03.07.2023

426 Royal Exchange Manchester – South Offices

Method Statement for Works Proposed to Listed Building

Revision P3

Strip-Out

Full sheet protection is to be installed in the work areas and the disposal route within the building to ensure that the historic fabric in not damaged.

All existing non-original suspended ceilings, fixed desking, blinds, floor coverings and surface mounted services items are to be carefully removed and disposed of. This includes all conduit and trunking runs within the works areas back to the corridor wall/serve heads. Any miscellaneous non-original joinery items fixed to original walls are to be removed also.

The non-original partitions that are coming out are to be removed from original floor to original soffit.

Note that, as described below, the removals to the corridor wall by Room 330 are not to be disposed of.

Making good where old, non-historic items removed is to be done by filling and making good. Original and historic fabric is not to be removed. Where works are proposed on these elements, they will be made good via methodology noted in drawings.

New Works Generally

Plastered surfaces to wall and ceiling:

To be re-painted with Dulux Diamond Matt cleanable emulsion, in 30BB 83/001White Mist. Preparation and number of coats will be dependent on condition of existing walls – 2 No. undercoat. and 1 No. top-coat minimum.

Ceilings

In addition to the above, the following:

Suspended Lights

These are to be supplied by new galvanised surface-mounted conduit. Each light to be suspended with 2 No. (fitting with lengths up to 1500mm) or 3 No. (lengths above 1500mm) suspension cables and roses, colour matched to fitting, at soffits. All fixings to be approved Rawplug and screw fixings into structural soffit. Refer to Page 12 of the Heritage Statement for image of proposed fitting

Timber Joinery + Trim, including New Door Architrave

Generally

All timber is to be painted with Dulux Trade Satinwood, in colour to match same elements in common parts. Preparation and number of coats will be dependent on condition of existing surfaces, - 2No. undercoats and 1No. top-coat minimum.

Alterations to original fabric to accommodate new door at Room 330:

The area of these works is to be thoroughly surveyed and temporary support of the remaining portion of partition put in place before any cuts and removals of fabric are undertaken. Full sheet protection is to be provided to both sides of the partition in the area of the works.

Existing window heads, sills and trims, along with skirtings, are to be carefully cut at the point they will terminate in the final arrangement i.e. no patching in. All items removed are to be kept on site. These are to be reused where possible in the new configuration, in particular to form the new mullions and triglyph details. The single piece of reeded glass affected is to be removed, cut to size and re-used in the new configuration.

Additional framing is to be added to the cavity of the solid wall portion (low level) to maintain structural integrity of the partition.

New Door and Top-Light

These will be replicas of the existing ones nearby, in construction and appearance. The existing are to be used as templates for all dimensions and details including the architrave and ironmongery. The new reeded glass to the top-light is to match the existing in the corridor.

Walls

Plaster surfaces with timber trim as described above

Floors

Existing floor coverings are to be removed along with any adhesive to leave a smooth, even surface. Carpet tiles then to be adhesive-fixed to substrate on low-odour tackifier.

Kitchen Cabinetry

These are to be manufactured off site and fixed to existing walls with minimal screw/Rawplug fixings. There will be no fixings to the existing corridor partitions

Services

To walls: Galvanised surface-mounted trunking with a double power socket and ethernet socket provided to each desk position.

Ceiling fittings are to be supplied via new galvanised surface-mounted conduit.