

45 Flask Walk London NW3 1HH

Planning statement

Part Condition 5 of Listed Building Consent, Ref: 2016/3901/L

Studio 303 Ltd
May 2023

1.0 INTRODUCTION

This statement is written in support of information submitted to discharge part of the planning condition of Listed Building Consent 2016/3901/L relating to the repair and replacement of lathe and plaster and stucco render:

All repair and replacement of historic timber and joinery, plasterwork, brickwork, lathe and plaster or stucco render are to be detailed in extent, method and specification by submission of specialist reports to the Council and confirmed and approved following a return site visit by officers.

2.0 INTERNAL LATHE AND PLASTER & EXTERNAL LATHE AND STUCCO RENEWAL

Lathe and lime plaster will be renewed internally where required and externally to the front façade using traditional materials and methods.

3.0 SPECIALIST CONTRACTOR

London Plastercraft (www.londonplastercraft.com) have been appointed as specialist contractor to carry out all lathe and plaster renewal works. They have analysed the existing composition of lime stucco and plaster and will match as far as conceivably possible the authentic material.

4.0 SUBMITTED SPECIFICATIONS AND METHOD STATEMENT

The following information is submitted describing the materials and methods to be used:

- K10.1 Lath and lime plaster repairs to the front façade
- K10.2 Lime plaster to masonry walls
- K10.3 Lime plaster to internal face of front façade and party walls
- K10.4 Lime plaster to partitions
- K10.5 Lime plaster repairs to ceilings
- London Plastercraft: Method statement
- London Plastercraft: Detailed quotation.

Restoration works.

K10.1: LATH & LIME RENDER REPAIRS TO FRONT FAÇADE.

To be read with Preliminaries/General conditions.

128A LATH & LIME RENDER TO PARTITIONS: *To be carried out by specialist contractor only.*

- Locations:
 - Front façade and flank return wall adjacent No 47, ground, first and second floors and timber framed wall adjacent No 43, first and second floors.
- Existing work:
 - Survey existing lime render, identify existing lime composition and aggregate.
 - Remove only severely damaged and unsound areas of render as directed by the specialist.
- Lime specification:
 - Subject to confirmation: If non-hydraulic lime putty specified by specialist do not apply later than September
- Scratch coat (Preliminary: subject to confirmation):
 - One part hydraulic lime NHL 2 to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required to match existing aggregate size. Natural goat or horse hair at 2g per Kg of plaster. Thickness to be confirmed by specialist contractor.
- Float coat (Preliminary: subject to confirmation):
 - One part hydraulic lime NHL 2 to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required to match aggregate size. Thickness to be confirmed by specialist contractor.
- Protection:
 - Protect repairs to lime render where require on hot or windy days with damp hessian.
- Finishing
 - Setting coat requirement to be confirmed by specialist.
 - Provide 'Ashlar' lines in exactly the same locations as existing.
- Plinth:
 - Reinststate sand and cement plinth on to concrete upstand base in accordance with drawing 654/540 D (Verify the latest drawing revision prior to proceeding)

GENERALLY/PREPARATION

- Scaffolding and scaffold access
 - Scaffold access in the adjacent property at No 47 will be required at low and high levels to repair the flank wall. Only proceed with permission and conditions set out by the Party Wall surveyors.

- Scaffolding to be provided with well-sealed flame retardant and waterproof sheeting to provide rain and wind protection. Provide temporary roof protection over the façade area.

- Laths
 - Provide new 25 x 6mm new riven oak or chestnut laths or as otherwise where required and recommended by specialist, fix using 30 x 2mm S/S ring-shank nails or S/S brads. Ensure existing sound laths are fixed securely. Stagger laths in 750mm bays.
 - If existing timber structure requires to be treated against fungal or insect attack use only water based solutions in accordance with timber treatment specialist (H & R Hutton and Rostron)
 - Lightly soak new laths before fixing to ensure they tighten on drying.
 - Lightly spray with water 30 minutes before the application of the scratch coat and soak thoroughly with 'Westox RAP' primer including the edges around the exposed area. *(TBC by specialist)*
- Damaged areas of render:
 - Cut back de-bonded, damaged and unsound areas to nearest stud.
 - Chamfer edge to allow new work to overlap.
- Ready mixed lime plaster:
 - Agree specification and manufacturer before proceeding! Aggregate size to match existing as far as possible.
 - Mature lime putty (minimum 3 months) and sand to have been thoroughly mixed in a mortar mill with an even distribution and no lumps. Knock-up ready for use on a clean wooden mixing board.
- Standards:
 - Specification BS EN 998-1: 2016
 - Lime putty: BS EN 459-1: 2015
 - Aggregate: BS EN 13139-1: 2015
- Site mixing (Subject to specialist confirmation)
 - Use mortar mill where possible, otherwise:
 - Add lime as specified and sand with an aggregate size to match existing at the correct ratio to a drum mixer using gauging boxes or buckets - do not use a shovel. Ram where necessary to prevent balling.
 - Tip the mix onto a clean wooden mixing board, turn, chop, and ram with a clean shovel until the putty and aggregate are evenly and thoroughly blended.
- Natural goats' hair
 - Tease in goat or horse hair where required in a plasterer's bath just before application. (Maximum 14 days)
- Application of scratch coat
 - Push the plaster into and across the laths at a 45 degree angle to a thickness of 10mm.
 - Allow for an initial set and scratch to provide a key in a 25-35mm diamond pattern using a lath or comb scratcher. Allow to cure. Cover where required in hessian or polythene.

- Application of float coat
 - Brush down scratch coat to remove loose grains and lightly dampen.
 - Apply float coat to a thickness of 10mm. Use wooden float followed by wooden devil float to provide a suitable surface for the top/skim coat. Allow to cure. Cover where required in hessian or polythene.
 - Application of top coat
 - Lightly dampen float coat
 - Apply in an even coat to 3-4mm.
- 355 ADDITIONAL SUPPORTS FOR FIXTURES AND FITTINGS: Provide or ensure provision of accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.
- 385 SERVICE PENETRATIONS: The dry lining contractor must liaise with the Main Contractor and other contractors to ensure that fire resistance and other specified performance requirements are not impaired by service penetrations.
- 386 PARAPET: Allow for interface with new lead parapet capping and chute from parapet outlet.
- 395 CONTROL SAMPLE(S): Complete area(s) of finished work in approved locations as follows and obtain approval of appearance before proceeding: Location to be agreed on site before proceeding.

Restoration works.

K10.2: LIME PLASTER TO MASONRY WALLS

To be read with Preliminaries/General conditions.

128A LIME PLASTER TO EXTERNAL WALLS: *To be carried out by specialist contractor only.*

- Scratch coat:
 - One part hydraulic lime NHL 2 to 2.5 parts coarse well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. One part natural goat or horse hair at 2kg per tonne of plaster. 10mm max. thickness.
- Float coat
 - One part hydraulic lime NHL 2 to 2.5 parts coarse well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. 10mm.
- Finishing coat
 - 1 part hydraulic lime NHL 2 to 1 part fine silver sand. Adjustment may be required subject to aggregate size. 4mm thickness

GENERALLY/PREPARATION

- Preparation of area:
 - Remove old impermeable plaster finishes to inside face of the rear wall.
 - Make good any loose masonry and remove loose mortar and plaster.
 - Clean thoroughly to remove any dirt and dust.
 - Cracks and cavities should be cleaned out, filled and sealed with an NHL pointing mortar. Large cracks may be packed with low fire clay tiles or slate before the NHL mortar is applied. Such repairs should be allowed to cure for 1 – 2 days before plastering starts.
 - Rake out where require alternate joints to provide a key. Apply where necessary a slurry coat to provide a key.
 - Spray with water 30 minutes before the application of the scratch coat and soak thoroughly with 'Westox RAP' primer including the edges around the exposed area. *(TBC by specialist)*
- Ready mixed lime plaster:
 - Agree specification and manufacturer before proceeding! To BS EN 459-1:2015. Aggregate to BS EN 13139-1:2015. Aggregate size to match existing as far as possible.
- Site mixing
 - Use mortar mill where possible, otherwise:

- Add Hydraulic lime HL2 (minimum 3 months) and sand with an aggregate size to match existing at the correct ratio to a drum mixer using gauging boxes or buckets - do not use a shovel. Ram where necessary to prevent balling.
 - Tip the mix onto a clean wooden mixing board, turn, chop, and ram with a clean shovel until the putty and aggregate are evenly and thoroughly blended.
 - Natural goats' hair
 - Tease in goat or horse hair where required in a plasterer's bath just before application. (Maximum 14 days)
 - Application of scratch coat
 - Allow for an initial set and scratch to provide a key in a 25-35mm diamond pattern using a lath or comb scratcher. Allow to cure. Cover where required in hessian or polythene. 10mm.
 - Application of float coat
 - Brush down scratch coat to remove loose grains and lightly dampen.
 - Apply float coat to a thickness of 10mm. Use wooden float followed by wooden devil float to provide a suitable surface for the top/skim coat. Allow to cure. Cover where required in hessian or polythene.
 - Application of top coat
 - Lightly dampen float coat
 - Apply in an even coat to 3-4mm.
- 355 ADDITIONAL SUPPORTS FOR FIXTURES AND FITTINGS: Provide or ensure provision of accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.
- 385 SERVICE PENETRATIONS: The dry lining contractor must liaise with the Main Contractor and other contractors to ensure that fire resistance and other specified performance requirements are not impaired by service penetrations.
In particular:
- 395 CONTROL SAMPLE(S): Complete area(s) of finished work in approved locations as follows and obtain approval of appearance before proceeding: Location to be agreed on site before proceeding.

Restoration works.

K10.3: LATH & LIME PLASTER TO INTERNAL FACE OF FRONT FAÇADE AND TO PARTY WALL

To be read with Preliminaries/General conditions.

128A LATH & LIME PLASTER TO PARTITIONS: *To be carried out by specialist contractor only.*

- Locations:
 - Internal face of front façade, first and second floors and timber framed wall adjacent No 43, first and second floors.
- Scratch coat:
 - One part non-hydraulic lime putty minimum 3 months old to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. Natural goat or horse hair at 2g per Kg of plaster. 15mm (max. thickness.
- Float coat
 - One part non-hydraulic lime putty minimum 3 months old to 2.5-3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. 1 part natural goat or horse hair at 2g per Kg of plaster. 10mm thickness.
- Finishing coat
 - 1 part non-hydraulic lime putty minimum 3 months old to 1 part fine silver sand. Adjustment may be required subject to aggregate size. 3mm thickness

GENERALLY/PREPARATION

- Laths
 - Provide new 25 x 6mm new riven oak or chestnut laths or as otherwise recommended by specialist, fix using 30 x 2mm S/S ring-shank nails or S/S brads. Ensure existing sound laths are fixed securely. Stagger laths in 750mm bays.
 - If existing timber structure requires to be treated against fungal or insect attack use only water based solutions in accordance with timber treatment specialist (H & R Hutton and Rostron)
 - Lightly soak new laths before fixing to ensure they tighten on drying.
 - Lightly spray with water 30 minutes before the application of the scratch coat and soak thoroughly with 'Westox RAP' primer including the edges around the exposed area. *(TBC by specialist)*
- Ready mixed lime plaster:
 - Agree specification and manufacturer before proceeding! Aggregate size to match existing as far as possible.

- Mature lime putty (minimum 3 months) and sand to have been thoroughly mixed in a mortar mill with an even distribution and no lumps. Knock-up ready for use on a clean wooden mixing board.
 - Standards:
 - Specification BS EN 998-1: 2016
 - Lime putty: BS EN 459-1: 2015
 - Aggregate: BS EN 13139-1: 2015
 - Site mixing
 - Use mortar mill where possible, otherwise:
 - Add mature lime putty (minimum 3 months) and sand with an aggregate size to match existing at the correct ratio to a drum mixer using gauging boxes or buckets - do not use a shovel. Ram where necessary to prevent balling.
 - Tip the mix onto a clean wooden mixing board, turn, chop, and ram with a clean shovel until the putty and aggregate are evenly and thoroughly blended.
 - Natural goats' hair
 - Tease in goat or horse hair where required in a plasterer's bath just before application. (Maximum 14 days)
 - Application of scratch coat
 - Push the plaster into and across the laths at a 45 degree angle to a thickness of 10mm.
 - Allow for an initial set and scratch to provide a key in a 25-35mm diamond pattern using a lath or comb scratcher. Allow to cure. Cover where required in hessian or polythene.
 - Application of float coat
 - Brush down scratch coat to remove loose grains and lightly dampen.
 - Apply float coat to a thickness of 10mm. Use wooden float followed by wooden devil float to provide a suitable surface for the top/skim coat. Allow to cure. Cover where required in hessian or polythene.
 - Application of top coat
 - Lightly dampen float coat
 - Apply in an even coat to 3-4mm.
- 355 **ADDITIONAL SUPPORTS FOR FIXTURES AND FITTINGS:** Provide or ensure provision of accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.
- 356 **INSULATION TO TIMBER FRAMED WALL ADJACENT No 43:** Fit 100mm Rockwool Sound Insulation stone wool slabs following any timber treatment required. Tightly fit between studs, bracing and noggins in accordance with manufacturer's recommendations. Fit as early in the project as possible to reduce transmission of construction noise to No 43.
- 357 **INSULATION TO FRONT FAÇADE:** Allow for insulating between inner row of studs with 150mm Thermafleecce Cosywool fixed in accordance with manufacturer's instruction. Insert additional noggins where necessary for support. Install variable vapour control layer: Ampatax Variano or equal approved.

385 SERVICE PENETRATIONS: The dry lining contractor must liaise with the Main Contractor and other contractors to ensure that fire resistance and other specified performance requirements are not impaired by service penetrations.

In particular:

395 CONTROL SAMPLE(S): Complete area(s) of finished work in approved locations as follows and obtain approval of appearance before proceeding: Location to be agreed on site before proceeding.

Restoration works

K10.4: LATH & LIME PLASTER TO PARTITIONS

To be read with Preliminaries/General conditions.

128A LATH & LIME PLASTER TO PARTITIONS: *To be carried out by specialist contractor only.*

- Locations:
 - Internal partitions to first and second floors
- Scratch coat:
 - One part non-hydraulic lime putty minimum 3 months old to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. Natural goat or horse hair at 2g per Kg of plaster. 15mm (max. thickness).
- Float coat
 - One part non-hydraulic lime putty minimum 3 months old to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. 1 part natural goat or horse hair at 2g per Kg of plaster. 10mm thickness.
- Finishing coat
 - 1 part non-hydraulic lime putty minimum 3 months old to 1 part fine silver sand. Adjustment may be required subject to aggregate size. 3mm thickness

GENERALLY/PREPARATION

- Preparation of areas where only patch repairs are necessary:
 - Cut out and remove areas of loose and de-bonded plaster from the existing laths to the nearest centres of joists in non-defective areas. Cut at 45 degrees to allow new material to be applied over bevel.
 - Remove old residual plaster from between the laths.
- Preparation of laths
 - Renew split, missing and loose laths with 25 x 6mm new riven oak or chestnut laths or as otherwise recommended by specialist, fix using 30 x 2mm S/S ring-shank nails or S/S brads. Ensure existing sound laths are fixed securely. Stagger laths in 750mm bays.
 - If existing laths require to be treated against fungal or insect attack use only water based solutions in accordance with timber treatment specialist (H & R Hutton and Rostron)
 - Lightly soak new laths before fixing to ensure they tighten on drying.
 - Lightly spray with water 30 minutes before the application of the scratch coat and soak thoroughly with 'Westox RAP' primer including the edges around the exposed area. *(TBC by specialist)*
- Ready mixed lime plaster:

- Agree specification and manufacturer before proceeding! Aggregate size to match existing as far as possible.
 - Mature lime putty (minimum 3 months) and sand to have been thoroughly mixed in a mortar mill with an even distribution and no lumps. Knock-up ready for use on a clean wooden mixing board.
 - Standards:
 - Specification BS EN 998-1: 2016
 - Lime putty: BS EN 459-1: 2015
 - Aggregate: BS EN 13139-1: 2015
 - Site mixing
 - Use mortar mill where possible, otherwise:
 - Add mature lime putty (minimum 3 months) and sand with an aggregate size to match existing at the correct ratio to a drum mixer using gauging boxes or buckets - do not use a shovel. Ram where necessary to prevent balling.
 - Tip the mix onto a clean wooden mixing board, turn, chop, and ram with a clean shovel until the putty and aggregate are evenly and thoroughly blended.
 - Natural goats' hair
 - Tease in goat or horse hair where required in a plasterer's bath just before application. (Maximum 14 days)
 - Application of scratch coat
 - Push the plaster into and across the laths at a 45 degree angle to a thickness of 10mm.
 - Allow for an initial set and scratch to provide a key in a 25-35mm diamond pattern using a lath or comb scratcher. Allow to cure. Cover where required in hessian or polythene.
 - Application of float coat
 - Brush down scratch coat to remove loose grains and lightly dampen.
 - Apply float coat to a thickness of 10mm. Use wooden float followed by wooden devil float to provide a suitable surface for the top/skim coat. Allow to cure. Cover where required in hessian or polythene.
 - Application of top coat
 - Lightly dampen float coat
 - Apply in an even coat to 3-4mm.
- 355 ADDITIONAL SUPPORTS FOR FIXTURES AND FITTINGS: Provide or ensure provision of accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.
- 356 INSULATION TO PARTITIONS: Provide flexible mineral wool insulation to internal partition voids. Discuss the method of support and insertion prior to commencing removing the minimum number of laths necessary in order to feed the insulation quilt through narrow gaps.

385 SERVICE PENETRATIONS: The dry lining contractor must liaise with the Main Contractor and other contractors to ensure that fire resistance and other specified performance requirements are not impaired by service penetrations.

In particular:

395 CONTROL SAMPLE(S): Complete area(s) of finished work in approved locations as follows and obtain approval of appearance before proceeding: Location to be agreed on site before proceeding.

Restoration works

K10.5: LATH & LIME PLASTER REPAIRS TO CEILINGS

To be read with Preliminaries/General conditions.

128A LATH & LIME PLASTER PATCH REPAIRS TO CEILING: *To be carried out by specialist contractor only.*

- Scratch coat:
 - One part non-hydraulic lime putty minimum 3 months old to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. Natural goat or horse hair at 2g per Kg of plaster. 15mm (max. thickness).
- Float coat
 - One part non-hydraulic lime putty minimum 3 months old to 3 parts sharp well graded sand to match existing aggregate size. Adjustment may be required subject to aggregate size. 1 part natural goat or horse hair at 2g per Kg of plaster. 10mm thickness.
- Finishing coat
 - 1 parts non-hydraulic lime putty minimum 3 months old to 1 part fine silver sand. Adjustment may be required subject to aggregate size. 3mm thickness

GENERALLY/PREPARATION

- Preparation of area:
 - Cut out and remove areas of loose and de-bonded plaster from the existing laths to the nearest centres of joists in non-defective areas. Cut at 45 degrees to allow new material to be applied over bevel.
 - Remove old residual plaster from between the laths.
- Preparation of laths
 - Renew split and loose laths with 25 x 6mm new riven oak or chestnut laths or as otherwise recommended by specialist, fix using 30 x 2mm S/S ring-shank nails or S/S brads. Ensure existing sound laths are fixed securely. Stagger laths in large areas in 750mm bays.
 - If existing laths require to be treated against fungal or insect attack use only water based solutions in accordance with timber treatment specialist (H & R Hutton and Rostron)
 - Lightly soak new laths before fixing to ensure they tighten on drying.
 - Lightly spray with water 30 minutes before the application of the scratch coat and soak thoroughly with 'Westox RAP' primer including the edges around the exposed area. *(TBC by specialist)*
- Ready mixed lime plaster:
 - Agree specification and manufacturer before proceeding! Aggregate size to match existing as far as possible.

- Mature lime putty (minimum 3 months) and sand to have been thoroughly mixed in a mortar mill with an even distribution and no lumps. Knock-up ready for use on a clean wooden mixing board.
 - Standards:
 - Specification BS EN 998-1: 2016
 - Lime putty: BS EN 459-1: 2015
 - Aggregate: BS EN 13139-1: 2015
 - Site mixing
 - Use mortar mill where possible, otherwise:
 - Add mature lime putty (minimum 3 months) and sand with an aggregate size to match existing at the correct ratio to a drum mixer using gauging boxes or buckets - do not use a shovel. Ram where necessary to prevent balling.
 - Tip the mix onto a clean wooden mixing board, turn, chop, and ram with a clean shovel until the putty and aggregate are evenly and thoroughly blended.
 - Natural goats' hair
 - Tease in goat or horse hair where required in a plasterer's bath just before application. (Maximum 14 days)
 - Application of scratch coat
 - Push the plaster into and across the laths at a 45 degree angle to a thickness of 10mm.
 - Allow for an initial set and scratch to provide a key in a 25-35mm diamond pattern using a lath or comb scratcher. Allow to cure. Cover where required in hessian or polythene.
 - Application of float coat
 - Brush down scratch coat to remove loose grains and lightly dampen.
 - Apply float coat to a thickness of 10mm. Use wooden float followed by wooden devil float to provide a suitable surface for the top/skim coat. Allow to cure. Cover where required in hessian or polythene.
 - Application of top coat
 - Lightly dampen float coat
 - Apply in an even coat to 3-4mm.
- 355 **ADDITIONAL SUPPORTS FOR FIXTURES AND FITTINGS:** Provide or ensure provision of accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.
- 385 **SERVICE PENETRATIONS:** The dry lining contractor must liaise with the Main Contractor and other contractors to ensure that fire resistance and other specified performance requirements are not impaired by service penetrations.
In particular:
- 395 **CONTROL SAMPLE(S):** Complete area(s) of finished work in approved locations as follows and obtain approval of appearance before proceeding: Location to be agreed on site before proceeding.

Specialists in all Types of Interior & Exterior Moulded Work

METHOD STATEMENT

CONTRACT TITLE : Flask Walk, Hampstead.

CLIENT : Vitpol

CONTRACT No : N/A

METHOD STATEMENT : Lath and plaster

1.0 GENERAL

Lime plaster will be applied in areas defined by the drawings. Plaster will be Carried out in not less than two coats and finished with a steel trowel or wood float, providing the air temperature is above 5 degrees.

2.0 METHODOLOGY

- 2.1 Locations for new lime plaster to be as per issued drawings, all works to be accessed via scaffold erected with ladders and hoists or rope and wheel by London Plastercraft.
- 2.2 Locations for new lime plaster to be as our estimate.
- 2.3 Pre-soaked oak laths to be nailed into position using shank pins, laths to be fixed directly onto existing joists. No allowance to level out any discrepancies that may be found.
- 2.4 Once securely fixed a scratch coat of lime plaster mixed with animal hair is trowelled onto the laths to create nibs behind the ceiling, these in turn form the bond between laths and plaster, then an even scratch is applied to form a key ready to receive the following coat.
- 2.5 Dampen area for new plaster prior to placing first coat of mortar / render, which is to be the approved mix established by samples. (most probably a 2.5 : 1 (NHL 2.0 : sand mix) or pre bagged and 5% lime putty. NHL 3.5 on brickwork or exterior.
- 2.6 Dub out coats not exceeding 10mm thick, allow each coat to set but not dry before subsequent coats are applied.

- 2.7 A third and final coat is applied, but using pre gauged fine stuff, purchased from the lime centre in Winchester or Mike Wye regency lime plaster and Klima Glatt W.
- 2.8 Aftercare will be required to ensure any shrinkage cracks are kept to a minimum ie: damping down at regular intervals until cured.

3.0 OPERATIVES

- | | | |
|-----|--------------------------|---|
| 3.1 | <u>Personnel</u> | 3 No plasterers
1 No mate |
| 3.2 | <u>Supervision</u> | 1 No visiting contracts manager |
| 3.3 | <u>Plant / Equipment</u> | Hand tools
Mixer
Drill (110V) |
| 3.4 | <u>Materials</u> | Approved aggregates/ lime/zinc and animal hair. |

4.0 RISK/COSHH ASSESSMENTS

See attached specific risk/cosh assessments for this work, from the lime centre and then attached.

5.0 FIRE RATING.

A lath and plaster ceiling (riven oak lath and 25mm of plaster) is fireproof if the fire is below 900 degrees Celsius.

If the fire is above 900 degrees, then the ceiling will have an A1 rating which will remain fire resistant

6.0 ADDITIONAL CONTROL MEASURES

- | | | |
|-----|--------------------------|--|
| 6.1 | <u>Permits</u> | NA |
| 6.2 | <u>Security</u> | NA |
| 6.3 | <u>Special training</u> | All operatives are trained and experienced in this type of work. |
| 6.4 | <u>Work restrictions</u> | NA |

6.5 Registers

7.0 P.P.E

7.1 All operatives are to wear as a minimum.

- . Safety helmets
- . safety footwear
- . High visibility vests

- . Gloves
- . Overall

7.2 Other P.P.E required when using angle grinder / drill / kango (not applicable)

- . Safety goggles
- . Face mask (when mixing lime)

8.0 EMERGENCY ARRANGEMENTS

8.1 Working foreman to always have a mobile phone.

8.2 Rescue, Clear emergency service access to be maintained.

7.3 Special First Aid Requirements

- . None envisaged.

9.0 TEMPORARY AMENDED SYSTEMS

- . None envisaged.

9.1 This method statement will be given to all operatives involved in the operation by way of a site briefing by the Supervisor or Project Manager. Operatives will sign to acknowledge receipt of this briefing. Once the operation has commenced the Method Statement will be reviewed and amended as necessary. If there are any changes in specification the Method Statement will be amended to reflect the changes.

10 ISSUED TOO:

- . Client/ Main contractor
- . Site foreman/ Operative
- . London Plastercraft Ltd (Job File)

Customer Vitpol (Vip001)	Reference 45 Flask Walk
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Number SQ-12995	Created 18/05/2023	Expires 17/06/2023
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Invoice Address Please Advise	Delivery Address 45 Flask Walk Hampstead Lonond NW3 1HH
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Description	Qty/LM	Price/Rate	Net	% VAT	VAT	Total (£)
Further to Bills recent Site Meeting 17 / 05 / 2023	1.00	0.00	0.00	20.00	0.00	0.00
Internal Lime Plastering	1.00	0.00	0.00	20.00	0.00	0.00
Using 3 Coat Lime Plaster consisting of NHL 2, Lime Putty, Horse Hair or similar approved, Sharp Sand and Shank Nails (Stainless Steel), Finish coat Mike Wye Regency or Baunit Kilma RK 39 Finishing Plaster	1.00	0.00	0.00	20.00	0.00	0.00
** 2nd Floor **	1.00	0.00	0.00	20.00	0.00	0.00
** Front Room **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	19.00	320.00	6,080.00	20.00	1,216.00	7,296.00
Walls on Laths	38.00	280.00	10,640.00	20.00	2,128.00	12,768.00
Walls on Brickwork	6.00	220.00	1,320.00	20.00	264.00	1,584.00
** Rear Room **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	10.50	320.00	3,360.00	20.00	672.00	4,032.00
Walls on Laths	28.00	280.00	7,840.00	20.00	1,568.00	9,408.00
Walls on Brickwork	10.00	220.00	2,200.00	20.00	440.00	2,640.00
Rear Wall Cement NO works for London Plastercraft	1.00	0.00	0.00	20.00	0.00	0.00
** Landing **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	5.50	320.00	1,760.00	20.00	352.00	2,112.00
Walls on Laths including Stairs Down	18.00	280.00	5,040.00	20.00	1,008.00	6,048.00
Walls on Brickwork N/A	0.00	0.00	0.00	20.00	0.00	0.00
Rear Wall Cement NO works for London Plastercraft	1.00	0.00	0.00	20.00	0.00	0.00



** 1st Floor **	1.00	0.00	0.00	20.00	0.00	0.00
** Front Room **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	19.00	320.00	6,080.00	20.00	1,216.00	7,296.00
Walls on Laths	49.00	280.00	13,720.00	20.00	2,744.00	16,464.00
Walls on Brickwork	9.50	220.00	2,090.00	20.00	418.00	2,508.00
** Rear Room **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	10.00	320.00	3,200.00	20.00	640.00	3,840.00
Walls on Laths	18.70	280.00	5,236.00	20.00	1,047.20	6,283.20
Walls on Brickwork Left on Chimney	2.50	220.00	550.00	20.00	110.00	660.00
Rear Wall Cement NO works for London Plastercraft	1.00	0.00	0.00	20.00	0.00	0.00
** Landing **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	1.60	320.00	512.00	20.00	102.40	614.40
Walls on Laths Including Stairs down	20.00	280.00	5,600.00	20.00	1,120.00	6,720.00
Rear Wall Cement NO works for London Plastercraft	1.00	0.00	0.00	20.00	0.00	0.00
** Ground Floor **	1.00	0.00	0.00	20.00	0.00	0.00
** Front Room **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	18.60	320.00	5,952.00	20.00	1,190.40	7,142.40
Walls on Laths	8.00	280.00	2,240.00	20.00	448.00	2,688.00
NB: NO works to Wall Panels Elevation	1.00	0.00	0.00	20.00	0.00	0.00
Walls on Brickwork	13.50	220.00	2,970.00	20.00	594.00	3,564.00
** Rear Room **	1.00	0.00	0.00	20.00	0.00	0.00
Ceiling Lath and Plaster	10.00	320.00	3,200.00	20.00	640.00	3,840.00
Walls on Laths	6.00	280.00	1,680.00	20.00	336.00	2,016.00
Walls on Brickwork Chimney Stack Only 8 m2	1.00	2,500.00	2,500.00	20.00	500.00	3,000.00
Not priced on Meterage, But an item						
Rear Wall and Return Wall (Part of) Cement	1.00	0.00	0.00	20.00	0.00	0.00
** Landing / Corridor **	1.00	0.00	0.00	20.00	0.00	0.00



Ceiling Lath and Plaster	1.50	320.00	480.00	20.00	96.00	576.00
Walls on Laths	20.00	280.00	5,600.00	20.00	1,120.00	6,720.00
** Staircase and Carrage ** On Laths Approx 11 lm @ 900 mm wide, with 'Turn at First Floor Level'	1.00	8,800.00	8,800.00	20.00	1,760.00	10,560.00
** Lower Ground Floor ** Walls as shown by Paul - Site Agent Approx 10 m2 assuming Laths on Timber Stud Work (By Others)	10.00	280.00	2,800.00	20.00	560.00	3,360.00
EXTERIOR WORKS	1.00	0.00	0.00	20.00	0.00	0.00
Main String Cornice Approx 6 Metres Includes Running Mould Lath and Plaster Render on Timber Studwork Approximately 60 m2 Including Ashlar Markings and Small 50 mm Returns which run vertical, also included Right Handside Return Approx 400 mm from Ground Floor to Neighbouring Parapet, above an additional 10m2 is required	1.00	2,400.00	2,400.00	20.00	480.00	2,880.00
NO Works to Overdoor deemed by Main Contractor as in Timber	1.00	0.00	0.00	20.00	0.00	0.00
SIDE ELEVATION	1.00	0.00	0.00	20.00	0.00	0.00
All Timber Framework is the Sole Responsibility of The Main Contractor London Plastercraft have costed for Stainless Steel Angle Beads around Window openings and the External Angle, Please advise us of the junction behind the adjacent property	1.00	0.00	0.00	20.00	0.00	0.00
25 % Uprfront Deposit , then further monthly payments due by the 18th of each month	1.00	0.00	0.00	20.00	0.00	0.00
Prelims	1.00	5,600.00	5,600.00	20.00	1,120.00	6,720.00

Total Net	149,450.00 (£)	Total VAT	29,890.00 (£)	Total	179,340.00 (£)
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VAT Rate	Net (£)	VAT (£)	Total (£)
Standard 20.00%	149,450.00	29,890.00	179,340.00

Notes
All prices subject to VAT or REVERSE VAT - Please Advise
Lead time from order and payment to be confirmed



Terms and Conditions

Please note that delivery is to KERBSIDE only

Contact us if you have additional requirements

All installation costs are based on ceiling heights upto 3 metre only, ceiling heights above 3 metres are subject to another 25% installation cost unless previously agreed in writing.

Our terms are as follows

FULL PAYMENT is required before processing your order for SUPPLY ONLY

TERMS FOR SUPPLY AND FIX

50% payment is required before processing your order, with a

further 25% stage payment to be paid before we commence on site, with the balance due on completion of work

Our bank details

Lloyds Bank Plc

Account Number: 02160614

Sort Code: 30-93-79

