



23rd March 2021

Ted Hewins

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By email to: Ted.Hewins@alliedlondon.com

Dear Ted,

London Road Fire Station, Manchester (Grade II* listed): Supplementary Heritage Consideration for variation of condition 13 in regard to the repair and alteration works to ceilings throughout the building.

Project background

Thank you for instructing us (SLHA) to review the proposed ceiling strategy for the Grade II* listed London Road Fire Station, Manchester. As you know the building is subject to a program of repair and refurbishment works to facilitate a new use under the extant Listed Building Consent 125714/LO/2019, dated 11th December 2019. **Condition 13** sets out the following requirements:

Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, all ceilings within the building that were originally lath and plaster shall be reinstated in lath and plaster. This shall include any area of the building that originally had lath and plaster ceilings that are plasterboard or ceilingless at the present time. Full details of the ceilings to be reinstated and a full specification and method statement for the works including materials composition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

As the project's detailed design has developed for material performance in conjunction with the proposed new uses and a greater understanding of the surviving historic fabric to ceilings has been gained, it has become apparent that the above Condition would not be able to be implemented exactly as specified due to fire protection requirements and the volume of ceilings that have already been lost. Therefore, a strategy for repair has now been developed.

The Proposals

A strategy for the repair and alteration to the ceilings within the building has been developed by Purcell as project architects and was presented to Carolyn Parry and Paul Mason of MCC on 4th March

2021. This provided the opportunity to present the proposed repair strategy and agree that that the proposals do not negatively impact the building's significance.

This statement should be read in conjunction with the document and drawing package that form the ceiling repair strategy, which includes the following:

- Purcell. London Road Fire Station. Ceiling Strategy. Proposal for planning. 04/03/2021

SLHA have undertaken a comprehensive review of the proposals to outline the existing ceilings and identify how the strategy has positive, neutral and potential negative impacts on the building.

Below we have provided a floor-by-floor summary of the surviving historic ceilings, the benefits of the proposals, as well as any disadvantages of the proposals from what was granted consent.

Basement				
Level and drawing reference	Ceiling Type / Location	Significance	Proposal	Impact
Basement LRFS-PUR-01-B1-DR-A-2250	CT01 – Exposed concrete soffit and steel beams	Low	Repair areas of spalled concrete and apply intumescent paint coating.	Negligible beneficial - the work will repair the ceilings and provide increased protection from fire.
Basement LRFS-PUR-01-B1-DR-A-2250	CT05 – Exposed concrete soffit and steel beams	Low	Apply intumescent paint and plasterboard to ceiling, retaining steel beams exposed.	Negligible Adverse – The proposal will cover the original utilitarian ceiling finish, however it will provide additional fire protection enabling the areas to be given a new use.
Ground Floor				
Level and drawing reference	Ceiling Type / Location	Significance	Proposal	Impact
Ground Floor LRFS-PUR-01-00-DR-A-2251	CT01 – Exposed concrete soffit and steel beams	Low	Repair areas of spalled concrete and apply intumescent paint coating.	Negligible beneficial - the work will repair the ceilings and provide increased protection from fire.

Ground Floor LRFS-PUR-01-00-DR-A-2251	CT02 – Lath and plaster	Medium / High	Missing areas of lath and plaster repaired on a like for like basis, with intumescent paint applied to provide fire protection.	Minor beneficial – the retention and repair of the lath and plaster ceilings will place this component of historic fabric in good condition. The work will also provide fire protection to the building.
Ground Floor LRFS-PUR-01-00-DR-A-2251	CT03 – Lath and plaster	High	Missing areas of lath and plaster repaired on a like for like basis.	Minor beneficial – the retention and repair of the lath and plaster ceilings will place this component of historic fabric in good condition.
Ground Floor LRFS-PUR-01-00-DR-A-2251	CT04 – Timber boarding	Medium / High	Repair damaged timber boards and replace missing sections.	Minor beneficial – the proposed works will repair these components of historic fabric that are of medium / high significance.
Ground Floor LRFS-PUR-01-00-DR-A-2251	CT05 – Exposed concrete soffit and steel beams	Low	Apply intumescent paint and plasterboard to ceiling, retaining steel beams exposed.	Negligible Adverse – The proposal will cover the original utilitarian ceiling finish, however it will provide additional fire protection enabling the areas to be given a new use.

Ground Floor LRFS-PUR-01-00-DR-A-2251	CT08 – Timber boarding and exposed concrete	High / Low	Remove timber boards and apply 120mm fire ceiling to substation.	Minor Adverse – The proposed works will result in the loss of a section of the high significance timber board ceiling to the ambulance bays. The proposals will however provide increased protection to the building from fire risk that enables historic fabric in other areas to be more sympathetically treated.
Ground Floor LRFS-PUR-01-00-DR-A-2251	CT10 – Painted concrete soffit and lath and plaster.	Low / Medium	New plasterboard ceiling with decorative timber paneled ceiling below.	Neutral – The proposed works will cover predominantly utilitarian ceiling finishes however it will impact how these different spaces are currently differentiated. The improved fire protection and high-quality finish will help to balance the proposed works.
First Floor				
Level and drawing reference	Ceiling Type / Location	Significance	Proposal	Impact
First Floor LRFS-PUR-01-01-DR-A-2252	CT01 – Exposed concrete soffit and steel beams	Low	Repair areas of spalled concrete and apply intumescent paint coating.	Negligible beneficial - the work will repair the ceilings and provide increased protection from fire.

First Floor LRFS-PUR-01-01-DR-A-2252	CT02 – Lath and plaster	Medium / High	Missing areas of lath and plaster repaired on a like for like basis, with intumescent paint applied to provide fire protection.	Minor beneficial – the retention and repair of the lath and plaster ceilings will place this component of historic fabric in good condition. The work will also provide fire protection to the building.
First Floor LRFS-PUR-01-01-DR-A-2252	CT03 – Lath and plaster	Medium / High	Missing areas of lath and plaster repaired on a like for like basis.	Minor beneficial – the retention and repair of the lath and plaster ceilings will place this component of historic fabric in good condition; this is of particular benefit to the high significance of the firemen’s apartments.
First Floor LRFS-PUR-01-01-DR-A-2252	CT05 – Exposed concrete soffit and steel beams	Low	Apply intumescent paint and plasterboard to ceiling, retaining steel beams exposed.	Negligible Adverse – The proposal will cover the original utilitarian ceiling finish, however it will provide additional fire protection enabling the areas to be given a new use.
First Floor LRFS-PUR-01-01-DR-A-2252	CT06 – Lath and plaster	Medium	Under draw existing lath and plaster ceiling with new suspended plasterboard ceiling.	Minor Adverse -The proposed work will cover the original ceiling finish, however it is required due to the new hotel bedroom use within this area of the building. The ceilings could be removed at a later date to allow the lath and plaster ceilings to be repaired and exposed.

First Floor LRFS-PUR-01-01-DR-A-2252	CT09 – Metal soffit	Medium	Apply intumescent paint to underside of soffit.	Negligible beneficial – The proposed works will help provide additional fire protection and retain the metal soffit partially exposed.
First Floor LRFS-PUR-01-01-DR-A-2252	CT09A – Metal soffit	Medium	Apply intumescent paint to underside of soffit and under draw with acoustic ceiling.	Minor adverse – The proposed works will provide additional fire protection but will be covered over with the acoustic ceiling.
Second Floor				
Level and drawing reference	Ceiling Type / Location	Significance	Proposal	Impact
Second Floor LRFS-PUR-01-02-DR-A-2253	CT01 – Exposed concrete soffit and steel beams	Low	Repair areas of spalled concrete and apply intumescent paint coating.	Negligible beneficial - the work will repair the ceilings and provide increased protection from fire.
Second Floor LRFS-PUR-01-02-DR-A-2253	CT03 – Lath and plaster	Medium / High	Missing areas of lath and plaster repaired on a like for like basis.	Minor beneficial – the retention and repair of the lath and plaster ceilings will place this component of historic fabric in good condition; this is of particular benefit to the high significant firemen’s apartments.

Second Floor LRFS-PUR-01-02-DR-A-2253	CT05 – Exposed concrete soffit and steel beams	Low	Apply intumescent paint and plasterboard to ceiling, retaining steel beams exposed.	Negligible Adverse – The proposal will cover the original utilitarian ceiling finish, however it will provide additional fire protection enabling the areas to be given a new use.
Second Floor LRFS-PUR-01-02-DR-A-2253	CT06 – Lath and plaster	Medium	Under draw existing lath and plaster ceiling with new suspended plasterboard ceiling.	Minor Adverse - The proposed work will cover the original ceiling finish, however it is required due to the new hotel bedroom use within this area of the building. The ceilings could be removed at a later date to allow the lath and plaster ceilings to be repaired and exposed.
Second Floor LRFS-PUR-01-02-DR-A-2253	CT09 – Metal soffit	Medium	Apply intumescent paint to underside of soffit.	Negligible beneficial – The proposed works will help provide additional fire protection and retain the metal soffit partially exposed.
Second Floor LRFS-PUR-01-02-DR-A-2253	CT09A – Metal soffit	Medium	Apply intumescent paint to underside of soffit and under draw with acoustic ceiling.	Minor adverse – The proposed works will provide additional fire protection but will be covered over with the acoustic ceiling.

Third Floor				
Level and drawing reference	Ceiling Type / Location	Significance	Proposal	Impact
Third Floor LRFS-PUR-01-03-DR-A-2254	CT02 – Lath and plaster	Medium / High	Missing areas of lath and plaster repaired on a like for like basis, with intumescent paint applied to provide fire protection.	Minor beneficial – the retention and repair of the lath and plaster ceilings will place this component of historic fabric in good condition. The work will also provide fire protection to the building.
Third Floor LRFS-PUR-01-03-DR-A-2254	CT05 – Exposed concrete soffit and steel beams	Low	Apply intumescent paint and plasterboard to ceiling, retaining steel beams exposed.	Negligible Adverse – The proposal will cover the original utilitarian ceiling finish, however it will provide additional fire protection enabling the areas to be given a new use.
Third Floor LRFS-PUR-01-03-DR-A-2254	CT06 – Lath and plaster	Medium	Under draw existing lath and plaster ceiling with new suspended plasterboard ceiling.	Minor Adverse -The proposed work will cover the original ceiling finish, however it is required due to the new hotel bedroom use within this area of the building. The ceilings could be removed at a later date to allow the lath and plaster ceilings to be repaired and exposed.

Third Floor LRFS-PUR-01-03-DR-A-2254	CT07 – Original lath and plaster but predominantly lost due to water ingress or replaced with plasterboard.	Medium / None	Remove plasterboard and failed lath and plaster ceilings, insulate between and below rafters, fix new plasterboard ceiling, skim and paint finish.	Minor adverse – The proposal will remove any remaining lath and plaster ceilings and does not reinstate the ceilings to their historic form, however, this will enable the roof to be insulated and bring the third floor back into active use.
Third Floor LRFS-PUR-01-03-DR-A-2254	CT07A - Original lath and plaster but predominantly lost due to water ingress or replaced with plasterboard.	Medium / None	Remove plasterboard and failed lath and plaster ceilings, insulate between and below rafters, fix new plasterboard ceiling, skim and paint finish.	Minor adverse – The proposal will remove any remaining lath and plaster ceilings and does not reinstate the ceilings to their historic form, however, this will enable the roof to be insulated and bring the third floor back into active use.
Third Floor LRFS-PUR-01-03-DR-A-2254	CT09 – Metal soffit	Medium	Apply intumescent paint to underside of soffit.	Negligible beneficial – The proposed works will help provide additional fire protection and retain the metal soffit partially exposed.
Third Floor LRFS-PUR-01-03-DR-A-2254	CT09A – Metal soffit	Medium	Apply intumescent paint to underside of soffit and under draw with acoustic ceiling.	Minor adverse – The proposed works will provide additional fire protection but will be covered over with the acoustic ceiling.

Conclusion

The ceiling strategy provides a comprehensive and detailed proposal for the repair, upgrade, alteration and replacement of ceilings throughout London Road Fire Station.

The strategy has prioritized high significant ceilings throughout the building, ensuring that these areas are retained with the same ceiling finish and repaired where required. To provide added fire protection the use of intumescent paints is proposed to these ceilings which will not detract from

these finishes.

All but one area of high significance ceilings are to be retained and repaired, placing these ceilings back in good condition. The small area to be covered is required in order to provide a new substation to the building and will also provide greater fire protection in a high-risk area, ultimately reducing the fire protection requirements on the rest of the building and safeguarding the building in the future.

High significance areas that have also seen large areas of loss are also due to be repaired, for example the second-floor billiards room.

Throughout the third floor, water ingress has caused large scale loss of original ceilings, with many already having been replaced with a plasterboard ceiling. To these lower significance areas of the building, the proposal will be to insulate the ceilings and finish these with a plasterboard. Although this ceiling finish is not consistent with the rest of the building's ceilings, it enables these areas of the building to be brought back into active use.

The proposed works to the ceilings will have an overall neutral impact on the building's architectural interest, with adverse impacts, with the covering or replacing ceilings, being balanced out by the repair, reinstatement and upgrade of other ceilings, ultimately ensuring that the building is brought back into active use.

Yours sincerely,



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Historic Building Surveyor

For and on behalf of Heritage Architecture Ltd

