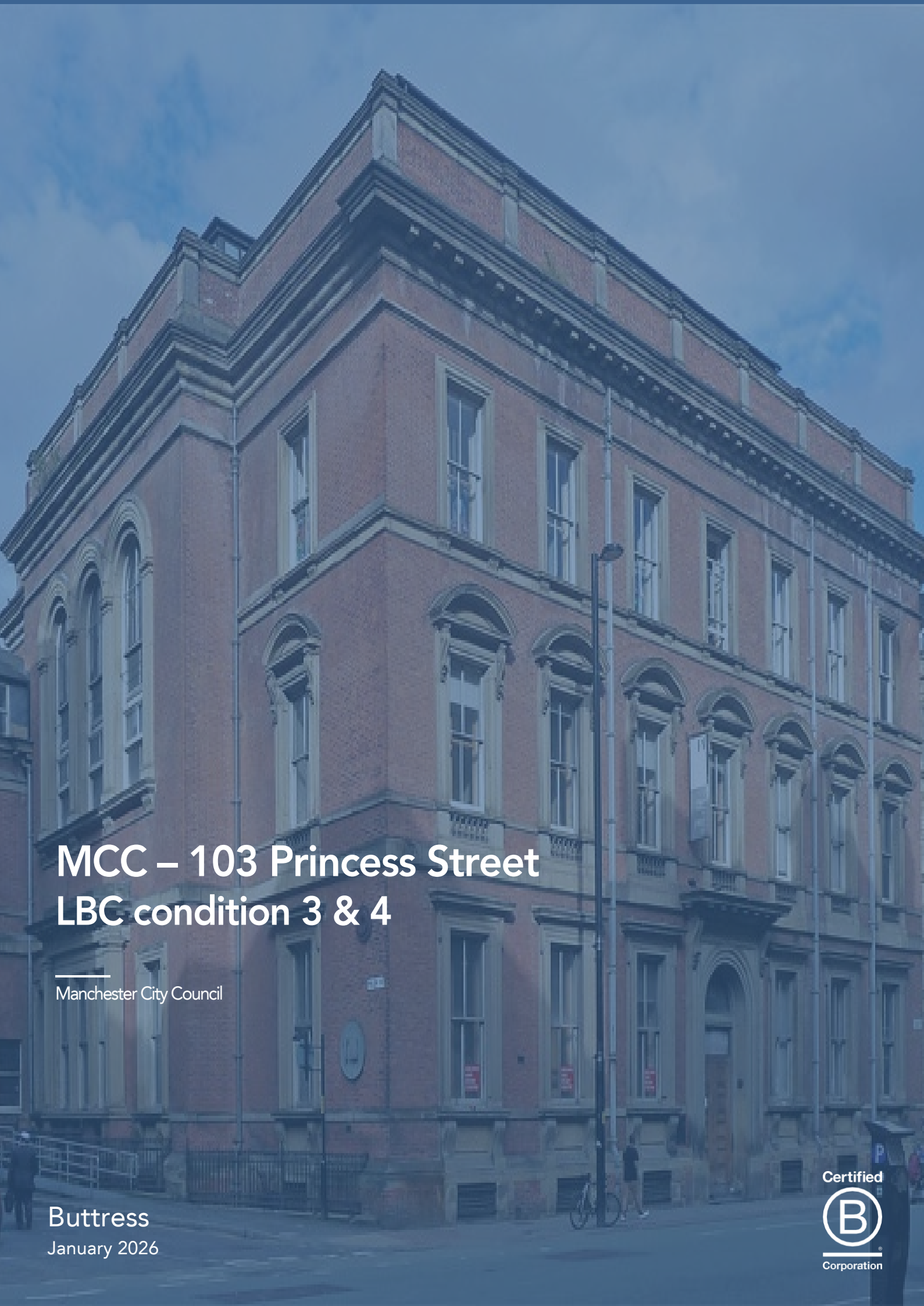


MCC – 103 Princess Street
LBC condition 3 & 4

Manchester City Council

Buttress
January 2026

Certified B Corporation

1.1 Version history

Project name: MCC – 103 Princess Street

Project number: 9857

Client: Manchester City Council

Rev:	Date:	Status	Name	Description
1	05/02/26	Planning	Steve Kendall I Senior Architect	First issue

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1.1 Introduction

This document has been prepared by Buttress for Manchester City Council to support a discharge of Listed Building Consent Conditions for works at 103 Princess Street. The document provides method statements and confirmations of the information required in relation to Condition 3 and 4 of **Application No.:** 143609/LO/2025

Description: Listed building consent for internal works to refurbish and upgrade existing fire resisting doors, fire alarm, partitions, ceilings and fire stopping works. **Location:** 103 Princess Street, Manchester, M1 6DD

3) Prior to the installation of the replacement doors, a sample door and details of the finish shall be submitted for approval in writing by the City Council.

4) Prior to the installation of the replacement partitions as shown on drawing no. PSTMCC-B01-B1-DR-A-0014, a method statement for the installation of internal partition works that shall confirm how original building fabric will be protected from such works and how new partitions will abut it.

1.2 Condition 3 – Door Sample

Condition 3) A sample door will be provided onsite for the Conservation Officer to view.

1.3 Condition 4 Method Statement for Internal Partition Works

1. Introduction

This method statement has been prepared to support the discharge of a planning and listed building condition requiring details of the internal partition works. It sets out how the existing historic fabric of the listed building will be protected during the works and how the proposed new partitions will interface with it in a sensitive, minimal, and reversible manner, in accordance with conservation best practice.

2. Significance and Conservation Approach

The building is a listed heritage asset, and its historic fabric contributes to its architectural and historic significance. The works have therefore been designed to follow the principles of minimum intervention, reversibility, and legibility, ensuring that no harm is caused to the significance of the listed building, in accordance with the NPPF and BS 7913: *Guide to the Conservation of Historic Buildings.*

3. Scope of Works

The works comprise the installation of new lightweight internal partitions in the locations shown on drawing no. PSTMCC-B01-B1-DR-A-0014. No alterations are proposed to primary structural elements, historic masonry walls, floors, ceilings, or decorative features. The partitions are intended to be non-structural and fully reversible.

4. Protection of Historic Fabric

The following measures will be implemented to protect the listed building fabric:

- A pre-commencement photographic condition survey will be undertaken to record existing finishes and historic elements.
- All historic walls, floors, ceilings, joinery, mouldings, and decorative features adjacent to the works will be protected with breathable coverings and padded barriers.

- No chasing, cutting, drilling, or alteration of historic masonry, plaster, timber, or decorative fabric is proposed.
- Where fixings are required, these will be kept to an absolute minimum and located, where possible, within modern fabric or mortar joints rather than masonry units.
- Hand tools will be used in close proximity to historic fabric to avoid vibration or accidental damage.
- Dust control measures, including localised extraction and temporary screening, will be employed throughout the works.
- All works will be carried out by contractors experienced in working within listed buildings.

5. Installation of New Partitions and Interface with Existing Fabric

- The new partitions will be of lightweight stud construction and designed to be visually subservient to the historic interior.
- Partitions will be set off from historic walls using discreet shadow gaps or junction details to avoid direct abutment where feasible.
- Fixings to floors and ceilings will be limited to modern interventions where present; direct fixing into historic fabric will be avoided.
- Junction details will be reversible and will not require the removal or alteration of historic finishes.
- Services will be contained entirely within the new partition build-up or surface-mounted, avoiding penetration of historic fabric.

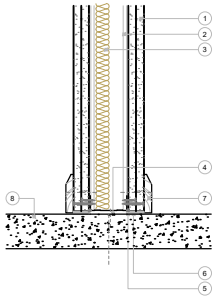
6. Monitoring and Unexpected Discoveries

- The works will be monitored throughout by the project team to ensure compliance with this method statement.
- Should any previously concealed historic fabric be uncovered, works in that area will cease immediately, and the local planning authority and conservation officer will be consulted before proceeding.

7. Reversibility

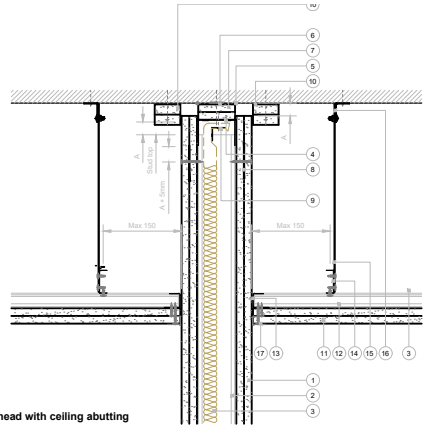
The proposed partitions are fully reversible and can be removed in the future without permanent damage to the listed building fabric, ensuring the long-term preservation of the heritage asset.

Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.



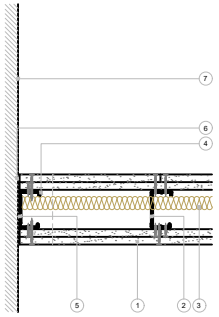
1 Two layers Gyproc plasterboard or Glasroc specialist board fixed with suitable British Gypsum screws at 300mm centres (200mm centres at external angles)
2 Gypframe 'C' studs at specified centres
3 Isover insulation where required
4 Gypframe Channel suitably fixed to timber sole plate at 600mm centres (in two lines staggered by 300mm for 94mm and 148mm channels). Deep Channel for heights between 4200mm and 8000mm or Extra Deep Channel for heights over 8000mm
5 Gyproc Sealant for optimum sound insulation
6 Gyproc jointing material bulk fill where gap exceeds 5mm
7 Indicative skirting
8 Indicative screed

Section
Base with timber sole plate in screed



1 Two layers Gyproc plasterboard or Glasroc specialist board fixed with suitable British Gypsum screws at 300mm centres (200mm centres at external angles)
2 Gypframe 'C' studs at specified centres
3 Ceiling void
4 Gypframe Deep Channel or Extra Deep Channel (see table) suitably fixed through board to soffit at 600mm centres (in two lines staggered by 300mm for 94mm and 148mm channels)
5 Gyproc Sealant for optimum sound insulation
6 Gyproc FireStrip
7 One or two channel width strip(s) of board (see table). Two strips pre-fixed to channel with suitable British Gypsum screws at 600mm centres
8 Gypframe GFS1 Fixing Strap fixed through board to studs with suitable British Gypsum screws at 1200mm centres to receive uppermost board fixings (no fixings into head channel)
9 Gypframe steel angle or timber batten suitably fixed to channel to retain insulation where required
10 Two 50mm width strips of Glasroc F FireCase fixed to soffit with suitable fire resistant fixings at 600mm centres, or Gypframe Steel Angle bedded on bead of Gyproc Sealant and fixed to soffit with suitable fire resistant fixings at 600mm centres (see table)
11 Two layers Gyproc plasterboard or Glasroc specialist board fixed with suitable British Gypsum screws at 230mm centres in field of board and 150mm centres at board ends
12 Gypframe MF5 Ceiling Sections at max. 450mm centres fixed to each MF7 with two suitable British Gypsum wafer head screws or MF9 Connecting Clip
13 Gypframe MF6 Perimeter Channel
14 Gypframe MF7 Primary Support Channels at specified centres
15 Gypframe MF8 Strap Hanger or FEA1 Steel Angle hangers at specified centres fixed to MF7 with two suitable British Gypsum wafer head screws
16 Gypframe MF12 Soffit Cleat fixed to hanger with MF11 Nut and Bolt and suitably fixed to soffit
17 Gyproc Drywall Edge Bead

Section
Deflection head with ceiling abutting



Plan T-junction other partition

1 Two layers Gyproc plasterboard or Glasroc specialist board fixed with suitable British Gypsum screws at 300mm centres (200mm centres at external angles)
2 Gypframe 'C' studs at specified centres
3 Isover insulation where required
4 Gypframe 'C' stud fixed through board to stud(s) with suitable British Gypsum screws at 600mm centres (in two lines staggered by 300mm for 92mm and 146mm studs)
5 Gypframe 'C' stud screw fixed into mortar joints at 1200 vertical ctrs
6 Sealant
7 Existing plaster wall -avoiding damage to adjacent surfaces

Method statement for the installation of internal partition works

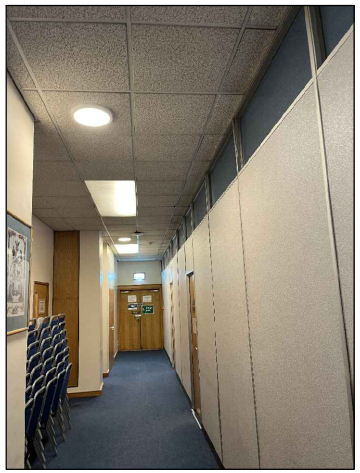
Strip Out/Demolition Works

Carefully strip out existing modular partition system taking care not to damage any adjacent surface.
Carefully strip out and discard existing doors, frames, linings and architraves as identified on the submitted plan.
Strip out and discard from site flooring where indicated.
Strip out and discard from site preparatory wall and door system where indicated.
Strip out and discard from site suspended where indicated.
Strip out and discard from site flooring where indicated.
Allow for all necessary temporary protection to adjacent surfaces and adjoining rooms.

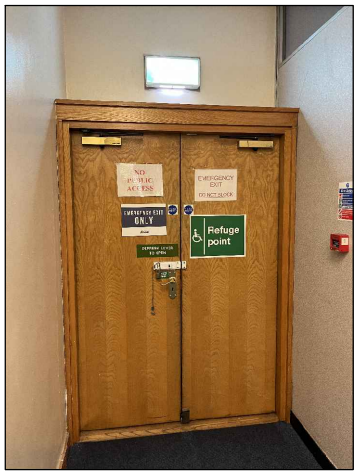
Installation Works

All new partitions are to be installed in existing locations not requiring plaster patching. Metal channels to be screw fixed into existing walls at mortar joint locations.

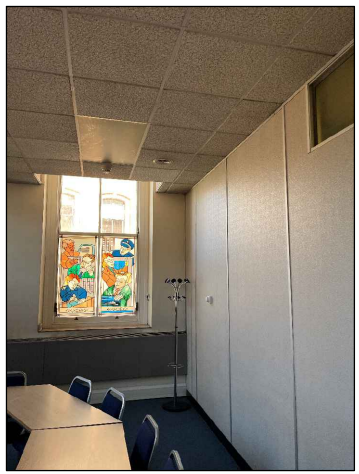
1. Suitably fix the appropriate Gypframe floor channel at 600mm centres to the floor and soffit.
2. Fix the Gypframe 'C' studs to the wall abutments and openings using the specified fixings.
3. Friction fit Gypframe 'C' studs at the required centres.
4. Construct door openings to meet the partition duty.
5. Add the appropriate acoustic insulation within the partition cavity.
6. Use Gyproc sealant to seal the perimeter of the partition.
7. Use British Gypsum drywall scrfew to fix the plasterboard to the framework.



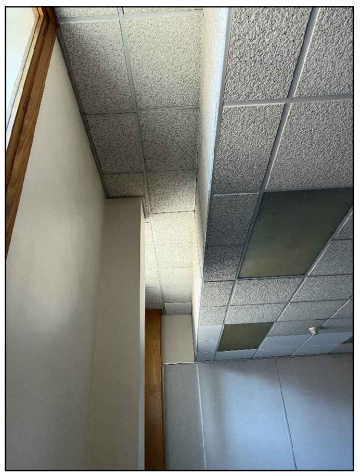
Existing corridor image



Existing corridor door



Existing office wall



Existing office ceiling

P1 07/11/2025 1ST ISSUE
SK

Rev Date/Intls Details

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Project Title 103 Princess Street
Client Manchester City Council
Location Manchester

Drawing Title Proposed Details and Method Statement

Date 25/10/2025 **Scale** varies
Checked AJA **Orig Paper Size** A1

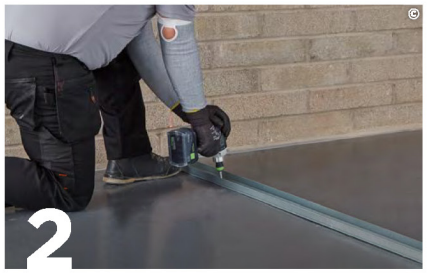
Status PLANNING

Drawing ref **Job No** 10118 **Drawing No** (00) 04001 **Revision** P1

GypWall Single Frame
Installation



If a deflection head is required start by creating the dropped soffit, cut the appropriate depth and width of Gyproc plasterboard or Glasroc specialist board and attach to your head channel. Locate intumescent Gyproc FireStrip as per the detail.



Suitably fix the appropriate Gypframe Floor & Ceiling Channels at the required centres to the floor and soffit.

Important note - for channels 72mm and below a single row of fixings are used. For anything above 72mm two rows of 600mm fixings staggered by 300mm are used.



Fix Gypframe 'C' Studs to abutments and openings using suitable fixings.



Friction fit Gypframe 'C' or 'I' studs into the Gypframe Floor & Ceiling Channels at required centres.



Construct door openings to meet the partitions' duty rating.



Add appropriate Isover insulation (Acoustic Partition Roll (1200) as shown) within the partition cavity to contribute to acoustic and thermal performance where required.



Stone mineral wool (by others) may be required as part of the partition installation, particularly for situations requiring enhanced fire resistance.



Use Gyproc Sealant to seal the perimeter of the partition.



Use British Gypsum Drywall Screws to fix Gyproc plasterboards or Glasroc specialist boards to Gypframe framework.



Important note: For single and double outer layer horizontal board joints use a Gypframe GFS1 Fixing Strap to maintain fixing centres

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