Internal Partitions Methodology
Planning Condition 7
Condition Number 136161/LO/2023

GENERAL HERITAGE MANAGEMENT PRINCIPLES

All significant interventions notified and preceded through documentary research and detailed visual and if necessary, physical investigation.

Works will be planned to ensure minimum intervention and disturbance to the fabric of the building. Proposed works will be evaluated and for their potential impact on the fabric of the building and notified accordingly.

Intervention works have been carefully considered and justified in terms of its necessity as a repair, an adaptation which better reveals it's significance, or an enhancement which extends is sustainable use.

Interventions to the fabric which protect or better reveal the buildings heritage will be encouraged, and change which could cause unmitigated harm to the significance of the building will be avoided.

Every element of the works will be completed sympathetically by competent operatives with a proven track record of working within a Grade ll Listed environment. The project culture of care, consideration and preservation of the buildings heritage will be maintained.

This culture will be administered via contractor selection, induction, and relevant toolbox talks throughout the duration of the project.

If required, the heritage consultant will be engaged as works progress to mitigate any detrimental effect on the heritage components of the building.

Before any works commence, the management team will carry out a review of the work area to understand the building fabric within and adjacent to the space.

METHODOLOGY

Setting out
Using the approved construction issue drawings, mark out the internal partition locations using chalk lines and liaise with the site manager to double check this correct.

Once marked out ensure there are no live services within the work area, if there is, stop work and notify the site manager. All isolations to be confirmed with relevant M&E contractor before work begins.

Installation of dry lined walls

1. Fix base and head tracks in accordance with the correct wall type for each relevant area. Use appropriate fasteners and ensure all is level and aligned.
2. Cut the metal studs to length and insert into the tracks at 600mm intervals, securing them with screws.
3. Cut the plasterboard to fit the wall dimensions and fix to the metal studs at 300mm intervals.
4. Insert any insulation and / or patressing before repeating Step 3.

5. Apply joint tape over all joints between the plasterboards and apply jointing compound over any screw heads. Allow to dry and sand to a smooth finish.
6. Wipe down any excess dust once dry using a damp cloth.

Installation of glazed partitions

1. Ensure that the new / existing walls are in accordance with the relevant construction issue drawings regarding make up and fire strategy.
2. Locate the steel framework in the opening and pack out to ensure all is level.
3. Fix in place using the method detailed within the relevant drawings relating to each wall / floor type.
4. Once securely in place, ensure operation of any doors is smooth and unhindered.

Ceiling works

1. Should any repair work be required following installation of partitions to the existing building fabric, we shall apply mixed Renderoc HBM. This will be applied by gloved hand or trowel, thoroughly compacting onto the primed substrate and around any exposed openings, ensuring a clean and tidy finish.

Flooring works

Where any new partition comes in to contact with existing herringbone flooring, the following method will be applied:

1. Reclaimed flooring will be cut to size to infill any gape around the new partition.
2. A Lagler sanding machine is used to sand off the old floor finish and bring the wood to a suitable level, ensuring there is very minimal dust and no impact on Parquet.
3. Once the top layer had been penetrated and the parquet flooring is visible, we will then change the sanding discs from 24 grit to 40 grit to 80 grit to minimise damage and to focus on finish.
4. Then we apply two coats of filler; this is used by creating a resin-like substance with the existing parquet dust and a 'Blanchon' resin filler.
5. We mix the dust from the sanded floor with a compound to get a consistent resin like substance to fill the gaps in the flooring.
6. After the filler has dried, we sand back to bare wood with 100 grit and finished with orbital buffing in 120 grit ready for the primers & oil to be used.
7. 1 coat Bona Natural, buffing to remove grain rise and 1 coat Bona Traffic HD Matt (filled gaps)
8. Suitable flooring protection will be laid to allow breathability in the floor while also protecting it from any other works that may be required.

Repair Works

Skirting Repairs

Where existing skirting is damaged or beyond repair, we will replace the affected section with a new piece of skirting matching the existing profile.

We will cut and remove the damaged section approximately 100mm either side of it before affixing the new skirting using a nail gun to minimise damage to the wall. Where a nail gun will not suffice, we will carefully pre drill the wall and insert a plug to enable the use of a woodscrew. The screw head will be filled and sanded to ensure a smooth finish ahead of decorations.

Cornice Repairs
Where cornice is missing or damaged we will carefully repair the affected section, starting approximately 100mm either side of the area. The original cementitious build up will be repaired using Fosroc to ensure longevity of the repair. The decorative elements will then be repaired using fibrous plaster to match the approved sample on site.

Wall and Ceiling Repairs
Where a section of wall or ceiling is damaged we will carefully repair the affected section. The original cementitious wall build up will be repaired using Fosroc to ensure longevity of the repair. The final finish will be fibrous plaster to match the existing heritage finish.

Parquet Repairs
Where any listed parquet flooring is uncovered and is required to remain, the following method will be applied:

1. Reclaimed flooring will be cut to size to infill any gape around the new partition.
2. A Lagler sanding machine is used to sand off the old floor finish and bring the wood to a suitable level, ensuring there is very minimal dust and no impact on Parquet.
3. Once the top layer had been penetrated and the parquet flooring is visible, we will then change the sanding discs from 24 grit to 40 grit to 80 grit to minimise damage and to focus on finish.
4. Then we apply two coats of filler; this is used by creating a resin-like substance with the existing parquet dust and a 'Blanchon' resin filler.
5. We mix the dust from the sanded floor with a compound to get a consistent resin like substance to fill the gaps in the flooring.
6. After the filler has dried, we sand back to bare wood with 100 grit and finished with orbital buffing in 120 grit ready for the primers & oil to be used.
7. 1 coat Bona Natural, buffing to remove grain rise and 1 coat Bona Traffic HD Matt (filled gaps)
8. Suitable flooring protection will be laid to allow breathability in the floor while also protecting it from any other works that may be required.

Tiling Repairs
Where original tiling is uncovered, the intention is to leave this in-stu with no repair works to be carried out. We will use a non abrasive detergent, applied using a soft cloth to clean the tiles. A grout brush will be used where required to clean the areas between the tiles.

Should heritage tiling being covered directly by a more modern tile, we shall leave that modern tile in place to prevent any further damage to the heritage items.

A report of these areas will be produced to allow for a discussion as to how the areas can be 'showcased' within the refurbished spaces.

Glazed Brick Repairs
Where original tiling is uncovered, the intention is to leave this in-stu with no repair works to be carried out. Should heritage tiling being covered directly by a more modern tile, we shall leave that modern tile in place to prevent any further damage to the heritage items.

A report of these areas will be produced to allow for a discussion as to how the areas can be 'showcased' within the refurbished spaces.

Window Repairs
The windows are covered under their own condition and have a separate repair strategy. See Consent 136161-LO-2023 Condition 5.