed using manufacturer recommended adhesive. Customer WC's: Altro Safety Flooring to be installed using suitable adhesive as recommended by manufacturer. Main Customer Floor: Existing Concrete flooring to be retained. A clear sealant will be applied to allow for cleaning. Office: Carpet Tile to be installed using double sided carpet tape.	

11	Existing internal walls	Existing internal perimeter walls to be rubbed down to remove flaking paint and debris. Walls to be fully redecorated.	
12	Remove existing ply panel insert to reveal existing opening. Install new louvre for Fresh air intake and extraction. Allow to powder coat new louvre to match existing grilles and window frames.		

2.0 Photographs of Existing Building



Image 1: Lever Street Level view



Image 2: Bunsen Street View



Image 3: Bunsen Street view - End Panel used replaced with new louvre.



Image 4: Existing ceiling to be overclad.



Image 5:
Existing photo of existing columns and walls.

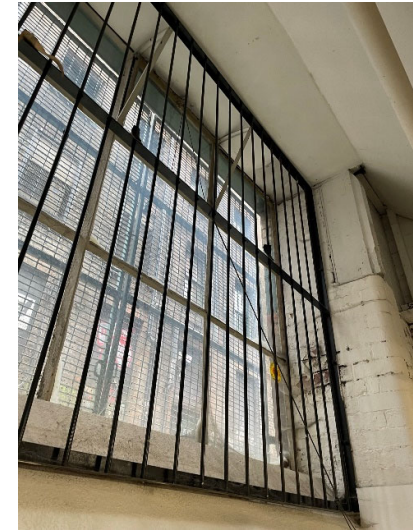


Image 6:
Existing side windows



Image 7: Existing Rear stair enclosure.
Retained as existing.



Image 8: Existing ceiling detail to be over clad.

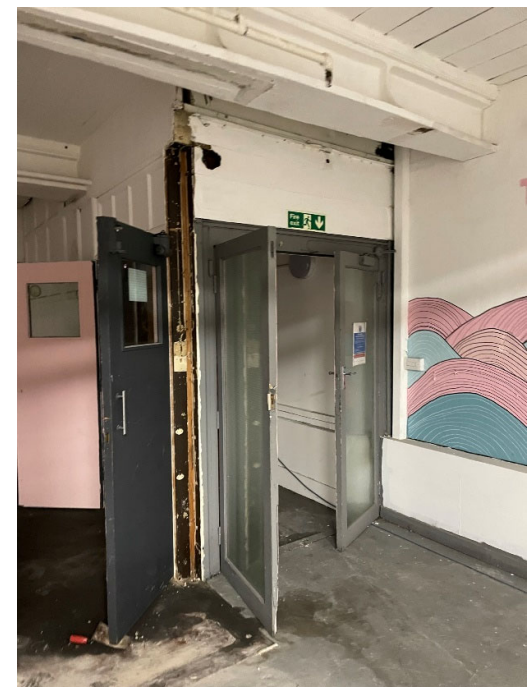


Image 9: Existing Entrance lobby to be
Overclad.



Image 10: Existing entrance to be over boarded.



Image 11: Existing entrance glass screen.



Image 12: Existing Entrance stair



Image 13: Existing Columns redecorated

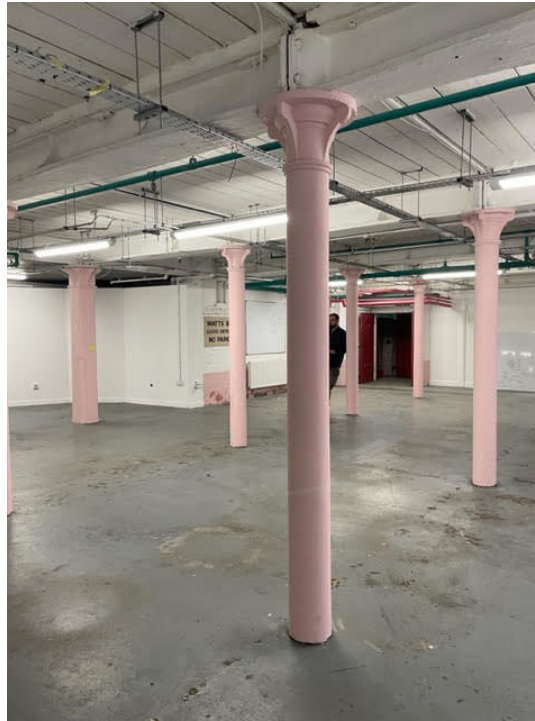


Image 14: Existing Flooring polished and sealed.



Image 15: Existing high level door retained.



Image 16: Existing Steel doors to lift retained.



Image 17: Existing Steel exit route doors retained.