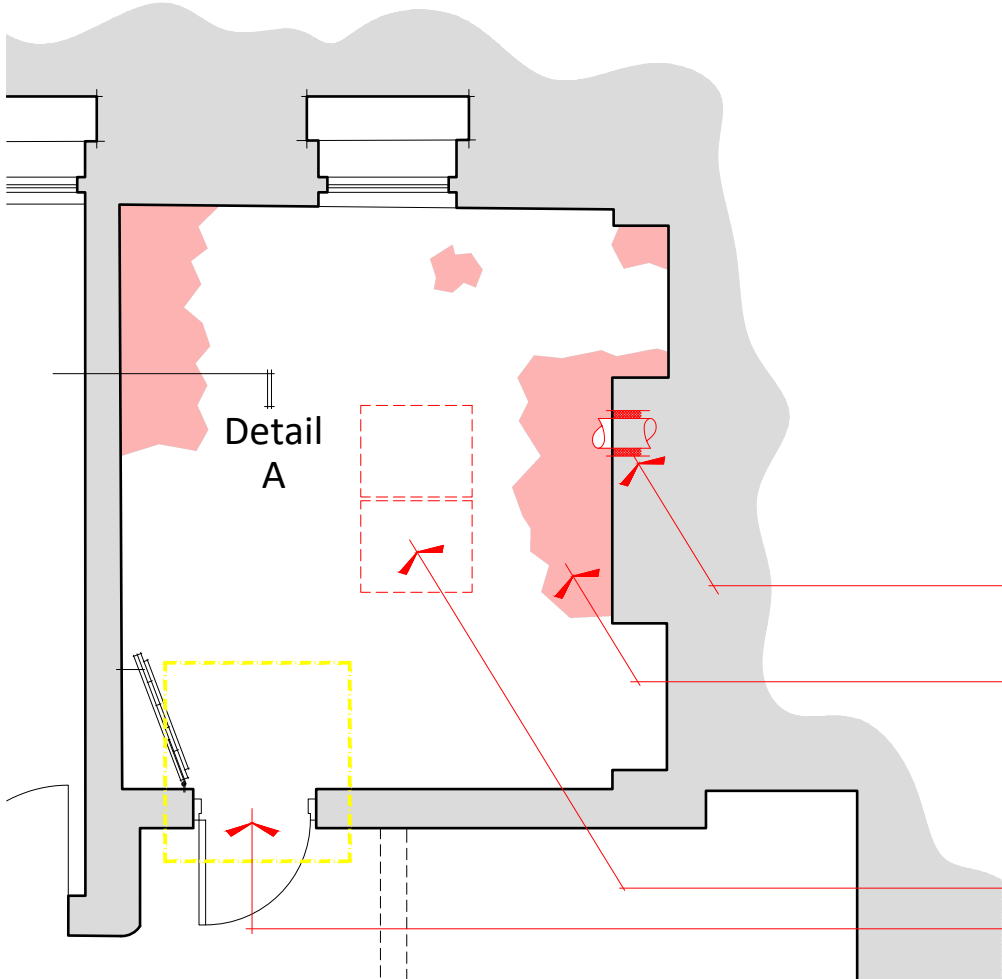




Damaged ceiling at Detail A (nts)



Boiler Room Ceiling Plan (1:50 @ A3)

Fire Safety Works



Client:
Our Lady & St John, High Lane, Chorlton-cum-Hardy

Project:
Presbytery: Fabric upgrade, fire alarm & emergency lighting.

Notes

Original ceiling is formed in traditional lath and plaster where the laths (oak/chestnut) are fixed at right angles (east/west) to the ground floor joists (north/south). In a number of locations, the plaster has become detached or damaged as the original material has dried out and its adhesion to the laths has diminished.

Damaged areas of existing plasterwork are to be made good with pre mixed haired lime plaster (Ty Mawr or similar approved). Apply an initial scratch coat of coarse haired lime mortar through the lath, leaving around 1/3" (8mm) on top of the lath itself. Ensure the scratch coat is firmly pushed through the lath to form nibs or keys which provide a mechanical key and helps the mortar to adhere to the lath. Avoid trowelling this coat too smooth but instead leave an open textured surface for extra key for the next coat of plaster. Lightly scratch this coat with a lath or comb scratcher and leave to dry and cure until green hard. Ensure plaster/masonry is suitably dampened prior to application of scratch coat.

Where necessary, any displaced laths are to be refixed using stainless steel nails. Where new laths are required, these are to be of cut oak or chestnut to match the existing.

Existing floor joists span north/south.

Line of original cut oak/chestnut laths.

Original coarse haired lime plaster.

Existing damaged/lost plaster.

Once original plasterwork has been repaired and is suitably cured/dried, the ceiling is to be underlined with 12.5 mm Gyproc Fireline Board screw fixed through to the existing floor joists. Allow for framing out around the recently installed heating pipework/supporting framework. Allow for intumescent sealant to the perimeter of the ceiling & wall junction and to fire stop any service penetrations in the new ceiling.

At edges, boards are to be fixed on a bead of Rockwool FirePro High Expansion Intumescent Sealant so that the sealant is forced out to fill potential gaps between boards. Excess sealant is to be allowed to dry before being carefully cut back flush with face of boards.

Prior to decoration all screws are to be caulked flush with face of boards using FirePro High Expansion Intumescent Sealant. Boards to be finished with on mist coat and two finishing coats of water based white eggshell emulsion.

Where existing flues have been cut through and into existing chimney flue, the flues are to be fire stopped using Rockwool stone wool and pointed up in lime mortar.

Approximate areas of damaged lath & plaster shown in red shading.

Original coarse haired lime plaster.

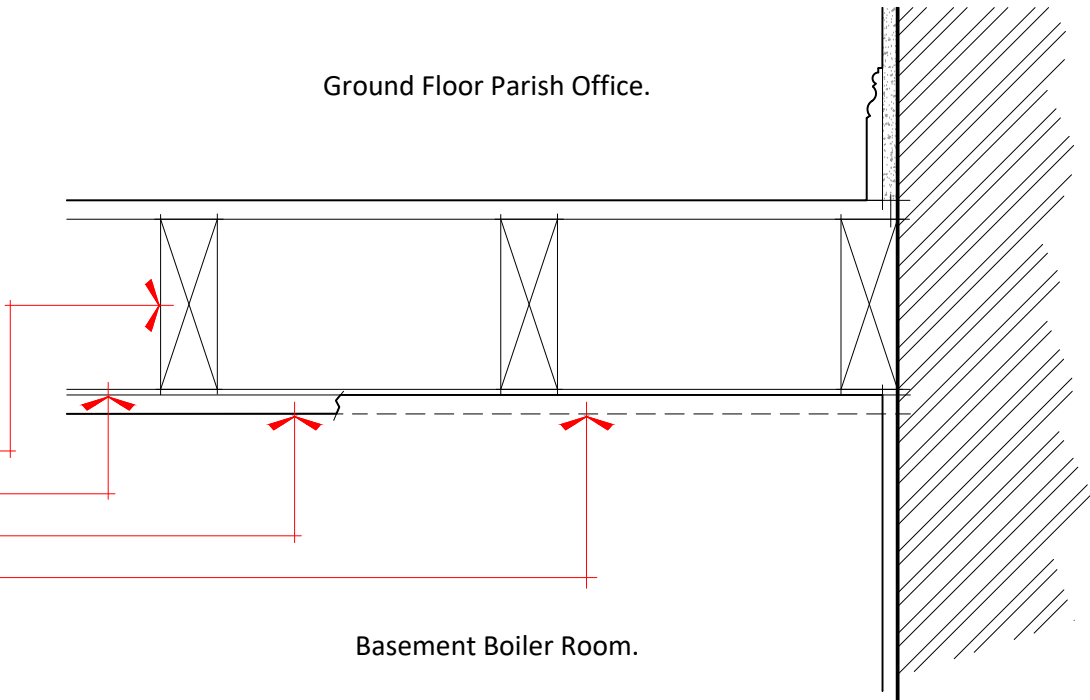
Proposed Rockwool FirePro High Expansion Intumescent Sealant at board edges.

Existing damaged/lost plaster made good with pre mixed haired lime plaster.

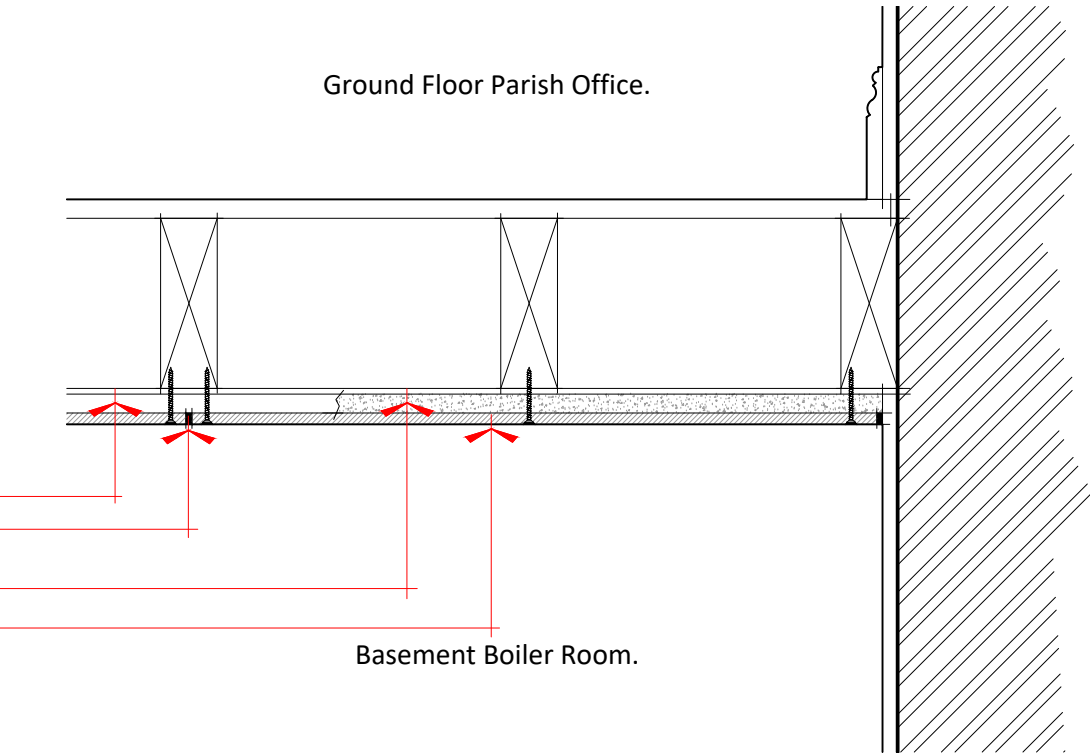
Proposed additional fire protection underlining (Gyproc Fireline Board).

Approximate position of boilers.

Include for new 1hr fire resistant solid core plywood faced door to receive paint finish. Existing door removed and stored in adjacent northeast store area for possible future use elsewhere. (see drawing SJ-BTP-00-E/P-DR-A-4118_FSW/02A).



Detail A thru' existing (1:10 @ A3)



Detail A thru' proposed (1:10 @ A3)

Note:-
This drawing is to be read in conjunction with architects general arrangement drawings numbered SJ-BTP-00-E/P-DR-A-4118_FSW/01B & 02B.

Revisions:-

Rev A	08/10/25		Revised to address MCC Planning and Conservation Officer guidance - see email dated 13th January 25
Rev	Date	Int	Description

Description:

Boiler Room Ceiling Repairs

Purpose of Issue:

Detail Sheet

Drawn By:	Checked By:	Date:	Scale @ A3:
AP		10/01/25	As noted
Job No:	Status Code:	Drawing No:	Rev:
4118	S3	FSW/DS01	A

File Identifier:

SJ-BTP-00-E/P-DR-A-4118_FSW/DS01

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Note:-

This drawing is to be read in conjunction with architects general arrangement drawings numbered SJ-BTP-00-E/P-DR-A-4118_FSW/01B & 02B.