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Royal London House, 196 Deansgate

For AM Alpha

5th Floor Cornice Repair Method Statement

December 2024

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Introduction

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1.0

1.0 Introduction

This document has been prepared to discharge Condition number 7 ‘Cornice Repair’ of application no. 140931/LO/2024.

Notwithstanding the approved details in condition 2, prior to any repairs to the cornices, full and final details of the repair works shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a detailed method statement, product specifications and an in-situ samples of repair. The approved details shall be implemented as part of the development.

Method Statement

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2.0

The majority of original cornicing within the floor plate is in good condition and only requires redecoration inline with the HPA.

There are limited areas of original cornicing which will be exposed through the removal of non-original fabric. These areas require sensitive restoration to safeguard the installation. Dents and scratches will be patch repaired with cornice plaster, smoothed in to match the adjacent original finish. Should extensive repairs become evident, templates will be taken and profiles reproduced using traditional reinforced plaster techniques.

There are a small number of original cornice profiles which have been truncated through historic removal of internal partitions. In these instances, the end is ragged and unstable. In these locations, the original material will be consolidated and a new flat end will then be made using traditional cornice plaster.

1. Original Ceiling
2. Non Original Drop Ceiling
3. Drop Ceiling Support Frame
4. Original Cornicing



Samples

3.0

3.0 Cornice Sample



Existing cornice - Suite A



Example of repaired cornice elsewhere in the building



Existing cornice - Bathroom

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