LIVERPOOL ROAD – LBC CONDITION 24

Liverpool Road Lime Plaster

Information contained within this document, appendices and/or attachments are intended for submission to discharge an LBC Condition for 123-125 Liverpool Road, Manchester, M3 4JN application reference 137547/LO/2023 in particular:

Condition 24

Prior to the commencement of works to reinstate the lime plaster, a method statement shall be submitted to the City Council, as Local Planning Authority. This shall also include an assessment of the existing plaster within the building and the method for the required removal of existing plaster. The approved details shall be implemented as part of the development.

Reason - To ensure that the plaster work is appropriate pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

A condition survey of the existing plaster has been produced by Stephen Levrant Heritage Architecture, included within Appendix A of this document (2023.11.09. 123 125 Liverpool Road - Plaster Repair Survey and Methodology. SLHA - REV A). The survey details the condition of all plaster to walls to 123 and 125 Liverpool Road (excluding any walls that have planning permission to be removed).

The report details a methodology that has been reviewed by CWSolutions Ltd, the contractor appointed to remove, repair, and replace lime plaster further information is provided below by CWS Ltd and in Appendix C - Re_ FW_ Liverpool Road – Plasterwork.

Removal of Modern and Bossed Lime Plaster

The methodology will be as the heritage plaster survey report:

Plaster Removal – Modern / 20th Century Plaster

Removal of plasterboard will be undertaken either utilising a crowbar or similar with a timber shim behind as to protect the original historic substrate beneath. The use of a Jab Saw or mechanical drywall cutter is permitted where protective measures are put in place to prevent damage to underlying fabric (i.e. restricting the depth of the blade to not be long enough to reach the substrate).

Where plaster 'dabs' are left on the brickwork, these are to be carefully removed with a hammer and masonry bolster, leaving the brick free of any plaster fragments. Any residue to the face of the brick is to be removed with a stiff bristled brush (wire brushes are not to be used as this can damage the brick face).

Where 20th century two coat plaster has been applied directly to brickwork and is to be removed, this is to be done utilising a hammer and masonry bolster. Care is to be taken as not to damage the underlying brickwork. Plaster to be removed in a controlled manner, using dust suppression as to maintain clear visibility of the wall face. When the majority of the plaster has been removed, allow for removing the final 1-2mm of plaster adhered to the face of the brick with a stiff brush (not a wire brush).

Plaster Removal – Bossed Lime Plaster

As identified on the below marked-up images of the site, where lime plaster has lost its key to the

underlying brick or lath, carefully remove the plaster, working from the centre of the bossed plaster outwards towards the sound well adhered edges.

Removal should be carried out carefully as to remove failed plaster only and not disturb or damage plaster that remains in good condition. Remove any debris to the brick face with a stiff brush (not a wire brush).

Once bossed plaster has been removed, finish the edge of sound plaster with an undercut to an inverted chamfer as to provide key for new lime plaster. Also remove the first 20mm of mortar to any bricks now exposed as to provide key for new base coat.

Where the brick substrate is damp, this needs to be allowed to dry out prior to any repairs commence.

Repair of Lime Plaster

To repair cracks and surface repairs a lime filler (lime putty + chalk) will be used, or where the existing plaster is sound and just needs a fresh skim coat. The surface will be primed with Baumit Premium Primer to provide a physical key before applying a new skim coat over the entire surface:

- Baumit Premium Primer to provide a key
- Lime skim coat finish @2-4mm thick

New Plaster to External Walls
On the external walls only, an insulated plaster is proposed in line with discussions held with MCC and SLHA. The details for the insulated lime can be found here, also in Appendix B – Lime Insulation Guide Sheet.

New Plaster to Internal Walls
The methodology to applying new lime plaster to internal walls will be as per SLHA plaster survey, however CWS propose a 3-coat plaster to match the existing:

1. Scratch coat with Nosterfield pre-mixed hot lime mortar, reinforcement hair added on site when knocking back up @10mm thick
2. Float coat with Nosterfield pre-mixed hot lime mortar, reinforcement hair added on site when knocking back up @10mm thick
3. Lime skim coat finish @2-4mm thick

Moisten the brick and surrounding plaster to where the repair is to be undertaken with clean water prior to commencing. Where there are undulations in the brick surface, dub out the surface to level before commencing the first coat.

Where laths are in good condition these can be reused in-situ. Where the laths are in poor condition they should be removed and replaced with new riven chestnut lath or similar to match the existing. Ensure laths are staggered as to prevent continuous break joints (stagger every 10-12 laths).

New laths to be fixed with stainless / galvanised steel or non-ferrous nails. New laths to be soaked in lime water prior to being fixed. Areas of missing laths should also follow the above methodology.

CWS Ltd methodology attached in Appendix C - Re_ FW_ Liverpool Road – Plasterwork.

27th February 2024

123 – 125 Liverpool Road, Manchester. Listed Building Methodology. Condition 24 Reinstatement of lime plaster

This note seeks discharge of Condition 24 regarding the assessment of the existing plaster within the building, removal of existing plaster and reinstatement of lime plaster.

Heritage Architecture Ltd have provided advise on the proposals and their application and have reviewed the spec and RAMS to ensure that good conservation practice is being followed.

Wall plaster

A thorough condition survey of every wall that is proposed to remain in-situ as part of the consented scheme has been undertaken by Heritage Architecture Ltd, which assessed both the condition and the date/type of plaster used.

The survey concluded that the building retains some areas of original lime plaster throughout, and that these areas are generally in a fair to poor condition, whilst a great number of walls are in modern c1920s or more recent cement plaster. It is proposed to remove all areas of de-bonded lime plaster, lime plaster that has been affected by water ingress, all areas of modern plasterwork, and to replaster using traditional lime plaster to match the original plaster composition.

As consented within the current listed building application, all external walls to the building will be replastered using lime plaster with cork inclusions in order to improve its thermal performance.

As concluded within the submitted Heritage Statement report for the consented scheme, the consented proposals for the plasterwork to Nos. 125 and 123 Liverpool Road result in moderate adverse impacts. The current changes to the consented proposals are also considered to maintain those concluded moderate adverse impacts.

General heritage methodology

Plaster Removal – Bossed Lime Plaster
When removing failed areas of lime plaster, the Heritage Architecture Ltd plaster survey will be used to identify the approximate extent of failure, and this will be used as a guide for on site removal, using the tap test to remove the necessary failed areas. Large prints of Heritage Architecture Ltd's marked-up elevations plans will be placed within each room in order for direct reference to areas of removal.

As identified on the below marked-up plans, where lime plaster has lost its key to the underlying brick or lath, carefully remove the plaster, working from the centre of the bossed plaster outwards towards the sound well adhered edges.

Removal should be carried out carefully as to remove failed plaster only and not disturb or damage plaster that remains in good condition. Operatives must stop removal when they reach sound plaster. Remove any debris to the brick face with a stiff brush (not a wire brush).

Once bossed plaster has been removed, finish the edge of sound plaster with an undercut to an inverted chamfer as to provide key for new lime plaster. Also remove the first 20mm of mortar to any bricks now exposed as to provide key for new base coat.

Where the brick substrate is damp, this needs to be allowed to dry out prior to any repairs commence.

Repair of Lime Plaster

To repair cracks and surface repairs to surviving lime plaster a lime filler (lime putty + chalk) will be used, or where the existing plaster is sound and just needs a fresh skim coat. The surface will be primed with Baumit Premium Primer to provide a physical key before applying a new skim coat over the entire surface:

- Baumit Premium Primer to provide a key
- Lime skim coat finish @2-4mm thick

Plaster Removal – Modern / 20th Century Plaster

Removal of plasterboard will be undertaken either utilising a crowbar or similar with a timber shim behind as to protect the original historic substrate beneath. The use of a Jab Saw or mechanical drywall cutter is permitted where protective measures are put in place to prevent damage to underlying fabric (i.e. restricting the depth of the blade to not be long enough to reach the substrate).

Where plaster 'dabs' are left on the brickwork, these are to be carefully removed with a hammer and masonry bolster, leaving the brick free of any plaster fragments. Any residue to the face of the brick is to be removed with a stiff bristled brush (wire brushes are not to be used as this can damage the brick face).

Where 20th century two coat plaster has been applied directly to brickwork and is to be removed, this is to be done utilising a hammer and masonry bolster. Care is to be taken as not to damage the underlying brickwork. Plaster to be removed in a controlled manner, using dust suppression as to maintain clear visibility of the wall face. When the majority of the plaster has been removed, allow for removing the final 1-2mm of plaster adhered to the face of the brick with a stiff brush (not a wire brush).

New Plaster to External Walls

On the external walls only, an insulated plaster is proposed in line with discussions held with MCC and Heritage Architecture Ltd. The details for the insulated lime can be found in Appendix B – Lime Insulation Guide Sheet.

New Plaster to Internal Walls

The methodology to applying new lime plaster to internal walls will be as per Heritage Architecture Ltd's plaster survey. A 3-coat plaster to match the existing is as follows:

1. Scratch coat with Nosterfield pre-mixed hot lime mortar, reinforcement hair added on site when knocking back up @10mm thick
2. Float coat with Nosterfield pre-mixed hot lime mortar, reinforcement hair added on site when knocking back up @10mm thick

3. Lime skim coat finish @2-4mm thick

Moisten the brick and surrounding plaster to where the repair is to be undertaken with clean water prior to commencing. Where there are undulations in the brick surface, dub out the surface to level before commencing the first coat.

Where laths are in good condition these can be reused in-situ. Where the laths are in poor condition they should be removed and replaced with new chestnut lath or similar to match the existing. Ensure laths are staggered as to prevent continuous break joints (stagger every 10-12 laths).

New laths to be fixed with stainless / galvanised steel or non-ferrous nails. New laths to be soaked in lime water prior to being fixed. Areas of missing laths should also follow the above methodology.

It is considered that the submitted details, spec, on-site operative training by Eden Hot Lime Mortar Ltd and guidance from Heritage Architecture Ltd comprises an appropriate level of detail and that the approach proposed would not have a damaging impact upon the listed building, and discharge of Condition 26 is therefore sought.

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.
- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the listed status of the building prior to undertaking any works to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.
- The submitted Heritage Statement by Heritage Architecture Ltd must be provided for operatives' perusal before any works commence.
- All works shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.
- All operatives must be made aware that only elements that form part of their works should be removed/altered. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.
- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building material to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.
- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric.
- All work to be performed in the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.

- The contractor will remain responsible for the work executed and for the application of this methodology.
- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.

Lee Hutchings BSc (Hons) Associate Heritage Consultant
For and on behalf of Heritage Architecture Ltd.

Manufacture and retailer
of Hot Lime Mortar and Lime Insulation

Eden Lime Insulation Mixing Instructions

Health and Safety Info:

Always wear safety glasses whilst working with lime materials and products, if you do get any splashes in your eyes use eye wash, if this doesn't solve it go to A&E.

Preparation of the Wall:

The walls need to clean of dust/debris, old plaster taken off back to the stone. If there are any holes they can be filled in with stones and lime mortar, then left to dry before the first layer of insulation plaster is applied. On the day of applying the insulating plaster the walls should be given a very good soaking down, once the drips have stopped, the first layer can then be applied. If the stone is porous, the walls should be soaked the previous day as well as doing just before start of work.

Mixing Procedure:

The 3 materials and the water should be measured out by volume with the aid of a bucket/s, as long as they are of the same size. It has been found to be preferable to use a forced action mixer, such as a baron, but belle mixers will work, but they tend to ball the materials rather than going through the mix, mixing in a belle mixer is a slow process. Be very careful with a belle mixer on splashback. If only making smaller quantities people can use an industrial whisk but make sure the materials are mixed in a strong rubber tub, it will melt a rhino/plastic bucket.

It is important to make sure the buckets are filled to the full level. Once the water has been added the quick lime will react and heat will be generated, work carefully. Give a thorough mix as it needs to slake all the way through, this will help prevent shrinkage later on as well as not pinging off the wall.

Mixing Proportions:

- 2 x Perlite
- 1 x Coarse hemp
- 3/4 Quick lime
- Pozzolan if required @5% of the volume of quick lime, generally only used in cold damp conditions
- Water as required

Hot Lime Mortar Ltd, Edenholme, Great Musgrave, Kirkby Stephen, Cumbria, CA17 4DP
Tel: 07717 400233 Email: info@edenhotlimemortar.co.uk

Manufacture and retailer
of Hot Lime Mortar and Lime Insulation

Applying the Plaster Backing Coats:

Depending on the stone and how rough/smooth the stone is, a wet mix can be harled on initially to obtain a better key for the next coat. If so make the harling coat quite wet, then throw it onto the wall so at least 90% of the wall is covered, then leave it for a few days before applying the first 25mm layer.

The plaster can be applied whilst still hot, most people use a steel float but it can be done using a harling trowel. The main priority is to use a bit of force so it gets good compaction.

The length of hemp determines how thick the plaster can be applied, it has been known to apply 30mm in one coat, but generally people tend to put the layers on in 25 mm layers.

The first layer can be left quite rough, but go over it with a float, and scratch with a piece of wood. Generally the plaster is left for 1 week or longer depending on drying conditions, a little heat can be on in the room, but not too much.

Once the first layer is dry (turned white) the second layer can be applied, before applying the second layer the first coat should be wetted down before the second coat is applied.

If applying the insulated skim coat, leave the second coat as an open pore texture so it is a good key for top coat. If using a standard lime skim coat, the second coat will need to be left a bit smoother.

The skim coat can be applied once the backing coats are fairly dry but not fully dried out, otherwise this is when you can get shrinkage in the skim coat.

The Insulated Skim Coat:

The skim coat is normally done around 1 week after the backing coats have been finished, this could be the case in the summer, but expect it to be longer in the winter colder months.

Mixing Proportions:

- 1 x Nosterfield sand
- 1 x Perlite
- 1 x Fine hemp
- 0.7 x Quick lime
- Water as required

It is advantageous to make the skim coat one day then put it on the following day when it is cold, it will just need knocking back up again and a little water adding.

Hot Lime Mortar Ltd, Edenholme, Great Musgrave, Kirkby Stephen, Cumbria, CA17 4DP
Tel: 07717 400233 Email: info@edenhotlimemortar.co.uk

Give the materials a good mix as before, damp the wall down before applying the skim coat.
The skim coat is put on at approx 7mm thick with a float trowel, some customers prefer a steel float finish, whilst others have a sponge finish.

Paint:

Remember to use a breathable paint like limewash or Keim paint.

Hot Lime Mortar Ltd, Edenholme, Great Musgrave, Kirkby Stephen, Cumbria, CA17 4DP
Tel: 07717 400233 Email: info@edenhotlimemortar.co.uk

Amy Taylor

From: Hot Lime Mortar Ltd <info@edenhotlimemortar.co.uk>
Sent: 08 November 2023 08:07
To: ron@cwsolutionsltd.com
Cc: Ben Gillibrand; Joel Wildgoose; Amy Taylor
Subject: Re: FW: Liverpool Road - Plasterwork
Attachments: Lime Insulation Guide Sheet.pdf

Good afternoon Ron,

Many thanks for your email.

We are aware of the Liverpool road project, we received a copy of the plaster specification yesterday. Please see our responses to you questions below:

HA has specified two coats on the walls, however in my experience this would be three coats, scratch-float-finish?
We would propose a three coat build-up to get to the required thickness, 10-15mm scratch / 8-10mm float / 2-4mm skim.

Conservation wants to retain as much of the plaster as possible, there is very little left of the ceilings and probably about 20% of the walls. However, if you look at some of the photos several of the walls are of a poor finish. Do you have a method and product for crack & surface repairs. We supply lime filler (lime putty + chalk) which can be used to repair hairline cracks, or if the existing plaster is sound & just needs a fresh skim coat, you would prime the surface with Baumit Premium Primer to provide a physical key before applying a new skim coat over the entire surface.

Where there are vertical and horizontal timber supports in the brick wall, would you suggest Hessian scrim?
For this we would allow for fibreglass render mesh to be embedded within the scratch coat.

On the External walls conservation have asked for an insulated plaster, again HA have suggested you as suppliers but hasn't suggested a product. I have looked on your website and cannot find a product. HA have specified that its 55mm thick. I have used other products and they use Lime sand and insulated renders as a hybrid. The details for the insulated lime can be found on our website here, I've also attached our guide sheet for your reference.

Ceilings, can you have a look at the laths used, HA suggests they are Riven Chestnut but to me they look machined and probably larch. The edges and consistency certainly point to machined IMO.
It's hard to see exactly from the photos but I see what you mean, however riven lath can look quite uniform too. And although sawn larch does provide a good key for the mortar, we would still allow for riven chestnut or oak for ceilings.

Can you let me have a product proposal for the 5 elements below & coverage rates please?

Walls 20mm SLP
Scratch & float coats with Nosterfield pre-mixed hot lime mortar, reinforcement hair added on site when knocking back up - Approx 26kg/m² @10mm thick
Lime skim coat finish - Approx 4.4kg/m² @2-4mm thick

Walls 55mm Insulated plaster
Details as per the guide sheet, and based on the 400m² of wall area you would need the following:
Coarse Hemp - 50 bales
Fine Hemp - 13 bales
Perlite - 220 bags
Quicklime - 6.6 tonne

Nosterfield sand - 2.5 tonne

Ceiling 20mm SLP on laths
Scratch & float coats with Nosterfield pre-mixed hot lime mortar, reinforcement hair added on site when knocking back up - Approx 26kg/m² @10mm thick
Lime skim coat finish - Approx 4.4kg/m² @2-4mm thick

Crack repairs
Lime filler as mentioned above

Surface repairs
Baumit Premium Primer to provide a key - 2.5 - 4m²/Kg
Lime skim coat finish - Approx 4.4kg/m² @2-4mm thick

I hope that helps for now, but if you need any further assistance please do let me know.

Kind regards,

Carl.

Hot Lime Mortar Ltd
Edenholme,
Great Musgrave,
Kirkby Stephen,
Cumbria,
CA17 4DP

Mobile: 07717 400233
Our new website is now live:
www.edenhotlimemortar.co.uk

Advice is given in good faith.
Recipients must ensure that any suggestions are appropriate for their situation.

On Tue, 7 Nov 2023 at 11:02, <ron@cwsolutionsltd.com> wrote:

> Good morning, We have a contract in the centre of Manchester. It's a listed building with walls and ceilings of Sand Lime plaster.
>
> The building has been derelict for several years and subsequently the plaster is in an equally poor state as you can see in the photos.
>
> Conservation wants to keep as much of the plaster to walls and ceilings as possible & architect (**Heritage Architecture**) has referred to you as a potential supplier.

I have several questions that relate to the re-instatement works using your products, again if you could read the enclosed survey in conjunction.

The walls are 20-25mm thick and the ceilings are on laths. We have taken a squeeze of the cornices and have replicated samples.

- HA has specified two coats on the walls, however in my experience this would be three coats, scratch-float-finish?
- Conservation wants to retain as much of the plaster as possible, there is very little left of the ceilings and probably about 20% of the walls. However, if you look at some of the photos several of the walls are of a poor finish. Do you have a method and product for crack & surface repairs.
- Where there are vertical and horizontal timber supports in the brick wall, would you suggest Hessian scrim?
- On the External walls conservation have asked for an insulated plaster, again HA have suggested you as suppliers but hasn't suggested a product. I have looked on your website and cannot find a product. HA have specified that its 55mm thick. I have used other products and they use Lime sand and insulated renders as a hybrid.
- Ceilings, can you have a look at the laths used, HA suggests they are Riven Chestnut but to me they look machined and probably larch. The edges and consistency certainly point to machined IMO.

Can you let me have a product proposal for the 5 elements below & coverage rates please?

1. Walls 20mm SLP
2. Walls 55mm Insulated plaster
3. Ceiling 20mm SLP on laths
4. Crack repairs
5. Surface repairs

Quantities are roughly.

Walls 800m2

Insulated walls 400m2

Ceilings 750m2

If you have any queries, do not hesitate to contact me.

Ron Payne
Director

COMPLETE WALL SOLUTIONS

07814532329
0161 757 2300
ron@cwsolutionsltd.com
www.cwsolutionsltd.com

From: Amy Taylor <amytaylor@domisconstruction.co.uk>
Sent: Tuesday, October 31, 2023 3:35 PM
To: Ron Payne <ron@cwsolutionsltd.com>
Cc: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>; John Holden <johnholden@domisconstruction.co.uk>; Lee Hutchings <lhutchings@heritagearchitecture.co.uk>; Rory O'Donoghue <roryodonoghue@domisconstruction.co.uk>; Billy Buckley <billbuckley@domisconstruction.co.uk>; Paul Kilgallon <paulkilgallon@domisconstruction.co.uk>
Subject: RE: Liverpool Road - Plasterwork

Hi Ron,

I've attached the survey that Lee completed for us, we'll be going round the buildings on Thursday and attaching the corresponding survey page to each wall. Once you've had a review of the attached, we can meet on site next week to discuss.

Do you have an update on the cornice sample?

Kind Regards,

Amy Taylor

Assistant Design Manager

domisconstruction.co.uk

Head Office | 01925 594254

Mobile | 07852 950567

Domis Construction Ltd | Unit 2, Block C |14 Hulme Street |Salford | M5 4ZG

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From: Ron Payne <ron@cwsolutionsltd.com>
Sent: Tuesday, October 31, 2023 3:09 PM
To: Amy Taylor <amytaylor@domisconstruction.co.uk>
Cc: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>; John Holden <johnholden@domisconstruction.co.uk>; Lee Hutchings <lhutchings@heritagearchitecture.co.uk>
Subject: Re: Liverpool Road - Plasterwork

Afternoon all, where are we up to with the plaster retention?

Is there anything else you need me to do?

Sent from my iPhone

> On 7 Sep 2023, at 14:01, Amy Taylor <amytaylor@domisconstruction.co.uk> wrote:

Hi All,

See updated mark-ups with the chase locations in yellow and walls opened up/demolished in red.

I've got some paint spray on order, so once that is here I'll confirm a date when we can go in with Ron & Joel.

Kind Regards,

Amy Taylor

Assistant Design Manager

<image001.jpg>

domisconstruction.co.uk

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<image002.png>

<image003.png>

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From: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>
Sent: Wednesday, September 6, 2023 7:50 AM
To: Amy Taylor <amytaylor@domisconstruction.co.uk>
Cc: John Holden <johnholden@domisconstruction.co.uk>; Ron Payne <ron@cwsolutionsltd.com>; Lee Hutchings <lhutchings@heritagearchitecture.co.uk>
Subject: RE: Liverpool Road - Plasterwork

Amy,

Using Ron's survey as a basis could you note up which walls will be opened up/removed inline with the architects demolition works. Could you also note the chases required for small power which are contained on Novo's info attached.

Once complete we need to arrange a follow up survey with Ron on the lime areas, tap test establish if there is anything serviceable on the perished elements, physically spray mark extent lines of perished/serviceable.

We also need to physically spray mark all walls on site so we are clear what is Modern/Lime and to be demolished or chase we can then invite conservation back to site to view and move things forward.

Joel Wildgoose

Senior Design Manager

<image001.jpg>

domisconstruction.co.uk

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From: Ron Payne <ron@cwsolutionsltd.com>
Sent: Tuesday, September 5, 2023 10:44 AM
To: Lee Hutchings <lhutchings@heritagearchitecture.co.uk>
Cc: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>; John Holden <johnholden@domisconstruction.co.uk>
Subject: Re: Liverpool Road

Morning Lee , based on a couple of factors;

Surface finish or a debonding , it's hard to determine until builders work is complete. Am happy to go over it again.

Sent from my iPhone

> On 5 Sep 2023, at 10:26, Lee Hutchings <lhutchings@heritagearchitecture.co.uk> wrote:
>
> Hi Joel,
>
> Thanks for this - just had a quick scan, Ron - can you tell me the methodology you used to determine fair and poor? I know when we were on the first floor of the newer building (123) the other day with the conservation area that we had seen areas of fair plasterwork which are all marked as poor on your drawings.
>
> Thanks
>
> Lee

Sent from Outlook for iOS

From: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>
Sent: Tuesday, September 5, 2023 10:10:21 AM
To: Lee Hutchings <lhutchings@heritagearchitecture.co.uk>
Cc: Ron Payne <ron@cwsolutionsltd.com>; John Holden <johnholden@domisconstruction.co.uk>
Subject: FW: Liverpool Road

Lee,

We have received the below and attached report relating to existing plaster. As requested could you please review ahead of us passing on to the conservation officer

Joel Wildgoose

Senior Design Manager

<image001.jpg>

domisconstruction.co.uk

Head Office | 01925 594254

Mobile | 07561 739307

Domis Construction Ltd | Unit 2, Block C |14 Hulme Street |Salford | M5 4ZG

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From: Ron Payne <ron@cwsolutionsltd.com>
Sent: Friday, September 1, 2023 4:51 PM
To: John Holden <johnholden@domisconstruction.co.uk>; Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>; Billy Buckley <billbuckley@domisconstruction.co.uk>; Ben Gillibrand <ben@cwsolutionsltd.com>
Subject: Liverpool Road

Afternoon John, enclosed MU of levels 0-1-2 on the above projects

I have marked the walls that are traditional plaster & those that are modern plaster and newer plasters containing cement.

I have annotated the walls as P for in a poor condition & F for fair.

It may be when the demolition is complete that a number of the F's change to P's ?

Couple of points

1. Stairs to the pub are a mix of traditional and new plaster, the string dividing wall is plasterboard on timber and the tiles up to dado are covered in a gypsum plaster.
2. Higher up on level two the stairs walls are in sand and cement but the finish is unlikely to take paint. we could over skim as its not existing or lime based so its "breathability" won't be compromised.
3. Where the plastered walls are fair the condition of the finish may not be suitable to receive paint so you will have to consider lining paper as a Gypsum plaster overskim may compromise the substrate.
4. On the 2nd floor of the newer building there is a partition wall springing off the door to the stairs that is built out of hollow terracotta block. The finish isnt lime plaster so I think this is an alteration after construction.
5. There is an area on the second floor of the Pub that I couldn't access so will I have to survey this when the floor is made safe?
6. Regarding the insulated plaster, can you have a look at the enclosed and forward on as you see fit, Its called Warmcote & is an insulated lightweight

non-hydraulic lime based plaster. It can be finished with limecoat also included.

7. Might be worth starting to think about finishes, are you using limewash paint?

Let me know if you need anything else?

--

Regards

Ron Payne

Director

Tel : 0161 7630343

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Mob: 07814532329

Email: ron@cwsolutionsltd.com

Website: www.cwsolutionsltd.com

Partitions & Ceilings - SFS & EWI Render - Plastering & Drylining - Full Internal Fit Out Services

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<Existing Plans - Liverpool Rd - Plasterwork, Demo & Chase.pdf>

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