



22nd August 2024

Rylands Building, Manchester – Principles of Heritage Paint Analysis

Condition 5b of the listed building consent requires the need to complete a comprehensive analysis of historic paint finishes throughout the Rylands Building, stipulating:

5) Notwithstanding the drawings approved in condition 2, prior to the commencement of development details of the following shall be submitted to and agreed in writing by the City Council as local planning authority:

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling (which may have originally been a exposed wood finish) as a record and in order to inform the proposed decoration;

To maximise the information gained through the analysis all samples will also be assessed for lead paint content.

The previous (August 2022) version of this schedule was prepared prior to the building undergoing an extensive programme of soft stripping throughout. Consequently, following the completion of soft stripping, a large number of previously concealed locations around the building were found to be repetitive in nature in terms of decorative elements, and therefore this allowed for the original number of locations proposed for paint sampling to be consolidated and reduced in order to produce a comprehensive record of the original paint schemes throughout the building.

In order to discharge this condition, SLHA have prepared the below schedule of sample locations and floor/elevation plans to enable analysts and conservators to capture all samples required throughout the building.

Table 1: Schedule of Paint Samples		
Exterior		
Location	Element / Sample Type	No. of Samples
Market Street	Window/frame - Market Street elevation.	2no. sample from 1no. window frame and Crittal window on Market Street elevation 2no. samples total.
Bridgewater Place	Rainwater goods	1no. sample from rainwater goods.
Bridgewater Place	Spandrel panels below / above windows	1no. samples from painted panel.
Market Street	Pressed steel (presumed) decorative panels above shopfront at ground floor level.	1no. sample.
Market Street	Clock	4no. samples from different aspects of the clock.
Market Street/High Street	Spandrel panel / decorative metal work to 5 th /6 th floors to corner tower	2no. samples
Tib Street	Ornate metalwork above original entrance doors (gridlines P2-Q1).	2no. samples.
Total Samples for External Elevations: 13		
Interior – Sub-Basement		
Location	Element / Sample Type	No. of Samples
Green Staircase to North side of plan.	Paint to walls, ceiling and stair handrail	2no. samples from wall (1 above dado and 1 below dado) 1no. from the ceiling 1no. from the stair handrail 1no. from the metal stair soffit 5no. samples total.

Staircase C	Paint to walls, ceiling and stair handrail	2no. samples from wall (1 above dado and 1 below dado) 1no. from the ceiling 1no. from the stair handrail 1no. from the metal stair soffit 5no. samples total.
Staircase G	Paint to walls, ceiling and stair handrail	2no. samples from wall (1 above dado and 1 below dado) 1no. from the ceiling 1no. from the stair handrail 1no. from the metal stair soffit 5no. samples total.
Total Samples for Sub-Basement: 15		
Interior – Basement		
Location	Element / Sample Type	No. of Samples
2no. columns along gridlines 2 and 9	2no. columns with decorative timber mouldings to capitals	1no. sample from below dado, 1no. from above dado, and 1no. from decorative timber capitals. 6 samples total.
Western (High Street) end of the floor plan	Plaster ceiling with Art Deco cornice.	Allow 3no. samples from a representative spread across the ceiling/cornice area. 3 samples total.
South wall (Market Street) in the proximity of the original tiling.	Paint to plaster above tiling.	1no. samples to be taken from original plasterwork. 1 samples total.
Corner “BetFred” Unit	Samples from, wall, ceiling and timber door/architrave in two rooms.	Allow 6no. samples across this area of the basement. 6 samples total.
Total Samples for External Elevations: 16		

Interior – Ground Floor		
Location	Element / Sample Type	No. of Samples
Staircase E	Paint to walls, ceiling and cage lift.	1no. sample from wall 1no. from the ceiling 1no. from the stair handrail 4no. from decorative metal list balustrade, cage, lift entrance. 7 samples total.
Column/cornice on gridline 7	Square decorative plaster column with decorative plaster/paint finish	4no. samples to be taken from differing colour decorative panels to base. 1no. to be taken from plasterwork above 2no. samples to be taken from cornice 7 samples total.
Pilasters/cornice along gridline 10 (north elevation)	Decorative pilasters and cornice along northern wall of the ground floor space with decorative capitals.	1no. sample to be taken from below dado level, 1no. above dado level 4no. samples from decorative capital 3no.samples from cornice 1no. sample from plaster leaf decoration adjacent to capital 9 samples total.
West (High Street) entrance	Coffered plaster ceiling	4no. samples from a representative spread across the ceiling area.
West (High Street) entrance	Plaster pilasters	2no. samples from the stepped pilaster plasterwork to north elevation
Corner “BetFred” Unit	Decorative walls and ceilings.	10no. samples from differing elements of decorative plaster ceiling. 3no. from plaster capital.

		1no. sample from below dado level and 1no. from above. 15 samples total.
Total Samples for External Elevations: 43		
Interior – First Floor		
Location	Element / Sample Type	No. of Samples
Columns along gridlines 8 and 10.	2no. square columns	1no. sample to be taken from skirting area, 1no. below dado level, 1no. from above dado level, 1no of dado, and 1no of frieze 10 samples total.
External Walls	Paint and plaster to external walls	2no. samples from south and west elevations
Flat Plaster Ceiling	Painted plaster ceiling	1no. sample from centre of the plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
South and west elevations	Painted timber window sills	2no. samples taken from each window sills.
Western (High Street) end of the floor plan	Plastered ceiling with Art Deco cornice	2no. samples from cornice and ceiling.
Corner “BetFred” Unit	Samples from ceiling and wall.	2no. samples from first floor wall and ceiling.
Total Samples for External Elevations: 21		
Interior – Second Floor		
Location	Element / Sample Type	No. of Samples
2no. columns on gridline 3 and 7	Square columns with flat plaster.	1no. sample from below dado and above dado height. 4 samples total.
South and north external Walls	Paint and plaster to external walls	2no. samples from below and above dado level

		4 samples total.
Flat Plaster Ceiling	Paint and flat plaster ceilings	1no. sample from centre of floorplan
South elevation and columns	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
South and east elevations	Painted timber window cills.	2no. samples taken from original window cills.
Original Boardroom to the north-west corner	Paint and varnish to timber panelling, walls, ceiling, architrave and window joinery.	3no. from ceiling/cornice, 1no. from wall (frieze level), 1no. from panelling, 1no. from secondary glazing frame, 1no. from external door architrave. 6 samples total

Total Samples for External Elevations: 20

Interior – Third Floor

Location	Element / Sample Type	No. of Samples
2no. columns on gridline 7 and 9	Square columns with flat plaster.	1no. sample from below dado and above dado height. 4 samples total.
South and north external Walls	Paint and plaster to external walls	2no. samples from below and above dado level 4 samples total.
Flat Plaster Ceiling	Paint and flat plaster ceilings	1no. sample from centre of floorplan
South elevation and columns	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
South and east elevations	Painted timber window cills.	2no. samples taken from original window cills.

Total Samples for External Elevations: 13

Interior –Fourth Floor

Location	Element / Sample Type	No. of Samples
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2no. columns on gridline 3 and 10	Square columns with flat plaster.	1no. sample from below dado and above dado height. 4 samples total.
South and north external Walls	Paint and plaster to external walls	2no. samples from below and above dado level 4 samples total.
Flat Plaster Ceiling	Paint and flat plaster ceilings	1no. sample from centre of floorplan
South elevation and columns	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
East elevation	Painted timber window sill.	1no. samples taken from original window sill.

Total Samples for External Elevations: 12

Interior – Fifth Floor

Location	Element / Sample Type	No. of Samples
2no. columns on gridline 6 and 10	Square columns with flat plaster.	1no. sample from below dado and above dado height. 4 samples total.
South and north external Walls	Paint and plaster to external walls	2no. samples from below and above dado level 4 samples total.
Flat Plaster Ceiling	Paint and flat plaster ceilings	1no. sample from centre of floorplan
South elevation and columns	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Southern corner	Window sill to small window to corner tower (Tib Street/Market Street)	1no. samples taken from original window sill.

Total Samples for External Elevations: 12

Interior – Sixth Floor

Location	Element / Sample Type	No. of Samples
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2no. columns on gridline 3 and 10	Square columns with flat plaster.	1no. sample from below dado and above dado height. 4 samples total.
South and north external Walls	Paint and plaster to external walls	2no. samples from below and above dado level 4 samples total.
Flat Plaster Ceiling	Paint and flat plaster ceilings	1no. sample from west of centre of floorplan
South elevation and columns	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
North and east elevation	Painted timber window sills.	2no. samples taken from original window sills.

Total Samples for External Elevations: 13

Interior – Seventh Floor and Roof

Location	Element / Sample Type	No. of Samples
Centre column.	Square columns with flat plaster.	Samples to be taken from below dado level and above dado level. 2 samples total.
Centre column.	Painted dado rail.	1no. sample from dado rail.
Flat Plaster Ceiling	Paint and flat plaster ceilings	1no. sample from centre of plan
Centre of ceiling	Ceiling pavement lights	1no. sample from painted concrete frame
Columns	Painted skirting boards.	1no. samples from column skirting.
South elevation	Painted timber window sills.	1no. samples taken from original window sill.
Floor	Original timber wood block	1no. sample from woodblock

Doors to north elevation	Original painted, panelled doors	3no samples from inner, outer portions of door, and 1no. from architrave. 4 samples total.
Eastern vestibule	Original timber and stained glass vestibule	3no samples from panelling.
Staircase lobby to eastern end of main room	Painted wall and ceiling plaster and timber (doors/dado)	2no. samples below and above dado rail, 1no. timber dado rail, 1.no painted doors to vestibule, 1no. to metal vent above manager's dining room door. 5 samples total.
Original manager's dining room	Paint to decorative plaster ceiling, walls and varnish to timber panelling.	3no. samples from ceiling/cornice/rose. 1no. sample to timber panelling, and 1no. sample from panelling skirting. 1no. sample from inside window frame. 6 samples total.
East pavilion	Walls, ceiling, glazed laylight structure, metal perimeter decoration.	3no. samples from below dado, above dado and frieze levels. 1no. sample from dado 1no. sample from skirting 3no from ceiling and soffits/grills. 1no sample from metal laylight sained glass frame. 2no. samples from painted metal perimeter decoration 2no. samples from painted door 13 samples total.
Total Samples for External Elevations: 39		
TOTAL NO. OF PAINT SAMPLES: 217		