

condition 4D discharge statement

Project Friar Street
Date 19th March 2019
Ref 10768-OD01-Application181197Condition4D

Condition 4D (of approved Listed Building Consent application 181197) requests submission of details pertaining to **plasterwork repairs**. A summary of the proposed repairs is outlined below.

MATERIALS FOR NEW / REPAIR TO PLASTERWORK

Repairs, reinstatement and replacement (of defective plaster) is to be undertaken with lime-based renovation plaster. Cornice repairs / replacement to be undertaken in fibrous plaster.

Refer to general notes on drawings PL0110 – PL0115.

Generally plasterwork appears of varied condition, with some notable localised areas of water damaged and detached plasterwork. It is the intention to retained plasterwork in-situ, so far as reasonably practical, during the works.

Minor damage to plasterwork is to be repaired.

- Redundant fixing holes / local damage is to be repaired with filler, or renovation plaster where size necessitates.
- Small areas of lath and plaster loss are to be repaired with stainless steel rib-lath.

Areas of significantly water damaged plaster are to be removed to sound, and reinstated with new plaster.

Refer to drawings PL0012-0014 and PL0112 – PL0115 for locations of damaged plaster.

Plaster detachment is to be reviewed on site. Areas of minor detachment, that are not considered at risk of failure, will be retained however areas of larger detached or bowing plaster are to be replaced with renovation plaster. Where feasible, cornice will be retained, or if necessary (due to risk of collapse) reinstated in new.

Ceiling plaster attachment is to be reviewed on site, with inspection of plaster key from above. Initial review indicates that keys are generally in good condition. Should areas of detached ceiling be identified, repair will either involve mechanically attachment to substrate (via recessed 'penny washering') or replacement with new lath and plaster.

Generally cornices appear in good condition, and it is not proposed to undertake significant restoration works (i.e. stripping etc.).

END OF NOTE