

Statement to accompany application to discharge LBC Condition 5

Project Name: Levels Digital and Gaming Hub
Project Number: ED3024-0055
Date: August 2024
Proposal: Refurbishment of listed former Whittles furniture store to create a digital and gaming hub
Site Location: 6-8 Duke Street, Whitehaven
Applicant: BEC
Agent: NORR Consulting Ltd

1.0 Introduction

This statement is to accompany an application to discharge Condition 6 of Listed Building Consent ref:4/21/2364/0L1:

"Prior to the stripping out of the building's interior surfaces, detail on the extent of surviving lath and plaster, and the proposal for its repair shall be submitted to and approved in writing by the Local Planning Authority. The works of repair shall be completed in accordance with the approved details.

Reason

For the avoidance of doubt and to protect any surviving and reparable areas of the original plaster from harm and to ensure that a satisfactory standard of refurbishment and restoration is achieved in accordance with Policy DM10 of the Copeland Local Plan".

2.0 Investigations

Investigations of the existing building fabric have been carried out by Peter Cox Ltd in May 2024 and by Thomas Armstrong Construction in August 2024 (refer to appendices)

These have established that:

- The extent of lath and plaster finishes is limited to ceilings in the south-west corner of the building on levels 0-2 and the sloping soffits to the mansard roof on level 3. All other ceilings (including the basement ceilings and the flat ceiling above the sloping soffits) are plasterboard. The internal partition walls formed from timber stud and plasterboard.
- There are timber floor joists on three levels along the south-east elevation which will require remedial works to rectify damage from water ingress, sections of the lath and plaster ceilings will require removal to enable this.

3.0 Design Proposals Affecting Ceilings

3.1 Design proposals affecting the lath and plaster ceilings:

- The existing lift does not travel to the third floor and does not meet requirements for wheelchair users. The intention is to replace this with a new lift which will provide full accessibility to all levels. This will require a larger lift shaft which will extend over the existing landing (the stairs which wrap around the other three sides of the lift shaft will be retained) – sections of lath and plaster ceilings on levels 0-2 will require removal to accommodate this.
- To meet sustainability aspirations and comply with current guidelines it is proposed to replace the existing ceilings on level 3 with insulated plasterboard to upgrade the thermal performance. This is required in addition to insulation within the voids above as there is insufficient depth to accommodate the thickness of insulation required and maintain air gaps to ventilate the timber roof structure. Removal of the lath and plaster ceilings to the sloping sections will be required to prevent any interstitial between the insulated plasterboard and the insulation above.

4.0 Conclusions

Refer to drawings below for extent of existing lath and plaster and areas which will require removal:

DGHW-NOR-XX-00-35011
DGHW-NOR-XX-01-35012
DGHW-NOR-XX-02-35013
DGHW-NOR-XX-03-35014

The intention is to retain and protect as much of the existing lath and plaster ceilings as feasible

- Site investigations have established the extent of existing lath and plaster, which is limited to ceilings on levels 0-1 in the south-west corner of the building and the sloping soffits to the mansard roof on level 3. The remaining ceilings and all partition wall linings are plasterboard.
- Most of the lath and plaster ceilings will be retained intact, areas requiring removal to enable repairs to the timber floor joists and to accommodate the new lift are indicated on the drawings.
- Removal of lath and plaster will be carried out carefully and neatly to avoid damage to areas to be retained. Edges will be stabilised to ensure these areas remain intact.
- The existing plaster and board encasements to columns and beams cannot be verified so will require replacement to meet current fire test requirements. The casings are not formed from lath and plaster. Removal of those adjacent to lath and plaster ceilings will be carried out neatly and carefully to avoid damage to the lath and plaster.
- All ceilings will be underdrawn with a metal framed suspended plasterboard ceiling which is required to provide fire resistance and enhanced acoustic performance, and to stabilise areas of plasterboard ceilings which have been affected by water ingress. This will also stabilise and protect the retained lath and plaster ceilings and provide a framework for suspended services without compromising the ceilings above.
- Electrical and mechanical services will be exposed below the new suspended ceiling soffit or routed through bulkheads formed as part of the new ceiling. Service distribution is generally horizontal, with separate mechanical installations to each floor, vertical distribution will be for cabling only. There will be no service penetrations through existing lath and plaster ceilings.

The proposed works will have minimal affect on existing lath and plaster ceilings which will be retained intact. The lath and plaster is generally sound and will be protected by the new suspended ceiling below. There are no intentions to redecorate or carry out cosmetic repairs to the existing ceilings.



Appendices

A Peter Cox Report 28.05.2024

B Site Survey 08.08.2024