

From: David James [<mailto:djames@aewarchitects.com>]

Sent: 04 October 2018 13:09

To: Phillips, Moya

Subject: Glossop Town Hall Ceiling Works - Discharge of conditions 4

Hi Moya,

Further to the abovementioned, I am looking to submit a discharge of conditions imminently and want to discuss the content of information required. Please find below a draft – is this sufficient?

Condition 4

Plaster works in the current phase of works

- Plaster specialist to take site sections and squeezes of existing mouldings, also site dimensions for reinstatement of mouldings and survey the coffered ceiling prior to stripping out by the asbestos contractor.
- Asbestos contractor to strip out all asbestos contaminated lathe and plaster ceilings including ceiling joists / coffer formers under controlled conditions and remove debris from site.
- Temporary plasterboard ceiling with skim finish, unpainted to be installed following completion of re-roofing.

Plaster works to be carried out in later phases prior to re-occupation of the building

- Strip out the temporary plasterboard ceiling.

Reinstate the lathe and plaster ceilings following 1st fix installation of M&E works in roof void as follows:-

- Install hardwood lath including formation of coffer in Court room 1.
- Apply first scratch coat of plaster and allow to fully cure, this could take up to 2 weeks, weather dependant. (mist with clean water as required).
- Apply a float of sand lime plaster and allow to fully cure this could also take up to 2 weeks, weather dependant. (mist with clean water as required).
- Apply setting coat of lime plaster.
- Reinstate mouldings back to original dimensions once setting coat has cured – mouldings to be exact replicas of castings of the original mouldings - in fibrous plaster.

Condition 5

I note that this condition does not state that it requires discharging, however our plaster specialist has advised us as follows regarding salvaging the existing decorative mouldings.

As our conversation the statement in condition 5 is not possible to achieve due to both the material used and the method which the original moulding has been produced for the following reasons.

1. The original moulding will be made of lime/sand with the addition of gypsum and animal hair, therefore other than the hair there is nothing in the mouldings which would hold the shape together when trying to remove.
2. Run in-situ mouldings are in the main solid in construction and are run to a finish in several operations unless scotch brackets have been introduced for coring purposes.

To summarise It would not be possible to take down and re-fix in-situ mouldings due to the weight and the lack of specific fixing points within the moulding its self.

We would advise you that the mouldings will not be salvaged and to mitigate this, the specialist will undertake castings and survey work as described above to ensure that the replacement fibrous plaster mouldings and installation are faithful to the original design.

Should you have any queries, please don't hesitate to call.

Kind regards,

David James

Associate

For and on behalf of AEW Architects and Designers LTD
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From: Chadwick, Peter <>

Sent: 03 October 2018 13:57

To: 'Mike Lee' <Mike.lee@focus-consultants.com>; Parker, Keith <> **Cc:** David James <>

Subject: RE: Ceiling Works -

Mike

Its starting to make some sense now on what was requested.

This will need to be dealt with by David and the planners to clear any misunderstandings. Planning were requesting detailed method statements on the plaster works being done during this contract and what will be left for the future phases, i.e plaster-boarding, Lath plaster and decorative plasterworks.

Regards

Peter

From: Mike Lee [<mailto:Mike.lee@focus-consultants.com>]

Sent: 03 October 2018 13:45

To: Chadwick, Peter

Cc: Towers, Kerry; Forrester1, Mark; David James (djames@aeuarchitects.com)

Subject: Ceiling Works -

Importance: High

Dear Peter,

Further to our earlier telephone conversation, we have spoken to the Architects and can confirm that as a temporary measure Tomlinson will be replacing the plaster and lath ceilings (removed as part of the asbestos removal and clean up works) with plasterboard.

During the project scoping stage, installing a plaster and lath ceiling was considered but due to high costs/ environmental conditions (i.e. no heating in building following completion of Tomlinson's contract) and the potential risk of damaged during further works it was decided to proceed with a temporary solution.

David James at AEW Architects has confirmed that the drawings submitted as part of the Listed Building Consent made reference to the plasterboard ceilings.

With respect to a future development project where the temporary ceilings would be replaced with plaster and lath, this is potentially a long way off based on recent discussions with Mark Forrester.

Normally we would expect the Architect acting as agents for the Client to liaise directly with Planners to discharge conditions – please can you advise us how you wish as to proceed regarding this matter?

Regards



Mike Lee

Associate

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