

Method statement for installing the new ceilings and making good existing lath & plaster ceilings

This method statement forms part of the application for the variation of Condition 6 of the following planning and listed building consent applications:

HPK/2022/0376 & HPK/2022/0377

It should be read in conjunction with the following drawings:

P854A - works to existing ceilings - ground floor
P855A - works to existing ceilings - first floor
P856A - works to existing ceilings - second floor
P857A - works to existing ceilings - ground floor
P858A - detail section through floor
C860 - detail proposals for ceiling cornices

Making Good existing lath and plaster ceilings

To the areas where there is existing lath & plaster ceilings in place as highlighted in blue on the ceiling plans P854 to P857 inclusive there will be patch repair as necessary to fill all holes and areas of damage.

Chestnut laths to be used where required to replace missing laths and then a lightweight ceiling scratch coat followed by a float coat in Lime plaster.

To the areas where lath & plaster has been removed as highlighted in pink on the ceiling plans P854 to P857 inclusive new lath and plaster will be installed.

In this case softwood laths will be used followed by a lightweight ceiling scratch coat followed by a float coat in Lime plaster.

On the ground floor the ceiling repair and restoration work includes the restoration of the cornices to the entrance hall. The cornice work will be further extended to include the whole of the entrance hall and the entrance lobby - see drawing C860 for further details

All the above work to be carried out by Cheshire Lime Ltd, specialist heritage plaster contractors
www.cheshire-lime.co.uk

New plasterboard and skim ceilings

There needs to be a new ceiling to all the ceiling on the upper floors in order to achieve the 60 minute fire resistance required by the the statutory element of Part B of the Building Regulations. In addition to the new ceilings all the existing timber beams also need to be encased to provide the same degree of fire resistance.

Drawing P858 is a section detail through a floor including an existing beam and shows the proposed fire protection and structural improvement measures.

A timber survey followed by structural calculations have shown that the beams do not have the necessary structural capability and need to be strengthened. This is done to be by way of a steel fitch beam which is shown on drawing P858 for completeness but is not directly relevant to condition 6.

Drawing P858A has now been revised (and redrawn) to show the fire protection works all as shown on drawing P858 but with the steel glitching removed so that there is no cross over of information

between condition 6 (ceilings) and condition 4 (work to existing fabric) which we understand is the wish of the LPA

Previous information has been provided which explains that investigations have been undertaken to see if there was a solution that allowed these beams to remain exposed but unfortunately this is not possible. In summary, these were:

- Work was also done on charring rates to see if the timber beams, once strengthened, would provide the necessary fire resistance but this demonstrated that this was not a compliant solution.
- In the same way intumescent painting of the beams was considered but once again does not provide the necessary protection

The new ceilings are made up of 12.5mm plasterboard with a 2mm plaster skim finish screw fixed to a proprietary metal framing system (MF system) which is made up of perimeter 50 x 50mm mild steel angles and intermediary mild steel support members that span onto the perimeter angles. The perimeter angles are screw fixed to the perimeter walls at 300mm centres. Some of these perimeter walls will be existing and some will be the new stud partitions that are separating walls between apartments.

On the upper floors it is proposed to install fibrous plaster cornices and the junction of the new ceilings with existing walls where shown on drawing C860. The work installing these will be carried out by heritage plaster specialists Cheshire lime ltd as part of their work applying lime plaster to the existing walls

The beams are encased with the Gyproc firecase system whereby a Gyproc metal fixing angle is fixed to the underside of the floor joists adjacent to the beams. A beam encasement made up from 15mm Glasroc F FireCase board is then screwed to the fixing angles which means that there are no direct fixings into the existing beams. The beam encasement is then finished with a 2mm plaster skim coat to match the ceilings.

Finally, the ceilings and beam encasements will be painted white with vinyl emulsion paint