

METHOD STATEMENT – TIN STUD PARTITION INSTALLATION ADJACENT TO HISTORIC FABRIC (BASEMENT LEVEL)

Project: Mosley Street

Client: Joe and the Juice

Principal Contractor: HPM

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1. Scope of Works

This document records the agreed methodology (as established on site with the design team and conservation team) for the installation of tin stud partition wall systems within the basement, where located adjacent to retained historic fabric.

The works relate to forming non-loadbearing internal partitions while ensuring no damage, loading, or alteration to existing historic masonry walls and features.

2. Reference Documents

- Architectural drawings and partition details
- Conservation / Heritage Statement
- Structural engineer's details (where applicable)
- Site meetings and agreed instructions
- Photographic condition survey (pre-works)

3. Pre-Works Coordination

Prior to installation, the following was undertaken:

- Partition layout was reviewed on site to ensure no direct interface with historic fabric
- Minimum stand-off distances were agreed with the PM and architect
- Substrate condition at basement slab level was checked to confirm suitability for track fixing
- All operatives were briefed on restrictions relating to historic fabric by the project management team

4. General Installation Principles (As Agreed On Site)

- No direct fixing to historic fabric unless where possible: Unless approved circumstances no fixing studs, tracks, or boards fixed into existing masonry walls
- Independent lining system: All partitions were constructed as fully independent systems
- Reversible construction: Installation methods allow full removal without impact to retained structure

5. Setting Out

- Partition outlines were marked to maintain agreed clearance
- Door openings and access routes were coordinated to avoid clashes with sensitive fabric

6. Track Installation (Floor & Soffit)

- Base tracks were mechanically fixed into the existing basement slab using appropriate anchors
- Fixing centres were in accordance with manufacturer's guidance
- Where a damp proof membrane (DPM) was present, fixings were sealed as required to maintain integrity
- Head tracks were fixed to soffit structure only (not to walls), ensuring no contact with historic masonry

7. Stud Installation

- Metal studs were installed within floor and head tracks at required centres (typically 400mm)
- Stud partitions were erected plumb and level, ensuring minimal contact with adjacent historic surfaces
- Additional studs were introduced at junctions, doors, and corners

8. Boarding and Finishes

- Plasterboard was fixed to the stud system only
- No board edges were allowed to fix onto historic fabric
- Joints were taped and finished as per manufacturer's instructions
- Final finishes were applied without sealing or bonding to historic fabric

9. Services Integration

- Services within partitions were coordinated and designed by the architect
- No chasing or penetration into historic fabric was permitted
- Any service crossings near historic walls were surface-mounted or rerouted as agreed

10. Environmental and Protection Measures

- Protection remained in place during installation where possible.
- Dust and vibration were controlled to minimise impact on historic materials
- Wet trades were avoided in direct proximity to historical fabric

11. Monitoring and Quality Control

- Installation was regularly inspected by site management
- Clearances from historic fabric were checked throughout
- Any deviations from agreed details were reported and resolved prior to continuation

13. Completion

- Partitions were completed in accordance with the manufacturer's guidelines with no damage to historic fabric
- Protection measures were retained until all adjacent works were complete

14. Conclusion

The tin stud partition was installed in accordance with the agreed site principles, ensuring full protection and non-intervention with historic fabric while achieving the required shop fit layout