STUDIO OL3

Construction Method Statement

56 King Street Manchester – Creed Boutique

STUDIO OL3

Method Statement for General Works

1. Scope of Works
This method statement outlines the procedure for constructing a 70mm C stud partition and MF ceilings, including the fixing of sole and head plates, setting stud centers, fixing 12.5mm plasterboard.

2. Materials and Tools
- 70mm BG C Stud
- BG 70mm u Channel base
- BG 70mm u Channel head
- 12.5mm plasterboard
- Thistle bond board tape
- Dry wall screws
- Wood screws for timber fixing
- Spirit level, plumb line
- Tape measure
- hand saw
- Drill with appropriate bits
- Laser line
- Plastering tools (hawk, trowel, etc.)
- PPE (gloves, safety glasses, mask)

3. Preparation
- **Site Inspection**: Ensure that the area where the partition is to be erected is clear of obstructions and that all required materials are on-site.
- **Health & Safety**: Ensure PPE is worn, and electrical outlets or conduits are identified to prevent damage during drilling.
- **Material Inspection**: Check that materials are true and clear of defects. Ensure plasterboard is in good condition.
- **Dilapidation Photo Record:** Ensure full photographic record is made of the existing structure prior to work commencing

4. Procedure

4.1. Marking Out
1. Measure and mark out the position of the partition on the floor using chalk, pencil or laser line. Ensure it aligns with the design drawing.
2. Use a plumb line or laser level to transfer the positions to the ceiling for the head plate and to the walls for the end studs.
3. Ensure all partition lines are clear of existing structure

4.2. Fixing Sole and Head Plates
1. **Sole Plate**:
    - Cut the BG 70mm u Channel base to the required length.
    - Position the u Channel base along the marked line on the floor and fix using screws.
    - Ensure the sole plate is level and aligned correctly.
2. **Head Plate**:
    - Cut the BG 70mm u Channel head to the required length.
    - Fix the u Channel head to the ceiling, ensuring alignment with the sole plate below. Use screws to fix into joists where available or appropriate fixings if attached to a solid ceiling.

4.3. Setting Stud Centers

1. Mark stud positions along the sole and head plates at 400mm centers (or as specified).
2. Cut 70mm BG C Stud to the correct height, ensuring a snug fit between the sole and head plates.
3. Ensure no fixing is made into the face of existing masonry walls
4. Fix the studs in position at the marked centers using screws. Ensure the studs are plumb using a spirit level.
5. Install horizontal bracing between studs for additional stability and to support the plasterboard where required.

4.4. Fixing 12.5mm Plasterboard

1. Cut plasterboard to size as needed.
2. Fix the 12.5mm plasterboard to the studs using drywall screws at 300mm centers.
    - Start fixing from one corner and work across the partition.
    - Ensure joints between plasterboards are staggered and avoid aligning seams with stud positions.
3. Ensure screws are slightly recessed into the plasterboard but not breaking through the surface.

5. Quality Control

- Ensure the partition is straight, level, and plumb.
- Check that all plasterboard joints are properly fixed and taped.
- If any event that unexpected harm is caused to any existing element of the listed building, then works will cease and consultation with the Council to agree a resolution.

6. Waste Management

- Dispose of waste materials in designated areas.
- Recycle any offcuts of timber or plasterboard if possible.

7. Completion

- Final inspection to ensure that all works are completed to specification.
- Ensure the area is clean and tidy before leaving the site.
- Photos will be taken throughout any works to/around the historic fabric and then compiled upon completion of the works for submission to the Council.

This method ensures that all work is robust, properly aligned, and finished to a high standard.