Re: 31a Highgate High Street Date:11/05/2022

Method statement of works:

Sketch / drawings supplied, lettered A,B,C,D,E,F,G please see attached.

Drawings, [A,B,C] are showing existing staircase layout and proposed layout.

As discussed, the current stair configuration, starts at ground level within the floor area of the proposed surgery, and currently has no door frame or door.

Along with this potential trip hazard, the headroom entering the remaining section of stairs has limited head clearance.

The new proposed layout, is looking to copy & form three new steps in front of the existing steps (enclosing the existing steps, as part of the surgery / shop floor)

By doing this, eliminates the trip hazard and head room clearance and also allows the introduction of a fire rated door, door frame and head.

The single up step / landing spot that goes to nowhere, is to be removed to allow a three step left turn leading onto a new straight flight of stairs to basement level. (Leaving the existing staircase in situ)

The original staircase will now be within a new storage area, with potential access from Ground level and basement level.

The new turn in the stairs will now fall under an over staircase to upper parts of the property, and in turn will be one step lower entering the new flight of stairs (coupled with slightly higher dimensions in that location) creates a more favourable and user-friendly headroom clearance.

An allowance has been made to cover (to be decided) new staircase walls ready for decorations, to include new lighting as work proceeds.

(1)

Re: 31a Highgate High Street Date:11/05/2022

Method statement of works:

Sketch / drawings supplied, lettered A,B,C,D,E,F,G please see attached.

Drawing [ D,] Shows the layout of the proposed shop floor, reception space, outline of lighting raft / timber battening layout (in red) for plasterboard, down light layout (marked o) and fixing points (marked X)

The light raft ethos will serve / solve a number of problems.

Adequate lighting being the obvious, but more importantly the travel of cabling to reception space as well as cabling for new proposed heat source (oil filled radiators, power sockets, intercom etc.

This will limit the need for excessive and ugly fixed trunking or the need to touch the existing floor.

We are also creating a level platform space to allow the introduction of down lighting, avoiding the need for separate fixed lights and associated trunking.

Consideration has been given to the abutment angle of reception walling to shopfront.

This has now been copied to the opposite corner of stud-walling, to ease walk past space , pending on location of surgery bed.

Also showing, is an original air vent to side exterior wall (which will be left as is) and aid the air flow to two new wall vents in the new proposed stud walling Shown in drawings (D, E and F)

Lighting to the reception space will be in the way of wall lights

(2)

Re: 31a Highgate High Street Date:11/05/2022

Method statement of works:

Sketch / drawings supplied, lettered A,B,C,D,E,F,G please see attached.

Drawing [ D ]does show a current location of a metal security grill, which we are looking to remove.

As discussed, the preferred method of privacy screening for the surgery is to have laser cut frosting applied to the shop front glass, but an alternative of a Perspex / Acrylic sheet has been put forward.

Unfortunately, this option has some draw backs.

Firstly, the feasibility and additional fabrication to have a sheet of plastic secure from toppling over, the ability to remove for cleaning purposes is creating a problem for the practical side as well as a more professionally finish product. And fear it will look more Heath Robinson and really not fit for purpose.

Although still not decided or confirmed, options such as a three frosted glass sliding panels, hung in the same position as the current security grill.

When closed will have a slight overlap, creating privacy but also allowing a view by sliding a panel or two. Uncomplicated access for cleaning of the inside shop window.

This also gives a chance to create a pleasing backdrop to the current chocolate box shop front, as the options are endless………please advise

(3)

Re: 31a Highgate High Street Date:11/05/2022

Method statement of works: Reception and shop front connections

Sketch / drawings supplied, lettered A,B,C,D,E,F,G please see attached.

Drawing [E] shows the dimensions of the light raft scale.

Drawing [F] shows a section of the new reception wall abutting the original shop front, sound batt insulation and doubling of timbers as and where required.

The concept is to create a seal between new timber stud and the shop front using expanding weather seal @ 20-30 thick.

This will then be slightly overlapped with plaster board and the board slightly overlapped with a plaster stop bead which in turn will leave a very slight show of the movement joint.

We will not need to fix in any way to the shop front but rely on top and bottom fixings within the timber studwork.

The same will apply to the connection of the reception stud walling to the exposed brickwork outside wall, with the exception of the plaster board scribed to the brickwork and plaster finish connecting, ready for final decorations.

[4]

Re: 31a Highgate High Street Date:11/05/2022

Method statement of works: Ceiling battens

Sketch / drawings supplied, lettered A,B,C,D,E,F,G please see attached.

Drawing [G] shows the light raft ceiling build up.

An allowance has been made to fix 44mm thick timber cross battens to support 9mm thick plaster board and finish ready for decorations.

First layer will be screw fixed at key points approximately 110-150mm away from proposed finished edge. Cross battening over first layer of timber battens with outer boundaries approximately 50mm over and 30mm batten fixed to that boundary ready for forming and supporting LED strip lighting and plaster edge detail / ceiling.

[5]

Re: 31a Highgate High Street Date:11/05/2022

Method statement of works: Other general works.

Replace fuse cupboard door and W.C door

Supply and fix new door to basement office

(All new doors are to be fire rated and plain MDF blank finish)

Any skirting / architraves to be pencil round tops

Refurbish existing W.C

Heating to office space (oil filled surface mounted)

Heating to W.C space (oil filled surface mounted)

Hot water heater to W.C which will serve a separate sink for cleaning/sterilising utensils.

Forming desktop into existing open fireplace mouth.

Engineered white oak flooring, through out

All new decorations throughout, including shop front (colour to be confirmed, possibly olive green????)

Supply and fix 4-5 new double sockets

Basement office lighting

Intercom

To include the exploration of existing added on chip board or similar wall panels /coverings.

The assumption is these have been added over time for various purposes and where possible to alter or remove so that a plaster board and plaster finish can be applied.

One obvious area is the chimney stack and fireplace with false wooded cladding and mirror above.

The proposed is to see if some layers can be removed (although we expect to find loose laid cables etc and supply and fix plaster boarding ready for plaster and decorations over the fireplace and chimney stack.

[6]

Re: 31a Highgate High Street Date:11/05/2022

Method statement of works: Sliding glass privacy screen

As briefly discussed, an allowance has been made to remove the existing metal security grill and replace with three hung toughened glass panels.

Independently hung, to allow a combination of gathering positions.

Please see sketch (H)

The frosting detail will be laser cut and applied professionally.

As indicated the frosting design is endless.

One idea currently is a very faint pencil line to the borders of each glass panel, to provide, when closed three separate long panels.?????

The design is to provide access to the existing bay shop front for maintenance, cleaning etc.

Also to provide privacy screen from pavement and upper floor levels opposite, whilst offering a view if required.

[7]