Listed Building Consent 2007/5230/L
Condition 21a (xii) – Part Submission
20 October 2010

METHOD STATEMENT
FOR NEW ENTRANCE DOORS AND SCREENS
TO THE GRANARY BUILDING

Nature of the Proposal

The proposal identifies the proposed new doors and screens be installed in the Ground Floor of the Granary Building.

Reason

To comply with the Planning Condition set out under Listed Building Consent 2007/5230/L Condition 21a (xii)

Method Statement Sequence

South Elevation Looking onto Granary Square

On this elevation the timber boarding over the existing ground floor entrances is to be removed. The original doors from these openings had been removed by previous building occupants, only the door frames remained.

The granite threshold stones are to be carefully lifted out. The brick wall beneath the threshold stones is to be lowered by four courses of bricks. Bricks salvaged from this operation will be set aside for use in repairing the heritage brick walls. The threshold stone is then repositioned and bedded onto the lowered brick wall. This is necessary to allow the outside paving to be laid at the same level as the inside paving.

The original door frame stiles will be too short after this operation. The door frames will be extended, using salvaged timber, down to the new level of the granite threshold stone. The infill timber will be shaped to match the existing door frames. As part of the alterations to the timber components all timber is to be carefully cleaned down, sanded and repainted using an acrylic paint, colour to match the timber windows.

The opening has now been prepared to receive the door and frame.

The two outer doors will consist of a single top hung sliding glass door installed into a metal door frame. The metal frame will be installed on the inside face of the wall with the direction of slide to the centre of the building. These doors will lead directly to a proposed restaurant on the west side and an exhibition space on the east side.

The two inner doors will be solid metal security doors. These doors are also top hung sliding doors. Each door frame will support two doors which close into the centre of the opening. These two openings lead directly into the Public Access route of the building. The metal doors are installed into metal frames fixed to the existing brick wall structure.

North Elevation of the Granary Building

On this elevation it is proposed to carefully unblock two of the original window openings at the west side and another two on the east side. These openings have been built up in the past. The two outer openings will provide access to the new circulation stairs to be installed into the Granary Building giving access to all floors. The two inner openings provide access to the restaurant on the west and the exhibition space on the east.

The door frames will be metal, fixed on the inside of the brick reveal. The doors will be metal framed glass doors, side hung. There are proposed to be two doors per door frame meeting on the central door stile.

The timber sliding doors either side of the two loading platforms are to be removed. These two openings will provide access from the Public Access route into the East / West Link and Covered Street. It is not proposed to install doors into these two openings.

All of the new steel door frames have metal linings fitted in front of the brick reveals that cover most of the brick reveal.

Internally

The Public Access route is partitioned by steel framed glass screens. These screens are floor to ceiling in height. The two outer screen walls to the Public Access route run full width from south to north. Standard height doors are fitted into these screens in two locations on each side to provide access into the restaurant on the west side and the exhibition space on the east side. Two glass cubicles are planned to be installed in the Public Access route. The cubicle in the south provides access to a café/kiosk. The north cubicle is the proposed manned reception for the University and access to the lifts which serve the five storeys of the Granary Building above ground level.

The screen metal frames are erected off a steel sub-frame located below the new porphyry stone paving. The top of the screens are fixed with steel brackets bolted to the timber joists. Timber panelling is fixed to the underside of the joists to close off the fixing brackets. A vertical timber panel completes the concealment of the glass screen fixing angles.

Sliding glass doors are located either side of the glass cubicles. The door frames are located directly below the cast iron beams that support the floor joists. The bottom of the door frames are fixed to a steel sub-frame similar to the main screens. The top of the door frames are fixed to specially made bracket clips which are clamped onto the top side of the bottom flange of the iron beams. The top of the screen is fitted to these brackets

All of the sliding doors installed as part of the screen installation are to be operated electrically via movement sensors.

Attached Drawings

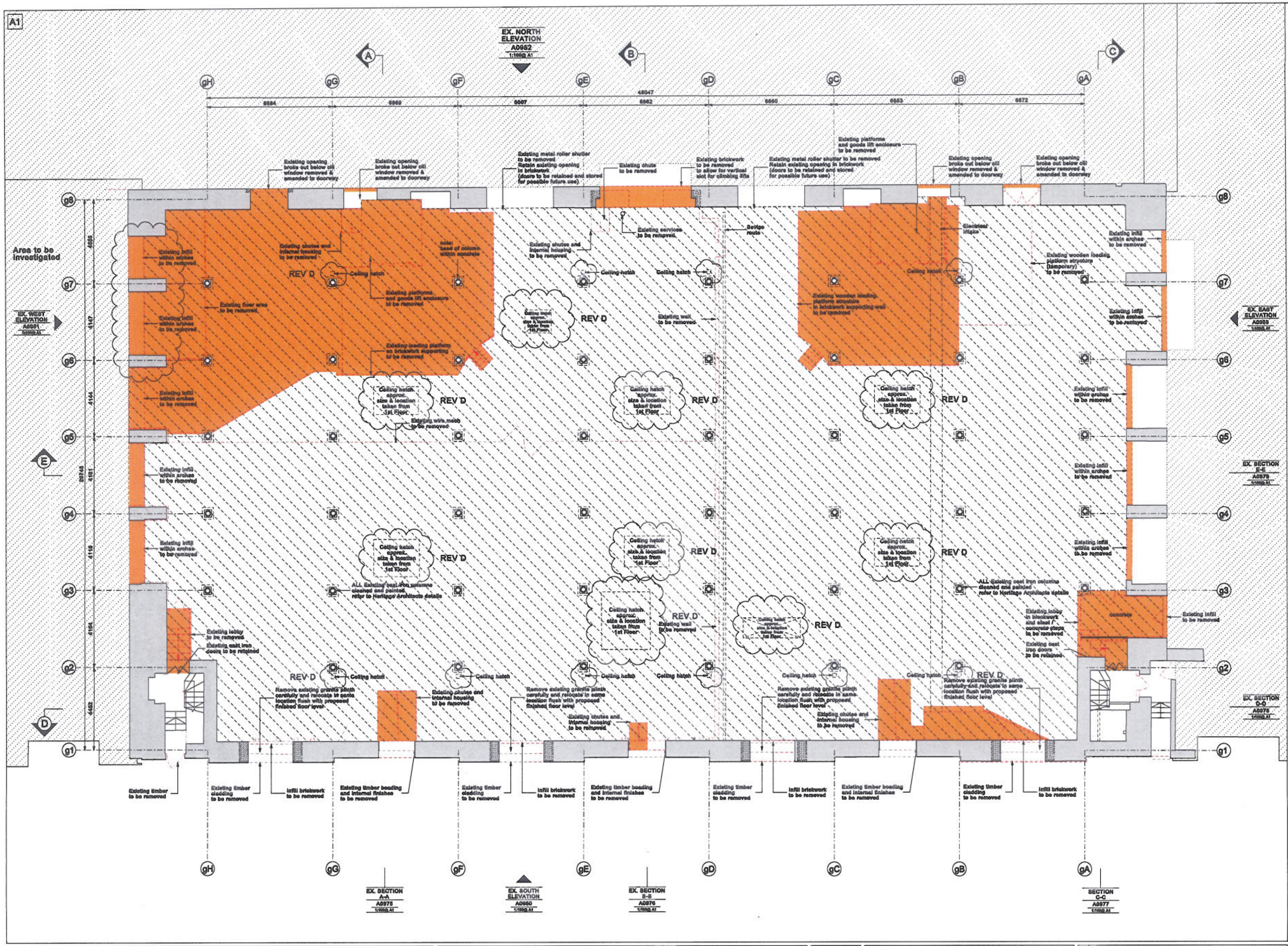
Weedon Architects

15900-G-0820/D	Existing Ground Floor, Demolition
15900-G-1010-18	Granary Building, Proposed Ground Floor, General Arrangement
15900-G-1178-9	Granary Building, Proposed Section D-D
15900-G-1185-S	Granary Building, Proposed Section L-L
15900-G-1611/25	Granary Building, Proposed Light well, Part Sections 1-1 & 2-2
15900-G-2704/9	Lightwell Details, ref First Floor Details
15900-G-2705/8	Lightwell Details, ref First Floor, Table Top

All works will be supervised by a competent supervisor

No deviation is to be made to this method statement without it being confirmed in writing by the Construction Manager of BAM Construction

A1



Copyright of this drawing is vested in the Architect and it must not be copied or reproduced without consent. Figured dimensions only are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. Weedon Partnership to be advised of any variation between drawings and site conditions.
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DEMOLITION NOTES

MAKE GOOD ALL SURROUNDING MATERIALS ON REMOVAL OF EXISTING ITEMS

- (dashed red line) : Proposed demolition for which consent is sought
- (grey) : Existing structure to be retained
- (orange) : Proposed demolition for which consent is sought
- (yellow) : Area of cores and vertical risers see notes re: removal of floor for exact position read in conjuction with proposed GA's
- (green) : Area of services : for exact position read in conjuction with proposed GA's
- (hatched) : Existing Ground Floor slab to be removed Column bases to be retained Please refer to method statement and Structural Engineers details
- (stippled) : Areas to be made good

- EBW : Existing blind window opened up in existing blind window position unless otherwise noted
- NW : New double glazed window to match existing
- TB&D : Existing modern timber boarding to be removed Doors to be removed and relocated to inner wall face Note - at Fifth Floor doors removed completely
- R : Existing cast iron RWP to be removed & other surface mounted fittings TBC by Heritage Architect
- W : Existing windows surveyed to determine condition Windows to be retained & refurbished with double glazing or replaced to match existing if condition is poor

All existing plasterboard to be removed from underside of existing floor joists

DO NOT SCALE FROM THIS DRAWING

rev	by	date	van/can	chkd	amendments
D	TMB	20.08.08			Revisions as bubbled
C	TMB	30.07.08			Revisions as bubbled
B	TMB	01.02.08			Revisions as bubbled
A	TMB	07.01.08			Revisions as bubbled
-	TMB	19.12.07			ISSUED FOR COMMENT

ARGENT

key plan: WTS STUDIO ETS G

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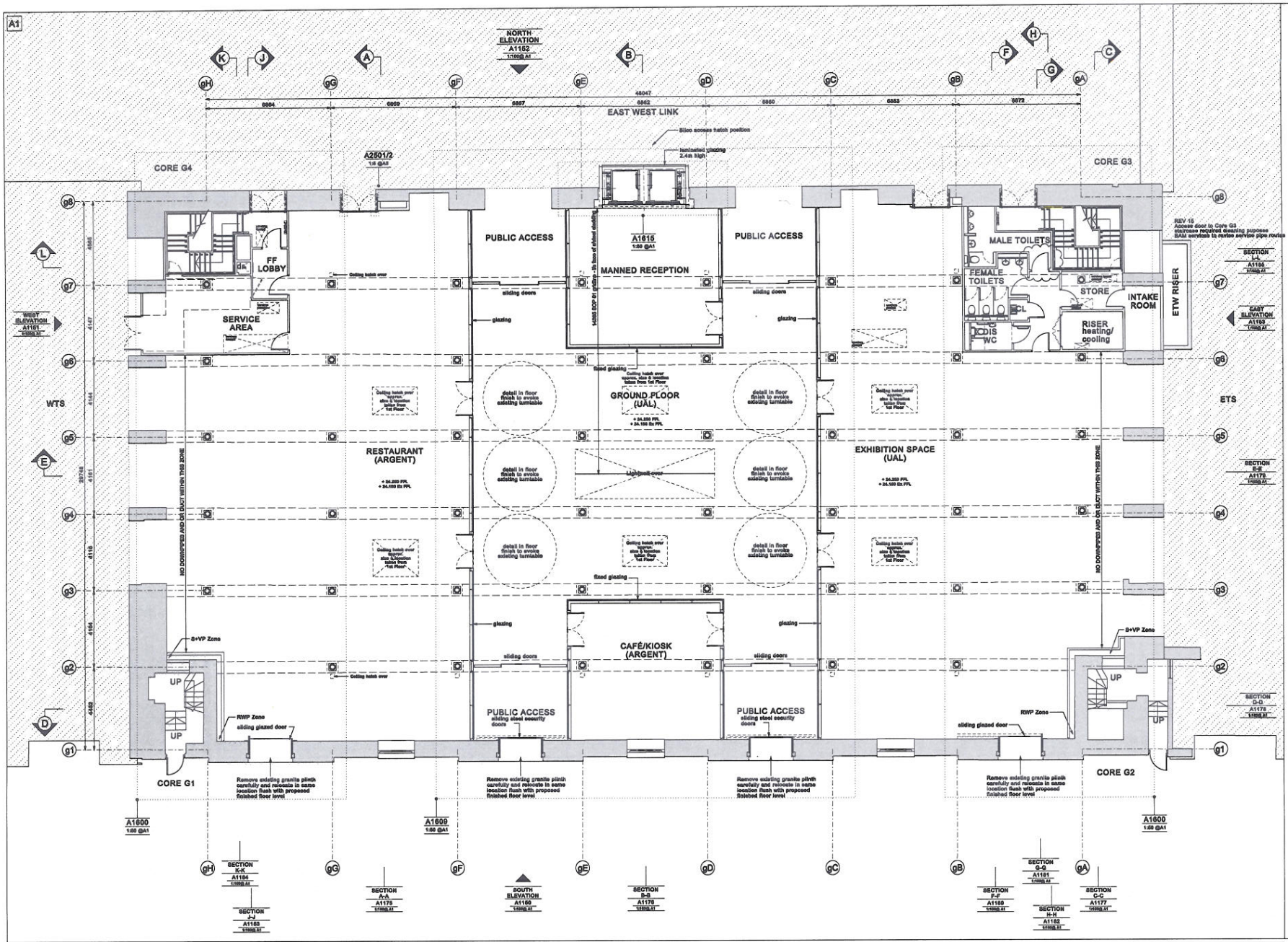
B/W reference: 15900-G-A0820

project: ARGENT ESTATES LTD. EGY KINGS CROSS

title: CONTRACT NO. 1 GRANARY BUILDING EXISTING GROUND FLOOR DEMOLITION

drawing status: FOR COMMENT

contract no.		scale	1:100 @ A1
client ref.		date	DEC 2007
drawn by	TMB	checked by	
drawing no	15900	G	A0820	D



GENERAL ARRANGEMENT

Existing FFL's taken from HBG Technical Services drawing 4934/SA1/910-914.
Proposed FFL taken above highest point of existing level assuming 75mm clear floor void +25mm floor finish zone and rationalised between first and fifth floors.

Ceiling hatch over

Ceiling hatch over

REV 15
Access door to Core G3 staircase required cleaning purposes
BAM services to revise service pipe routes

DO NOT SCALE FROM THIS DRAWING

rev	by	date	van con	child	amendments
18	RP	12.10.00			Revision as clouded

ARGENT

key plan: WTS | STUDIO | ETS — G

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BIM reference: 15900-G-A1010--

project: ARGENT ESTATES LTD.
EGY KINGS CROSS

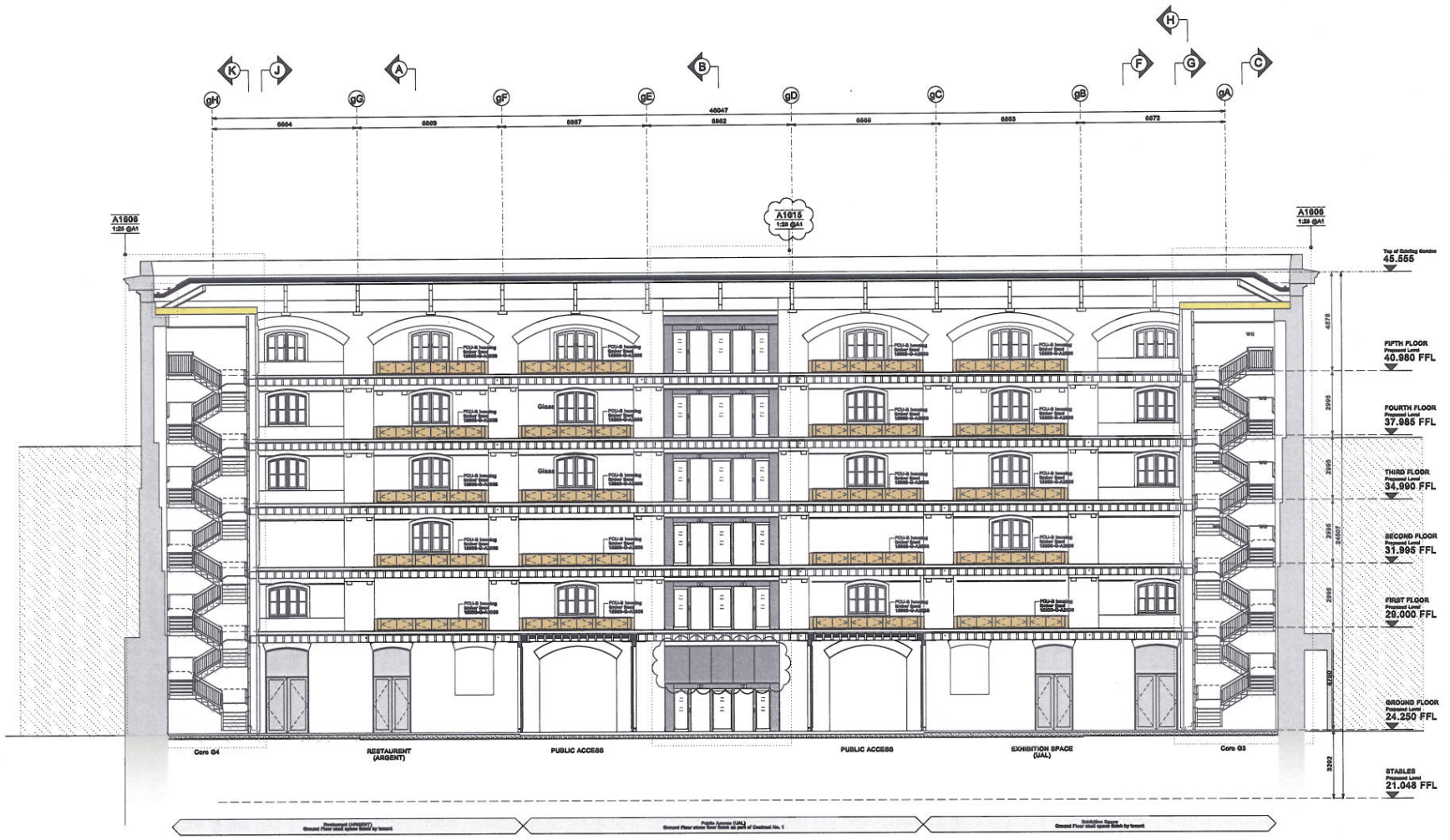
title: CONTRACT NO. 1
GRANARY BUILDING
PROPOSED GROUND FLOOR
GENERAL ARRANGEMENT

drawing status: CONSTRUCTION

contract no.		scale	1:100 @ A1
client ref.		date	NOV 2007
drawn by	TMB	checked by	

drawing no	15900	G	A1010	18

A1



INTERNAL MATERIAL KEY - LIGHTWELL

Existing FFL's taken from HBG Technical Services drawing 4038/SA/A1010-014. Proposed FFL taken above highest point of existing level assuming 75mm clear floor void +25mm floor finish zone and rationalised between first and fifth floors.

Timber, Formica, Metal and Eternit Panels horizontal and vertical setting out dimension given is c/l - assume nominal panel gaps of 10mm TBC refer to WP 15900-G-A2500 and A2700 series for detail

- : 18mm Timber veneered panel with 12mm solid lipping over veneered
- : Skirtings relating to timber lining (TL) to be Solid Timber
  Lightwell Staircase 25mm Solid Timber Tread (TBC by sub-con)
- : Metal Panel
  Colour : Sprayed matt finish BS 6007
- : RHS / box section and capping / blade to sub-contractors details
  Colour : Sprayed matt finish BS 6007
- : Stainless Steel (s/s)
- : Mild Steel (MS) Plate
  Colour : Sprayed matt finish BS 6007
- : Stainless Steel (s/s)
  Handrail on 25Ø s/s pins
- : Eternit Nature Pre Range
  Colour : Anthracite NP251
- : Glazing
- : Plasterboard

AG	: Plenum Wall :- Metal Air Grilles TBC
AD	: Air supply duct and integrated cable tray
HC	: Heating and cooling pipework distribution
HP	: Existing hoist and pulley enclosure refurbished
HP/M	: Existing hoist and pulley enclosure refurbished and modified
RL	: Frameless double glazed rooflight
SG	: Double glazed structural glazing
SL	: Proposed new slate roof - Nu-Lok Roofing system
SM	: Sprayed MDF
SPM	: Single ply membrane on insulation
W	: Existing windows refurbished and double glazed or replaced with matching if condition poor
R	: Existing floorboards and floor joists to be retained in risers as far as possible. M+E to confirm, SE to detail trimmers
ESD	: Existing steel doors fixed back to Heritage Architects details
D	: Depth varies to align with the s/s of existing capitals
*	: Site dimension required

NOTE:

All materials to be strictly installed in accordance with manufacturer's recommendations

All internal wall construction to further details, awaiting receipt of information from Acoustician and HBG Construction

DO NOT SCALE FROM THIS DRAWING

rev	by	date	van con	child	amendments
6	RP	14.07.09			Revisions as bubbled
4	RP	24.06.09			Revisions as bubbled
3	TMB	02.04.09			Revisions as bubbled
2	MJA	19.02.09			Revisions as bubbled
1	MJA	30.01.09			Revisions as bubbled
0	MJA	07.11.08			Lift updated to reflect design changes ISSUED FOR CONSTRUCTION
D	MJA	13.10.08			Lift updated in accordance with sub contractors details
C	TMB	03.09.08			Revisions as bubbled
B	TMB	20.08.08			V.E. AMENDMENTS
A	TMB	25.07.08			Number of existing windows co-ordinated correctly
-	TMB	24.07.08			ISSUED FOR COMMENT

ARGENT

key plan

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BIM reference: 15900-G-A1185

project
ARGENT ESTATES LTD.
EGY KINGS CROSS

title
CONTRACT NO. 1
GRANARY BUILDING
PROPOSED SECTION L-L

drawing status: CONSTRUCTION

contract no.	scale 1:100 @ A1
client ref.	date JUL 2008
drawn by TMB	checked by

drawing no: 15900 | G | A1185 | 5