

25 Cadogan Square – Reinstatement, repair, and installation of ceiling plaster

The drawings C-01/PA/14 Rev A through to C-07/PA/14 Rev A sets out the form and level of plaster finishes to 25 Cadogan Square. There are a number of schedules of work reflecting the location, original finishes, re-arrangement and classification of rooms.

Adam Architecture's Heritage Statement identifies a series of changes throughout the building's history and to all floors but notably in certain areas. The Hoare family changes were documented up to 1947 and impacted the central area behind the main staircase, internal partitions to ground and 1st floors, and subdivision of 2nd and 3rd floors to introduce bedrooms and bathrooms. After 1947 the building was converted into flats & maisonettes by subdivision of rooms and the introduction of kitchens and bedrooms throughout which mainly impacting the 2nd, 3rd and 4th floors. While subdivision of the ground and 1st floors did occur, the original high ceilings were covered up by lowered plasterboard false ceilings and that is why they still exist in the building. However on upper floors it is our opinion that the original lath and plaster ceilings were removed and replaced with modern materials to retain what height they had.

Following the 2009 approval, changes to the internal space between the main house and the rear rooms (staircase and lift shaft), and internal partition changes from 2nd floor upwards with the rear extension addition, meant that the existing plasterboard ceiling plaster required further alterations.

Thus the approach the owners have adopted is to restore the principal three lower floor ceilings along with the 5th floor, while the 2nd, 3rd and 4th floors are replaced with ceilings that were probably installed in the 1950s with appropriate modern fire materials but faced with lime plaster. Modern ceilings will use the 'MF' system, whereby a light weight metal section is screwed to the side of original joists at regular intervals to ensure a level ceiling and to facilitate the fixing at specified centres the fire line boards.

We have also taken into account the current legislation for fire protection (½ hour for ceilings within flats, and 1 hour for ceilings between flats) and the need to balance increasing building regulations within this Listed Building.

Therefore the following has been proposed:

Lower Ground floor:

LG.01,03&04: Reinstatement of lath and plaster ceiling to *original ceiling level*

LG.02 (Bathroom): Repair of brick barrel ceilings, and installation of lowered plasterboard ceiling.

LG05, 06&08: Installation of plasterboard ceiling to *original ceiling level*

LG 07&09: Installation of lowered plasterboard ceiling.

LG10,11,&12: Repair of brick barrel ceilings, and installation of lowered plasterboard ceiling (see section attached). In this case, the rear window heads are dropped by cast concrete lintols and infill brickwork to underside of existing steel section to allow for lowered plasterboard ceiling and cornice.

Ground Floor:

GF,03,06 and front entrance: Restoration of existing lath, plaster ceiling and cornice as method statement.

GF01&02: Installation of lath, plaster, and cornice to *original ceiling level*

GF04&05: Installation of lowered plasterboard ceiling.

First Floor:

1F.01, part 02, 03, &07: Restoration of existing lath, plaster ceiling and cornice as method statement.

1F.part 02, main staircase: Installation of lath, plaster, and cornice to *original ceiling level*

1F.04 &05: Installation of lowered plasterboard ceiling.

Second Floor:

2F.01,02,04,06, and corridor: Installation of plasterboard ceiling to *original ceiling level*

2F.03,05 and boiler cupboard: Installation of lowered plasterboard ceiling.

Third Floor:

3F, 01,02,03,05 and corridor: Installation of plasterboard ceiling to *original ceiling level*

SF.04: Installation of lowered plasterboard ceiling.

Fourth Floor:

4F.01,04, staircase landing, and lift lobby: Installation of plasterboard ceiling to *original ceiling level*

4f.02&03: Installation of lowered plasterboard ceiling.

**Fifth
Floor:**

5F.01,02 and staircase landing: Reinstatement of lath and plaster ceiling to *original ceiling level*

Summary:

A quick glance through this summary schedule and the ceiling layout shows that over 90% of the ceilings are set at original lines, and the majority of lowered ceilings are internal rooms as cupboards or bathrooms.