

Tim Ellis
Historic Buildings Conservation Architect
Parsonage House The Street Smarden Kent TN27 8QA
Tel: 01233 770498

26 King Street, Gravesend DA12 2DU
Plaster Repairs

1.00 Introduction:

- 1.01 This Schedule has been prepared in response to Condition 3 of Listed Building Consent 2019/0787 which reads as follows:

3. Within two years of the date of this consent, details of a scheme for the repair of the damaged plaster ceilings and walls in the corridors, meeting room and court room and the floor in the meeting room shall be submitted to and approved in writing by the Local Planning Authority. Within two years of the date of the approval of the details, the repair works shall be carried out in accordance with the approved details.

- 1.02 This Schedule should be read with drawing KSG/0424/06 and the floor plan prepared by Acorn Commercial which is appended to this document.
- 1.03 Room names are taken from the Acorn Commercial plan.

2.00 The works:

- 2.01 Repairs are to be undertaken with materials matching the original building fabric.
- 2.02 Lath and plaster ceilings are to be repaired as follows:

Sound laths should be retained insitu. If laths are missing/decayed they should be replaced with new softwood laths, with 8mm wide gaps between them, and screwed to joists.

Apply coarse scratch coat (being 1 part lime putty to 3 parts sharp sand with 2" lengths chopped animal hair added at the rate of two handfuls per bucket of plaster) to laths first dampening laths and adjoining plaster to reduce the rate at which water is drawn from the scratch coat. Work the scratch coat through gaps in the laths to ensure that there is a good key to support the new plaster.

Dampen scratch coat and apply lime finish coat worked level with retained historic ceiling plaster.

- 2.03 Lime plastered walls are to be repaired as follows:

Apply coarse scratch coat (being 1 part lime putty to 3 parts sharp sand) to any areas where brickwork has been exposed first dampening the substrate and adjoining plaster to reduce the rate at which water is drawn from the scratch coat.

Dampen scratch coat and apply lime finish coat worked level with retained historic wall plaster.

If the scratch coat is sound then only making good with a finish coat will be required although it will still be necessary to dampen the substrate first.

2.04 Plaster cornices are to be repaired as follows:

Cornices are to be insitu run with profiles to match existing/original.

Where damage requires building up, this work may be undertaken using the scratch coat specified in section 2.02.

Use plaster of Paris to finish the cornice repairs to the profile of the adjacent retained cornices.

If necessary, remove paint from surviving historic cornicing to ensure that the new sections match the existing

From recent projects, I am aware that there are few specialist plasterers capable of undertaking insitu run plasterwork in the South-east. The following specialist plastering contractor has worked on two recent projects requiring insitu run plasterwork:

Toni Andreou.

17 Crow Hill Road
Garlinge
Margate
CT9 5PE

Tel.: 01843 833790 & 07768 250846
email: toniandreou@hotmail.co.uk

2.05 Recording Studio:

This is the room accessed from the South-east door of the former court room.

A section of cornice, directly over the door to the court room, just under a metre in length is missing.

Make good cornice in profile to match the retained fabric.

Curtain pelmets are fitted over the windows. It appears that the pelmets are scribed around the plaster cornice. If the pelmets are to be removed, care must be taken to

reduce the risk of damage to the cornice. If removal of the pelmets reveals or causes damage to the cornice, the damage should be made good.

Several lengths of electrical conduit penetrate the cornice. If/when the conduit is removed, make good the cornice in profile to match.

2.06 Office:

Several lengths of electrical conduit penetrate the cornice. If/when the conduit is removed, make good the cornice in profile to match.

2.07 West corridor (Southern):

There are some small areas of damage to sections of cornice which should be made good to match the profile of the retained fabric.

2.08 West corridor (Northern):

This is the corridor between the King Street entrance lobby and the corridor which lead to the former court room.

The corridor has a suspended ceiling but part of this is missing revealing an area which has been subject to water ingress and the loss of the ceiling.

If/when the suspended ceiling is removed, this may reveal cornicing and, needless to say, any historic cornice should be retained and repairs carried out in a profile to match.

2.09 Tea preparation:

The corridor has a suspended ceiling although one ceiling tile has been removed to reveal a lath and plaster ceiling with a missing area of plaster. Assess condition of remaining ceiling and allow for making good with lime hair scratch coat and lime finish coat to match existing.

The suspended ceiling obscures inspection of the perimeter of the ceiling thus it is not known whether there is a cornice.

If/when the suspended ceiling is removed, this may reveal cornicing and, needless to say, any historic cornice should be retained and repairs carried out in a profile to match.

2.10 Counselling room x2:

These rooms have suspended ceilings and any historic ceiling above them has not been inspected.

If/when the suspended ceilings are removed, this may reveal cornicing and, needless to say, any historic cornices should be retained and repairs carried out in a profile to match.

2.11 Meeting room:

This room has a suspended ceiling and any historic ceiling above has not been inspected.

If/when the suspended ceiling is removed, this may reveal cornicing and, needless to say, any historic cornice should be retained and repairs carried out in a profile to match.

2.12 Corridor leading to counselling rooms and meeting room:

The corridor has a suspended ceiling and any historic ceiling above has not been inspected.

If/when the suspended ceiling is removed, this may reveal cornicing and, needless to say, any historic cornice should be retained and repairs carried out in a profile to match.

2.13 East corridor:

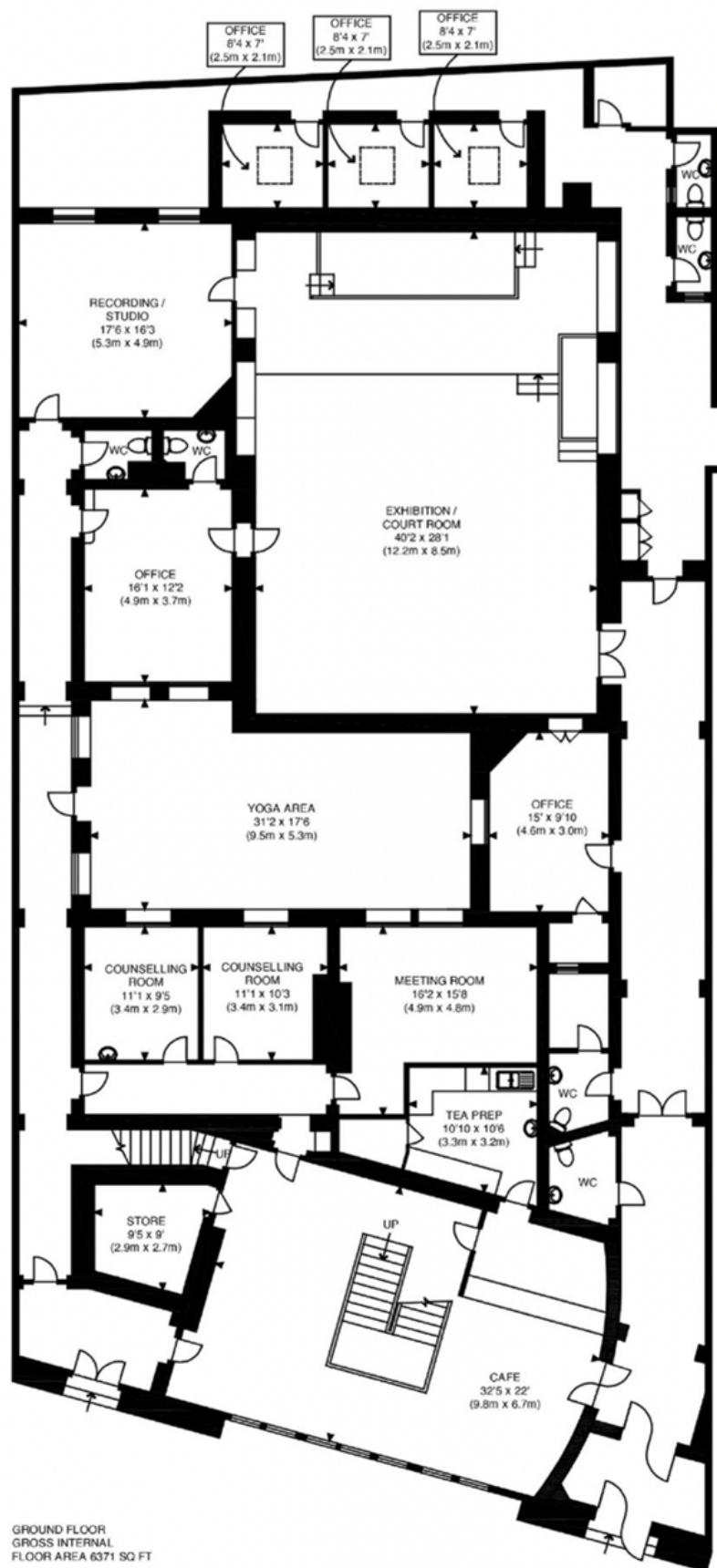
There is a consumer unit and electrical trunking above the door leading to the basement.

The trunking penetrates the cornice.

If the trunking is re-routed, make good cornice in profile to match retained fabric.

3.00 Completion:

3.01 Remove debris arising from the works to a licensed waste disposal site.



Ground floor plan