

Beasley
Dickson
Architects

Planning and Listed Building Condition Method Statements 3(a)(b)(c)(e)(f)(g)

Relating to Work to 2-6 Victoria Station Approach, Manchester, M31NY
(Ref 125854/FO/2020 and 125855/LO/2020)

Method Statements

(a) Method statement for the removal of any fabric as part of the strip out works (floor wall ceiling)

Floor

- no proposed removal / stripout

Walls

- no proposed removal / stripout

Ceiling

- undertake careful investigation to establish if the existing ceiling is plasterboard and whether an historic lath and plaster ceiling has been over-boarded.
- If laths are found to present plasterboard to be removed in small sections by removing screws to minimise damage to substrate.

(b.i) Method statement for the reinstatement of lime plaster to walls

Any defective patches or areas of existing lime plaster that have lost their key to the substrate and which are deemed likely to fail shall be carefully removed and the substrate prepared ready for application of new lime plaster.

- Existing masonry walls will be finished with a traditionally applied 3 coat Lime Plaster finish.
- Masonry structure underneath to be checked to ensure its stability, cleaned and dried.
- First coat applied at approx. 10mm thickness, using a steel trowel.
- Once the first coat has firmed up, the plaster to be keyed using a toothed instrument to produce a mechanical binding for the following coats. Care to be taken not to cut through the plaster coat back to the underlying masonry.
- First coat to be left for approximately 3 days before the second coat is applied.
- First coat to be brushed down and damped down to ensure that the second coat is applied to a damp but not wet surface.
- Second 'floating' coat to be ruled over to form a flat and even surface, then scoured using a devil float.
- Second coat to be left for approx. 3 days before the third coat is applied.
- Third 'setting' coat is applied in two layers, the initial layer skimmed with a trowel in a long and even spread, then scoured to counteract shrinkage.
- Final surface is then skimmed smooth with a trowel, and left to dry fully before decorations.

(b.ii) Method statement for the reinstatement of lath and plaster ceiling

- Careful removal of existing plasterboard
- Existing structure to be checked to ensure its stability.
- Laths to be nailed to the joists, approx 10mm between each lath, and staggered in approx 1m² bays to prevent long cracks appearing as the plaster dries out.
- A 'pricking-up' coat of lime putty and sand to be applied and pushed through the lath to form nibs or keys, approx 5-15mm thick.
- Lime putty mixture to be reinforced with animal hair, with the nibs acting as a mechanical key to help the mortar to adhere to the lath.
- Second 'floating' coat to be one part lime putty to three parts sand to a thickness of 10-15mm. To be reinforced with animal hair.
- Mortar to be ruled flat and scoured using a wooden float to consolidate the surface.
- A devil float to be passed over the surface to give a key for the finish coat.
- Surface to be dampened before application of the finish coat. The finishing coat will be one part lime putty to one part fine sand, to a thickness of 2-5mm.
- Allow to dry fully before decorations.

(b.iii) Method statement for the reinstatement of original cornices

- Undertake survey of existing historic cornices within areas of the station of an equivalent period to establish an appropriate template for approval.
- Take a template ('squeeze') from the original to accurately replicate an existing cornice. A plaster template is made of the profile of the cornice or a silicone rubber with thixotropic additive can be applied to take a moulding in-situ.
- Using the template taken from the original cornice a master model is produced.
- All new casts will be manufactured in traditional fibrous plaster (casting plaster with Hessian scrim and timber laths)
- Allow to fully dry prior to installation.
- Plaster mouldings to be fixed purely with zinc screws and fibrefix adhesive,
- All fixing points, joints, and mitres are then made good using the same plaster mix as the casts are manufactured from.
- Allow to dry fully before decorations.

(b.iv) Method statement for the reinstatement of original floor finishes

- The current existing floor throughout the unit is a concrete screed and there is no indication that this has been laid over an existing original floor
- Investigations to be undertaken to confirm if the existing screed is the original or if it is a screed over an original floor.
- If it is the former, the approach should be to retain the original floor with appropriate repair.
- If it is the latter, the approach should investigate the original floor that lies beneath the screed and if this can be practically re-exposed, restored and left exposed to view.
- Alternative finish of engineered oak flooring to be proposed if the original floor no longer exists or is beyond practical repair and would need to be based on evidence.
- Consideration to be given to implications for the bottom edge of the existing original/historic doors

(b.v) Method statement for the reinstatement of skirtings

- Undertake survey of existing historic skirtings within areas of the station of an equivalent period.
- Template the existing skirting to form a new cutting tool.
- Cut new SW skirtings to match existing
- Screw fix skirting boards to brick substrate

(c) Schedule of External Repairs + Method Statement

- No external repairs are proposed beyond the making good of brickwork following the removal of the roller shutter (refer to 3f)

(d) Schedule of Internal Repairs + Method Statement

Schedule

- North Elevation: Existing brick wall with small holes from redundant services
- East Elevation: Existing brick wall with small area of plaster. Three areas of missing brick, and small holes from previous service runs
- West Elevation: Existing brick wall with small holes from redundant services
- South Elevation: Existing brick wall with an area of missing brick, and small holes from previous service runs

Method Statement For Brick Repairs

- Surveyor to identify areas to be repaired.
- Site Manager to produce a repair schedule and record drawings of areas to be repaired.
- Using suitable lime and aggregate carry out sample mortar repairs to stone and brickwork for inspection and approval by Surveyor prior to carrying out main works.
- Isolate the defective areas using small cutters and hand tools and cut back to a minimum of 20mm to allow a suitable key for the new repair.
- De-dust and rinse with clean cold water.
- Saturate the cavity with clean cold water.
- Using the approved mortar mix, 1no 3.5 NHL Lime, 3no Sand and natural brick dust, press in the repair material to a depth not exceeding 10mm in one visit. Allow repair to dry out and prior to repeating the process.
- Where repairs exceed 50mm in depth stainless steel or similar non-ferrous reinforcement to be introduced with a minimum of 20mm cover.
- Build up repair to achieve original line and profile and smooth off with a wood float, damp cloth or sponge. Protect the repair from direct sunlight to prevent rapid drying using
- Hessian or similar sheeting.

(e) Method Statement for the Refurbishment and Redecoration of Windows

- Existing windows to be recorded in photographs prior to commencement of refurbishment works.
- Existing Windows to be refurbishes in situ
- Remove any redundant and not original ironmongery and overboarding.
- Remove excess layers of paint finishes to all existing timber elements of the window joinery using poultice/chemical stripping
- Depth of strip to be agreed by sample: aim to regain some of the original definition of the profiles, without causing damage; sufficient to detect defects such as cracking, voids or rot and to provide suitable key for paint system
- Timber repairs generally to be undertaken using sound, treated timber to match host element. Epoxy resin may be used for cracks and small voids as recommended by specialist.
- Existing glass is to be retained and protected during the repairs to the timber frames
- Remove any defective putty and repair / replace with traditional linseed oil putty. (Note: putty to be allowed to cure before being painted to avoid shrinkage and blistering of paint)
- Ensure all surfaces are clean and dry with no loose or blistering paint.
- Apply paint system (primer, undercoat, finish) observing manufacturer's guidance for preparation and number of coats etc. Refer to 3g for paint specification.
- External putty should be painted once it has cured, and the paint should be taken slightly onto the glass to achieve a watertight seal.

(f) Method Statement for the Removal of the Roller Shutter and Housing and Making Good of the Building Fabric

- Careful removal of existing roller shutter, housing, tracks and associated electrical wiring
- Careful removal of external metal edge protection to existing brick opening
- Following removal of doors undertake a survey to identify any areas of brick to be repaired.
- Localised replacement of external brick to match existing as required.
- Isolate the defective areas using small cutters and hand tools and cut out the defective brick.
- Care must be taken at all times to ensure that the surrounding bricks and pointing are not affected in any way.
- Clean the area out where the brick has been removed using clean water.
- Wet the area ready to take the mortar mix. Using the 1:3 mix (lime: chalk), lay a bed for the brick to sit on, in line with the surrounding courses. The rear of the brick must have a mortar mix on to ensure adhesion to the internal skin of brick work.
- Grout the full surround of the brick and leave to set.
- On returning to the set brick, dampen down again and point up to match the existing.
- Ensure the joint is kept damp to ensure the mortar does not fracture or fail.

(g) Method Statement for Internal Redecoration Including Paint Types and Colours

Painting Lime Work

- Lime should be fully carbonated and brushed down to remove any loose material prior to painting.
- All Lime Plaster to be finished with 5.no coats of lime wash:
- Colour - white. (Mike Wye Traditional Lime Wash or similar)
- Lime should be wetted down and Lime wash brushed on to manufacturers specifications

Painting Timber Work

- All surfaces should be properly prepared by scraping back to remove all loose and friable material, fully rubbing down and making ready for decorations.
- All paints to existing timber should be Linseed Paint (<https://linseedpaint.com/> or similar).
- Additional preparation and drying times to be allowed for and application should be in strict accordance with manufacturer's guidance inc dilution and mixing with linseed oil quants and additives where necessary.
- Colour: 'Albion' white