



27th February 2024

123 – 125 Liverpool Road, Manchester. Listed Building Methodology. Condition 18 – Ceilings and Cornice

This note seeks discharge of Condition 18 of the consent (Listed Building Consent reference 137547/LO/2023 regarding the installation of the new ceilings (lath and plaster), under-drawing, cornices.

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.

Ceilings

Following review of the current extent and condition of the existing plaster ceilings, cornice and walls to all areas of 123/125 Liverpool Road, and conversations with the team regarding the viability and practicality of the submitted, consented proposals for these elements, it has been decided to vary the original proposals to allow for the full visibility and appreciation of the new lath and lime plaster ceilings in the principal rooms at No. 125 by reversing the consented proposal.

Instead of attaching new lath and plaster to the underside of the existing joists and then under drawing this with new fire line board, it is now proposed to reverse this by first attaching the fire line board to the underside of the floor joists and then fix new lath & plaster (25mm over all depth) to the board with replicas of the original cornicing attached to the underside.

It is considered that by reversing the consented proposal for the ceilings it will allow for each new lath and plaster ceiling to be fully visible within each room affected, and thus restore the original appearance and character to each room, which in contrast to the consented scheme would have meant that every new lath and plaster ceiling would have been entirely concealed from view with new fire line boarding, which would also affect the visibility of the cornicing to each room – thus not restoring the original appearance of the rooms.

The current proposal will result in the level of new lath and plaster being marginally lower in each room to account for the depth of the fire line board between it and the joists, and will also result in the level of the new cornice to also be at the same lower height. However, these minor alterations in level will be entirely imperceptible when viewed within each room and will not result in any adverse visual impact, as seen resulting with the consented proposal.

The ground floor level of No. 123 forms the area of both buildings that has undergone the most drastic alterations since construction, having been substantially altered and opened-out in the 1920s to form a large, open-plan floor level, which again was altered in the 1990s with further demolition. These alterations resulted in a number of chimneybreasts and internal walls being demolition, and the ceilings “patched” and rebuilt largely using modern machine lath.

This large area has also suffered from a high extent of plaster loss and poor condition of laths. Therefore, as consented, and in order to create a consistent ceiling across the entire restaurant and bar area, it is proposed to retain the surviving lath and plaster in-situ, and install a new fire line board directly beneath.

Following post submission soft stripping it was found that the rear ground floor room to No. 123 retained a large area of original c1840s lath and plaster ceiling and cornice. The consented scheme details a dropped bulkhead ceiling in this location of the proposed new hotel bar counters. Options have been explored to try and reduce the size of the dropped bulkhead ceiling to allow for the remains of the original cornice to be visible.

However, given the mechanical services and pipe drops from above, the design team feel this will be unachievable. It is thus proposed to leave the original surviving ceiling/cornice in place, which will be retained within the bulkhead as consented.

In terms of the last surviving examples of remaining original lath and plaster ceilings/cornice left in situ in No. 125 (ground floor entrance vestibule and the staircase soffits and landings) – these will be retained and repaired as consented, with the 19th century Anaglypta moulded ceiling wallpaper, which also covers all of these areas, will be repaired and redecorated to these areas.

Following the post submission soft strip, it was found that areas of original lath and plaster survived beneath later dropped ceilings to the first floor level of No. 123. As consented, it is proposed to retain these areas and fix new fire line board to the underside of the lath and plaster. As consented, the non “principal” rooms across the ground and first floor level of No. 125 will receive new fire line boarding, the entire second floor level of No. 125 (apart from landing/stairs ceiling to No. 125) will be finished with new plasterboard.

Cornice

In terms of cornice to No. 125, each room has been surveyed and a number of differing designs of plaster cornice have been recorded. Each differing cornice has been reconstructed by a mix of on site drawing of the remnants of surviving plaster moulding, along with photographs taken of the cornice before these were removed and professional judgement.

The result is the closest match to each cornice that is possible to achieve with the above resources, and sample sections of each cornice have been made in plaster for each room.

In terms of the lost plaster decoration to the flat ceiling of the rear ground floor room to No. 125 (comprising originally of decorative panel mouldings/end blocks), the closest matching example of these original designs have been chosen to be reapplied to the flat area of ceiling.

As concluded within the submitted Heritage Statement report for the consented scheme, the consented proposals for the plasterwork and cornice 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.

Where lime plaster has lost its key to the underlying 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 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.

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

Repair of Lime Plaster to surviving ceilings

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 Baunit Premium Primer to provide a physical key before applying a new skim coat over the entire surface:

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

New Lime Plaster

The methodology to applying new lime plaster 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 surrounding plaster to where a repair is to be undertaken with clean water prior to commencing.

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.

Decorative Ceiling papers

Surviving 19th century, deeply moulded Anaglypta ceiling papers to the ground floor entrance vestibule and staircase landing ceilings to No. 125, should be repaired by an Anaglypta repair specialist such as Anaglypta Restoration (<https://www.anaglyptarestoration.co.uk>).

It is considered that the submitted details, spec, on-site operative training by Eden Hot Lime Mortar Ltd and guidance from Complete Wall Solutions and 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 18 are 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/alterd. 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.

Anthony Moore

From: Lee Hutchings <lhutchings@heritagearchitecture.co.uk>
Sent: 03 January 2024 10:54
To: Joel Wildgoose; Poole, Rachel J (UK - Manchester) (rpoole@deloitte.co.uk); lawrence@timgroomarchitects.com; Sam Power
Cc: Scrafton, Eleanor; Amy Taylor; Ron Payne; Adam Blinkhorn; Rory O'Donoghue; Declan Cahill
Subject: RE: Liverpool Road- Plasterwork discharge of condition

Hi Joel

Please see amendments to text below.

Regarding the fixing of new laths to the ceilings, I note you saying there is "No evidence to support this" in terms of refitting riven laths and not machine sawn laths, however this is not the evidence on site (see pics attached showing riven laths (i.e. not straight and uniformed), and not sawn laths). So in that regard I will explain that originally there would have been riven laths, but we are proposing sawn laths now instead – the justification for why we have chosen this option instead will need to come from Domis if this is a viability/cost issue.

In terms of methodology/spec etc this should be provided as a separate note by CWS.

Thanks

Lee

Following review of the current extent and condition of the existing plaster ceilings, cornice and walls to all areas of 123/125 Liverpool Road, and conversations with the team regarding the viability and practicality of the submitted, consented proposals for these elements, it has been decided to vary the original proposals to allow for the full visibility and appreciation of the new lath and lime plaster ceilings in No. 125 by reversing the consented proposal. Instead of attaching new lath and plaster to the underside of the existing joists and then under drawing this with new fire line board, it is now proposed to reverse this by first attaching the fire line board to the underside of the floor joists and then fix new lath & plaster (25mm over all depth) to the board with replicas of the original corning attached to the underside.

It is considered that by reversing the consented proposal for the ceilings it will allow for each new lath and plaster ceiling to be fully visible within each room affected, and thus restore the original appearance and character to each room, which in contrast to the consented scheme would have meant that every new lath and plaster ceiling would have been entirely concealed from view with new fire line boarding, which would also affect the visibility of the corning to each room – thus not restoring the original appearance of the rooms. The current proposal will result in the level of new lath and plaster being marginally lower in each room to account for the depth of the fire line board between it and the joists, and will also result in the level of the new cornice to also be at the same lower height. However, these minor alterations in level will be entirely imperceptible when viewed within each room and will not result in any adverse visual impact, as seen resulting with the consented proposal.

Evidence on site has shown that due to the 1820-40s date of the two buildings, originally the ceilings were fixed with riven laths, with machine sawn laths being installed in those areas altered during the c1920s and later. It is proposed that machine larch will be used throughout the building, including the established "principal" heritage rooms. The ground floor level of No. 123 forms the area of both buildings that has undergone the most drastic alterations since construction, having been substantially altered and opened-out in the 1920s to form a large, open-plan floor level, which again was altered in the 1990s with further demolition. These alterations resulted in a number of chimneybreasts and internal walls being demolished, and the ceilings "patched" and rebuilt largely using modern machine lath. This large area has also suffered from a high extent of plaster loss and poor condition of laths.

Therefore, as consented, and in order to create a consistent ceiling across the entire restaurant and bar area, it is proposed to retain the surviving lath and plaster in-situ, and install a new fire line board directly beneath.

Following post submission soft stripping it was found that the rear ground floor room to No. 123 retained a large area of original c1840s lath and plaster ceiling and cornice. The consented scheme details a dropped bulkhead ceiling in this location of the proposed new hotel bar counters. Option have been explored to try and reduce the size of the dropped bulkhead ceiling to allow for the remains of the original cornice to be visible. However, given the mechanical services and pipe drops from above, the design team feel this will be unachievable. It is thus proposed to leave the original surviving ceiling/cornice in place, which will be retained within the bulkhead as consented. The examples of surviving original lath and plaster ceilings and cornice to the ground floor entrance vestibule of No. 125, and the staircase soffits and landings of No. 125 will be retained and repaired as consented, with the 19th century Anaglypta moulded ceiling wallpaper also repaired and redecorated to these areas.

Following the post submission soft strip, it was found that areas of original lath and plaster survived beneath later dropped ceilings to the first floor level of No. 123. As consented, it is proposed to retain these areas and fix new fire line board to the underside of the lath and plaster. As consented, the non “principal” rooms across the ground and first floor level of No. 125 will receive new fire line boarding, the entire second floor level of No. 125 (apart from landing/stairs ceiling to No. 125) will be finished with new plasterboard.

In terms of cornice to No. 125, each room has been surveyed and a number of differing designs of plaster cornice have been recorded. Each differing cornice has been reconstructed by a mix of on site drawing of the remnants of surviving plaster moulding, along with photographs taken of the cornice before these were removed and professional judgement. The result is the closest match to each cornice that is possible to achieve with the above resources, and sample sections of each cornice have been made in plaster for each room.

In terms of wall plaster, a thorough condition survey has been undertaken to every wall that is proposed to remain in-situ as part of the consented scheme, assessing both the condition and the date/type of plaster used. As the consented scheme included the removal of all plasterwork to every external wall of the building and its replacement with new, insulated cork lime plaster, the current proposals for wall plaster focus entirely on internal walls. It has been found 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, and all areas of modern plasterwork, and to replaster using traditional lime plaster to match the original composition of the plasterwork.

When removing failed areas of lime plaster, the SLHA 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. On-site operatives will use professional judgment to ascertain the extent of removal in each case, taking into account possible damage caused to surrounding sound plasterwork during removal. As consented, all new walls in new locations will be finished using modern gypsum plaster.

As concluded within the submitted Heritage Statement report for the consented scheme, the consented proposals for the plasterwork and cornice 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 established moderate adverse impacts.

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From: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>

Sent: Tuesday, January 2, 2024 2:14 PM

To: Lee Hutchings <lhutchings@heritagearchitecture.co.uk>; Poole, Rachel J (UK - Manchester) (<rpoole@deloitte.co.uk> <rpoole@deloitte.co.uk>; lawrence@timgroomarchitects.com; Sam Power <sam@studiopower.co.uk>

Cc: Scrafton, Eleanor <escrafton@deloitte.co.uk>; Amy Taylor <amytaylor@domisconstruction.co.uk>; Ron Payne <ron@cwsolutionsltd.com>; Adam Blinkhorn <adamblinkhorn@domisconstruction.co.uk>; Rory O'Donoghue <roryodonoghue@domisconstruction.co.uk>

Subject: RE: Liverpool Road- Plasterwork discharge of condition

Hi Lee,

Hope you had a good break.

We have chased both Studio Power and Tim Groom for the draw elements to support the below.

Comments in red below.

Joel Wildgoose
Senior Design Manager



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From: Lee Hutchings <lhutchings@heritagearchitecture.co.uk>
Sent: Tuesday, January 2, 2024 9:42 AM
To: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>; Poole, Rachel J (UK - Manchester) <rpoole@deloitte.co.uk> <rpoole@deloitte.co.uk>
Cc: Scrafton, Eleanor <escrafton@deloitte.co.uk>; Amy Taylor <amytaylor@domisconstruction.co.uk>
Subject: Liverpool Road- Plasterwork discharge of condition

Hi Joel, Rachel,

Hope you both had a lovely Christmas and happy new year!

Im just sending over our heritage text for inclusion as part of the discharging of the plasterwork/cornice condition below. Please let me know if ive fully understood the current proposals.

Following review of the current extent and condition of the existing plaster ceilings, cornice and walls to all areas of 123/125 Liverpool Road, and conversations with the team regarding the viability and practicality of the submitted, consented proposals for these elements, it has been decided to vary the original proposals to allow for the full visibility and appreciation of the new lath and lime plaster ceilings in No. 125 by reversing the consented proposal. Instead of attaching new lath and plaster to the underside of the existing joists and then under drawing this with new fire line board, it is now proposed to reverse this by first attaching the fire line board to the underside of the floor joists and then fix new lath & plaster (25mm over all depth) to the board with replicas of the original corning attached to the underside.

It is considered that by reversing the consented proposal for the ceilings it will allow for each new lath and plaster ceiling to be fully visible within each room affected, and thus restore the original appearance and character to each room, which in contrast to the consented scheme would have meant that every new lath and plaster ceiling would have been entirely concealed from view with new fire line boarding, which would also affect the visibility of the corning to each room – thus not restoring the original appearance of the rooms. The current proposal will result in the level of new lath and plaster being marginally lower in each room to account for the depth of the fire line board between it and the joists, and will also result in the level of the new cornice to also be at the same lower height. However, these minor alterations in level will be entirely imperceptible when viewed within each room and will not result in any adverse visual impact, as seen resulting with the consented proposal.

@lawrence@timgroomarchitects.com will provide a side-by-side drawing to support and convey the above.

It is considered that due to the 1820-40s date of the two buildings, originally the ceilings would have been fixed with riven chestnut laths. **No evidence to support this.** It is thus proposed to refix new riven chestnut laths **Omit – machine larch to be proposed throughout.** to every ceiling within the established “heritage rooms”, whilst machine larch will be used in other rooms. The ground floor level of No. 123 forms the area of both buildings that has undergone the most drastic alterations since construction, having been substantially altered and opened-out in the 1920s to form a large, open-plan floor level, which again was altered in the 1990s with further demolition. These alterations resulted in a number of chimneybreasts and internal walls being demolished, and the ceilings “patched” and rebuilt largely using modern machine lath. This large area has also suffered from a high extent of plaster loss and poor condition of laths. Therefore, as consented, and in order to create a consistent ceiling across the entire restaurant and bar area, it is proposed to retain the surviving lath and plaster in-situ, and install a new fire line board directly beneath.

Following post submission soft stripping it was found that the rear ground floor room to No. 123 retained a large area of original c1840s lath and plaster ceiling and cornice. The consented scheme details a dropped bulkhead ceiling in this location of the proposed new hotel bar counters, so it is proposed to reduce the size of the dropped bulkhead ceiling to allow for the remains of the original cornice to be visible, with any new services within the dropped level of the ceiling to be fully visible within the reduced areas. **Given the mechanical services and pipe**

drops from above the design team feel this will be unachievable. We propose to leave the original surviving ceiling in place which is then preserved with the bulkhead subject to review with acoustician.

As consented, the second floor level of No. 125 will be finished with new plasterboard. For completeness do we need to add 'as consented' comment for 125 first floor, 123 First/Second Floor

In terms of cornice to No. 125, each room has been surveyed and a number of differing designs of plaster cornice have been recorded. Each differing cornice has been reconstructed by a mix of on site drawing of the remnants of surviving plaster moulding, along with photographs taken of the cornice before these were removed and professional judgement. The result is the closest match to each cornice that is possible to achieve with the above resources, and sample sections of each cornice have been made in plaster for each room. @Sam Power will provide information to support accompany

In terms of wall plaster, a thorough condition survey has been undertaken to every wall that is proposed to remain in-situ as part of the consented scheme, assessing both the condition and the date/type of plaster used. As the consented scheme included the removal of all plasterwork to every external wall of the building and its replacement with new, insulated cork lime plaster, the current proposals for wall plaster focus entirely on internal walls. It has been found 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, and all areas of modern plasterwork, and to replaster using traditional lime plaster to match the original composition of the plasterwork. Can we add in detail provided by CWS on the specification as noted in the below email for?

When removing failed areas of lime plaster, the SLHA 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. On-site operatives will use professional judgment to ascertain the extent of removal in each case, taking into account possible damage caused to surrounding sound plasterwork during removal. As consented, all new walls in new locations will be finished using modern gypsum plaster.

Lee Hutchings BSc (Hons)

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From: Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>

Sent: Tuesday, November 14, 2023 12:00 PM

To: Declan Cahill <dcahill@heritagearchitecture.co.uk>; Lee Hutchings <hutchings@heritagearchitecture.co.uk>
Cc: Amy Taylor <amytaylor@domisconstruction.co.uk>; sam@studiopower.co.uk; Paul O'Donnell <pod@cwsolutionsltd.com>; 'Ben Gillibrand' <ben@cwsolutionsltd.com>; Billy Buckley <billbuckley@domisconstruction.co.uk>; ron@cwsolutionsltd.com; Rory O'Donoghue <roryodonoghue@domisconstruction.co.uk>; Adam Blinkhorn <adamblinkhorn@domisconstruction.co.uk>
Subject: RE: Liverpool Road- Plaster

Declan / Lee

Can you please update your report to pick-up on-site flexibility to deal with further debonding which Ron has highlighted below and which will also be needed from practical level in retaining some of the original areas in line with your mark up's

The report also needs to be updated to reflect the specification and depths noted by Ron and Eden.

The lath specification is incorrect and needs to be updated to reflect machine lath not riven chestnut.

The report also needs to convey our approach to coving based on the two samples put forward and similarly to wall plaster needs to provide flexibility to deal with areas of coving that ideally need to be retained.

Based on the above, we can then submit information to the council and gauge their opinion ahead of submitting to discharge condition.

Joel Wildgoose
Senior Design Manager



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From: ron@cwsolutionsltd.com <ron@cwsolutionsltd.com>
Sent: Monday, November 13, 2023 6:36 PM
To: 'Declan Cahill' <dcahill@heritagearchitecture.co.uk>
Cc: 'Lee Hutchings' <hutchings@heritagearchitecture.co.uk>; Joel Wildgoose <joelwildgoose@domisconstruction.co.uk>; Amy Taylor <amytaylor@domisconstruction.co.uk>; sam@studiopower.co.uk; Paul O'Donnell <pod@cwsolutionsltd.com>; 'Ben Gillibrand' <ben@cwsolutionsltd.com>; Billy Buckley <billbuckley@domisconstruction.co.uk>
Subject: RE: Liverpool Road- Plaster

Afternoon all.

Declan, there are areas of plaster that are loose and marked up as retain. There are hairline cracks but there are also cracks where plaster has de-bonded, and the plaster has fractured because of it. As you state below *report was not intended as a detailed SOW*. My point is if we find areas within your mark up where plaster is perished and unsalvageable, then we can identify and remove this back to sound. This process can include an element of control.

I fully understand the brief on retaining as much as possible but in my opinion, not all of it is.

As for the two/three coat discussion.

1. Two coats are a float coat and a set coat.
2. Three coats are a scratch coat, a float coat & a set coat.

Eden lime have confirmed the following & attention is drawn to the thickness of the scratch and base using the recommended aggregates.

Insulated plaster

- Two 25mm layers of base coat using coarse hemp.
- A setting coat of 7mm using fine hemp.

Lime plaster

- Scratch coat of lime mortar 7-10mm thick
- Float coat of lime mortar 7-10mm thick
- Set coat consisting of single coats no more than 2mm each.

The reasoning behind the thicknesses of the base coats is the sand EHLM use. Cardewmires & Nosterfield.

Given the above I cannot see how the existing plaster could have been applied in one float coat considering the curing times of feeble lime.

Regarding the laths, can you clarify your comments on the “1930’s” lath so I understand?

Ron Payne
Director



07814532329

0161 757 2300

ron@cwsolutionsltd.com
www.cwsolutionsltd.com

From: Declan Cahill <dcahill@heritagearchitecture.co.uk>
Sent: Monday, November 13, 2023 1:11 PM
To: ron@cwsolutionsltd.com
Cc: Lee Hutchings <hutchings@heritagearchitecture.co.uk>; 'Joel Wildgoose' <joelwildgoose@domisconstruction.co.uk>; Amy Taylor <amytaylor@domisconstruction.co.uk>; sam@studiopower.co.uk; pod@cwsolutionsltd.com; 'Ben Gillibrand' <ben@cwsolutionsltd.com>; Billy Buckley <billbuckley@domisconstruction.co.uk>
Subject: RE: Liverpool Road- Plaster

Hi Ron,

See below some comments on your email below, hopefully this helps clarify the concerns raised. Ultimately, we are working on a listed building that needs to retain as much historic fabric as possible and what we can retain should be repaired.

Thanks

Declan Cahill BSc (Hons), IHBC
Historic Building Surveyor



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From: ron@cwsolutionsltd.com <ron@cwsolutionsltd.com>
Sent: Friday, November 10, 2023 6:04 pm
To: 'Joel Wildgoose' <joelwildgoose@domisconstruction.co.uk>; 'Amy Taylor' <amytaylor@domisconstruction.co.uk>; Lee Hutchings <hutchings@heritagearchitecture.co.uk>
Cc: sam@studiopower.co.uk <sam@studiopower.co.uk>; pod@cwsolutionsltd.com <pod@cwsolutionsltd.com>; 'Ben Gillibrand' <ben@cwsolutionsltd.com>; Billy Buckley <bilbuckley@domisconstruction.co.uk>
Subject: Liverpool Road- Plaster

Afternoon all, further to our walkaround earlier today in relation to the plaster survey. Is there a possibility of a meet up on site to further rationalise condition of the plaster and what's being removed and retained. Given that the M&E have not yet commenced, and the paper and paint not yet removed it may be prudent to wait until after these works? I wouldn't mind being involved when you are stripping the paper? Agree that an assessment will need to be made following this but the M&E engineers shouldn't need to be supervised as to not cause extensive damage to the surviving plaster.

There are areas on the survey marked as red (retained) that are showing signed movement or de-bonding. In addition, several of the panels have a lot of damage to the face or have cracks. The retained plaster may need some repairing / filling and don't disagree with this, but everything we have shown to be retained is repairable.

Eden HLM have a crack & surface repair plaster; however, the cracks are usually a result of shift or movement of the substrate or the plaster this isn't necessarily the case, cracks can appear due to minor movement in the building and doesn't mean that there are structural issues or the plaster is failing, we work on many buildings where all that is required is a crack to be filled with a lime putty filler or limewash worked into the crack, so we are back at the debonding issue no we aren't. In addition, several of the retained walls require the removal of wallpaper or are painted over. I am concerned that the degree of work required to bring these walls up to a paint or lining standard will be substantial for little gain. The gain is retention of historic fabric which isn't a little gain.

Several of the door casings have fallen and will need re-fitting. The plaster around these is loose and being held in position by the casings. Either temporary holding repairs or patching of these areas may be necessary but not an issue as long as they are repaired with appropriate plaster.

Where windows are to be removed in 125 the reveals generally have a splayed timber reveal, these will need extending for the 55mm insulated plaster to the external walls. Either the plaster can be chamfered or the timber panel extended to form a stop end.

The method suggests the Lime plaster is reinstated as two coats, Eden HLM they have confirmed its three coats. Everything we saw on site was a two coat plaster, but don't have an issue if three coats is required. The insulated lime plaster is normally applied as two coats.

Can we take advice on the 20mm of mortar removal from the joints of the brick. This is a substantial amount of work & may not be required! This is to ensure sufficient key is provided back to the brick substrate. It may not be required if we can prove good adherence to the flat brick face.

Can we have a joint inspection of the lath used, the method states replace with riven chestnut, this is the most expensive of laths being almost x5 the cost of Larch. Riven laths are split down the face of the grain and are inconstant in face and uniformity. In my opinion this isn't consistent with what we have one

site. See attached photo, the original laths were riven, with the 1930's lath being sawn. Therefore everything we reinstate should be riven. As far as we are aware you can only get sawn larch laths?

Finally, can we agree what we are doing with the cornice? When we met the planners, it was suggested a sample of large and small would suffice Lee's (HA) email yesterday suggest he want every type replicating and taking squeezes from incomplete sections of cornice. The ceiling panels in the back room look easy enough to replicate and the corbel as well. I don't have an issue with replicating every cornice, but the cost will increase. **Our view is as per lee's previous email.**

Listed below are several observations on the condition of the retained plaster, to be read in conjunction with Lee's 20th October survey. it can be substantially simplified. IMO. **We aren't going to go through the full list below but what we stated to be retained should in large be able to be retained, there may be some minor areas that require repair but our survey captured the majority of plaster that can be retained and repaired. Our report was not intended as a detailed SOW and is there to present to MCC to show what plaster is to be retained and form a baseline to agree repairs with a subcontractor.**

Room 1 east (page 9)

1. Timber corner beads have been removed.
2. Poor surface finish with peeling paint to be removed.

Room 1 south (page 10)

1. Plaster showing signs of debonding with numerous cracks to the face.
2. Surface finish to LHS is poor.

Room 3 north (page 13)

1. LH side of window is loose.
2. RH side of window has de-bonded.

Room 3 east (page 14 p1)

1. Will be very difficult to chop out the hatched sections shown and maintain the integrity of the plaster.

Room 3 east and south (page 18)

1. Beads have been removed or damaged.
2. Evidence of de-bonding
3. Small strip section to the left of the breast return sits in between two are that are being removed. Why does this need to remain?

Room 4 west (page 20)

1. Is the timber frame remaining, if so is it lath and plaster?

Room 1 east (page 22)

1. Ph1
2. Evidence of loose plaster
3. Top section of recess wall to be retained, why?
4. PH2
5. Plaster to head of door frame has de-bonded and has large crack.
6. Knib to rh side of door will need to be removed to allow the lath to be fixed to the timber stud to prevent cracking vertically.

Room 2 north (page 23)

1. Plaster showing signs of de-bonding.
2. Plaster has a poor finish.
3. Two small, isolated section of walls.

Room 2 south (page 24 ph1)

1. Nib to both sides of door is loose.
2. Lower half of wall is modern plaster and has a hatched section above it. Can we raise the lower line to include the hatched area?

Room 3 east (page 26 ph1)

1. RH nib is loose.

Room 3 south (page 26 ph2)

2. Nibs both sides of the fireplace are loose.

Room 5 north (page 29)

3. LH side of door nib is loose.
4. RH side of door finish is poor.

Room 5 north (page 30)

1. Can we extend the vertical line of the perished plaster to the LHS of the hatched circle?
2. Surface finish is very poor.

Room 5 west (page 35)

1. Plaster in very poor condition with large cracks and is loose in places

Room 6 east (page 36)

2. How do we retain the integrity of the small areas shown as being retained whilst removing the areas around them?

Room 6 west (page 37)

1. How do we retain the integrity of the small areas shown as being retained whilst removing the areas around them?

Room 1 south (page 41)

1. How do we retain the integrity of the section above the door whilst removing the areas both sides of it?

Room 2 south (page 44)

1. Nib to side o door is completely de-bonded and falling off.

Room 3 west (page 52)

1. Given the condition of this wall and what's being removed, why is it being retained. There are large cracks top RHS.

Room 6 north (page 62)

1. Shows the middle of the nib to LHS of door shown as cut out, we will struggle to retain the integrity of the retained plaster.

Room 1 north (page 72)

1. Walls are hollow in places and in a poor condition.

Room 2 east (page 76)

1. Small nib to be retained but the return is modern plaster

Room 2 south (page 77)

1. Plaster is in poor condition and has evidence of modern gypsum plaster to tops of wall.

Room 4 east (page 80)

1. How do we retain the narrow strip above the are to be removed.

Room 5 north (page 82)

1. Cornice is damaged on the top member, we cannot retain this.
2. The small nib to the lhs of the window is loose and prevents insulated plaster to this wall.
3. The area to the rhs of the vestibule window is new plaster.

Room 5 south (page 83)

1. Cornice is damaged on the top member, we cannot retain this.

Ron Payne
Director



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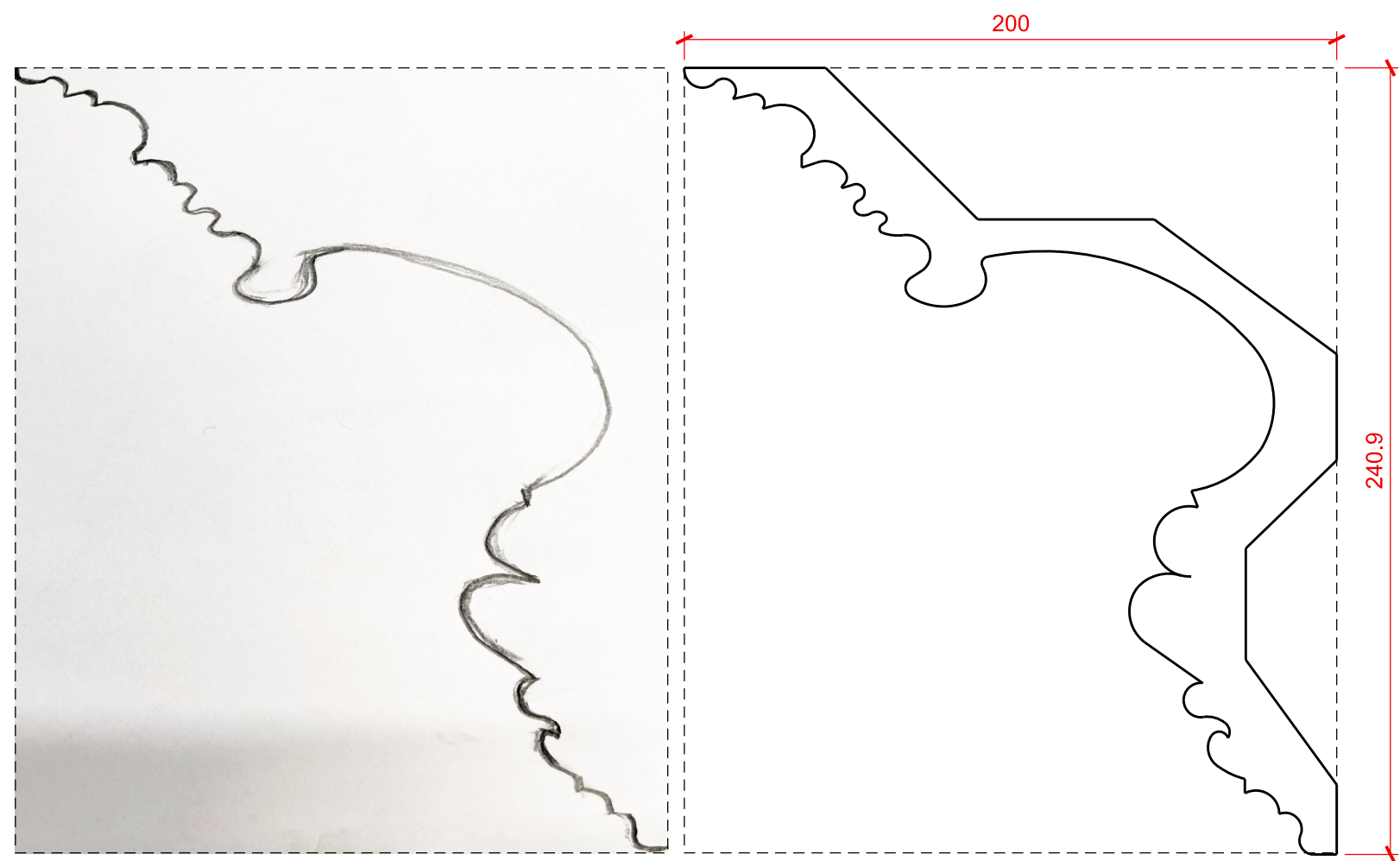
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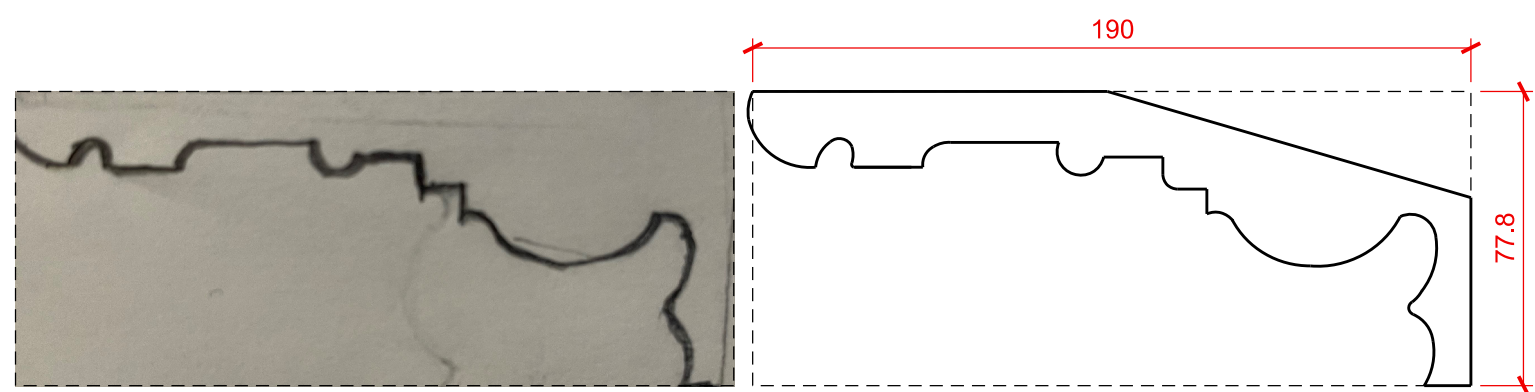
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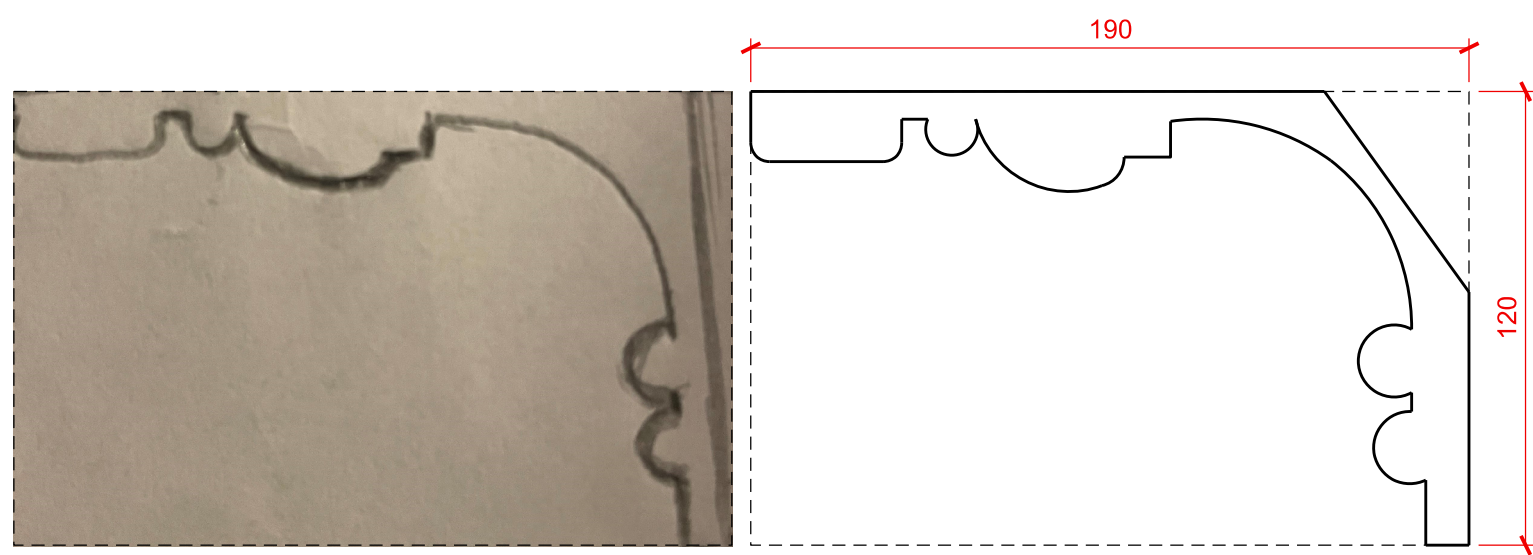
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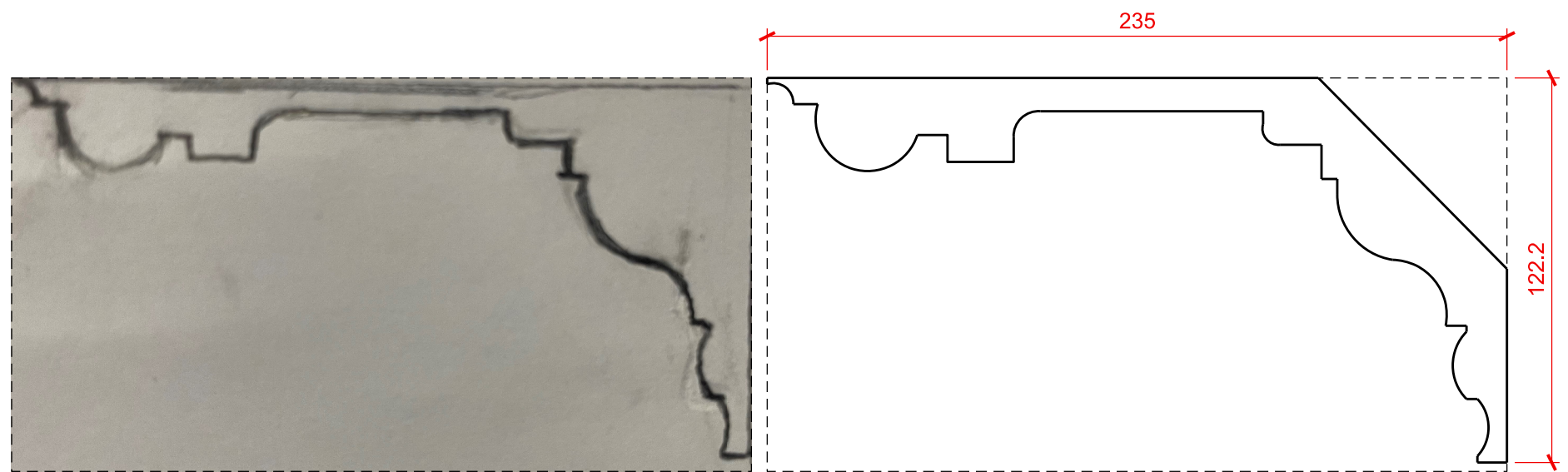
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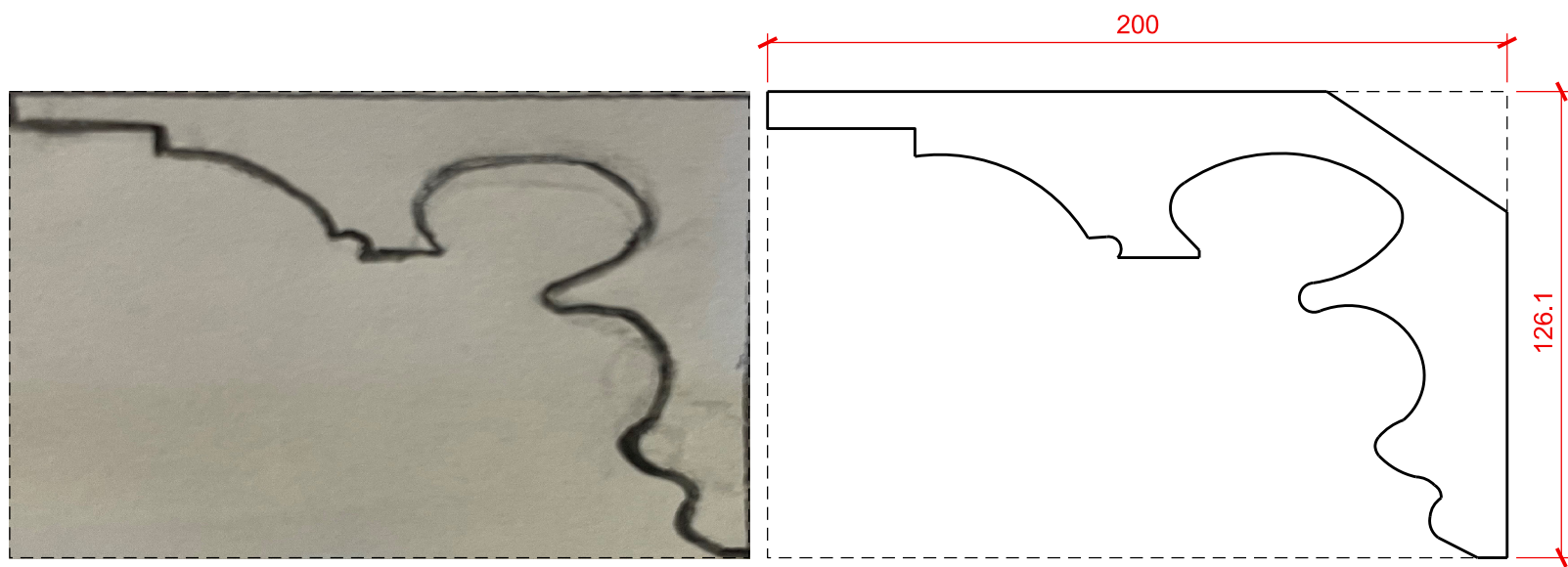
cornice type 2



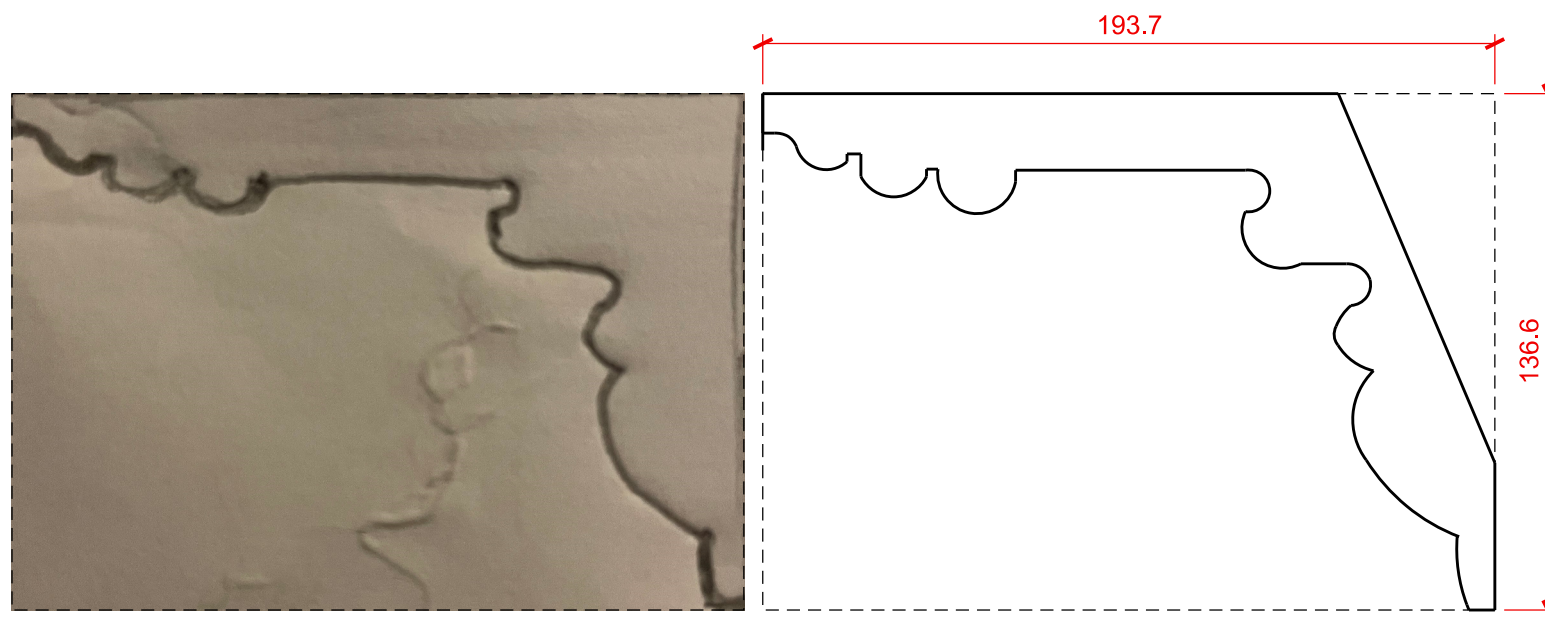
cornice type 3



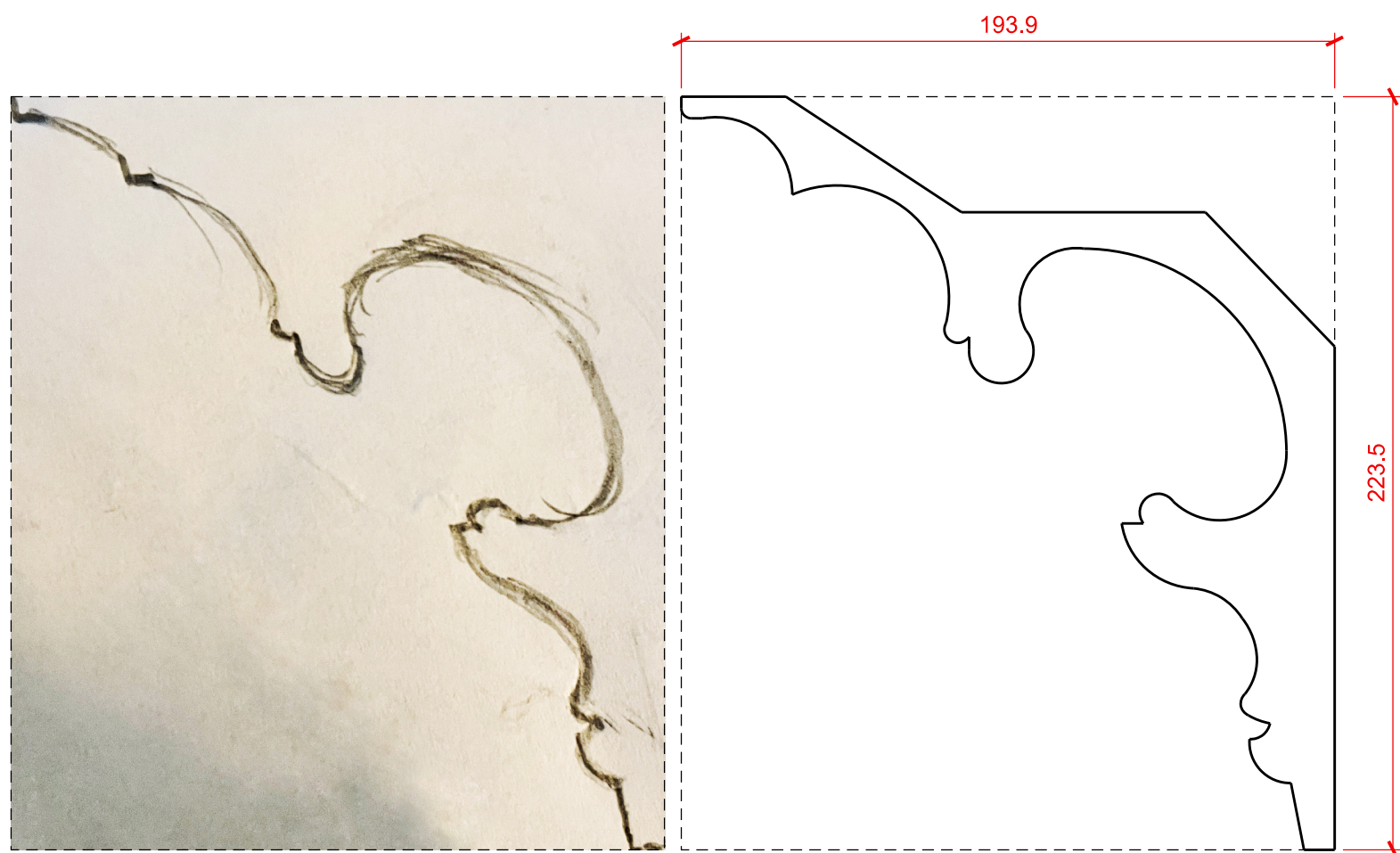
cornice type 6 & 7



cornice type 8

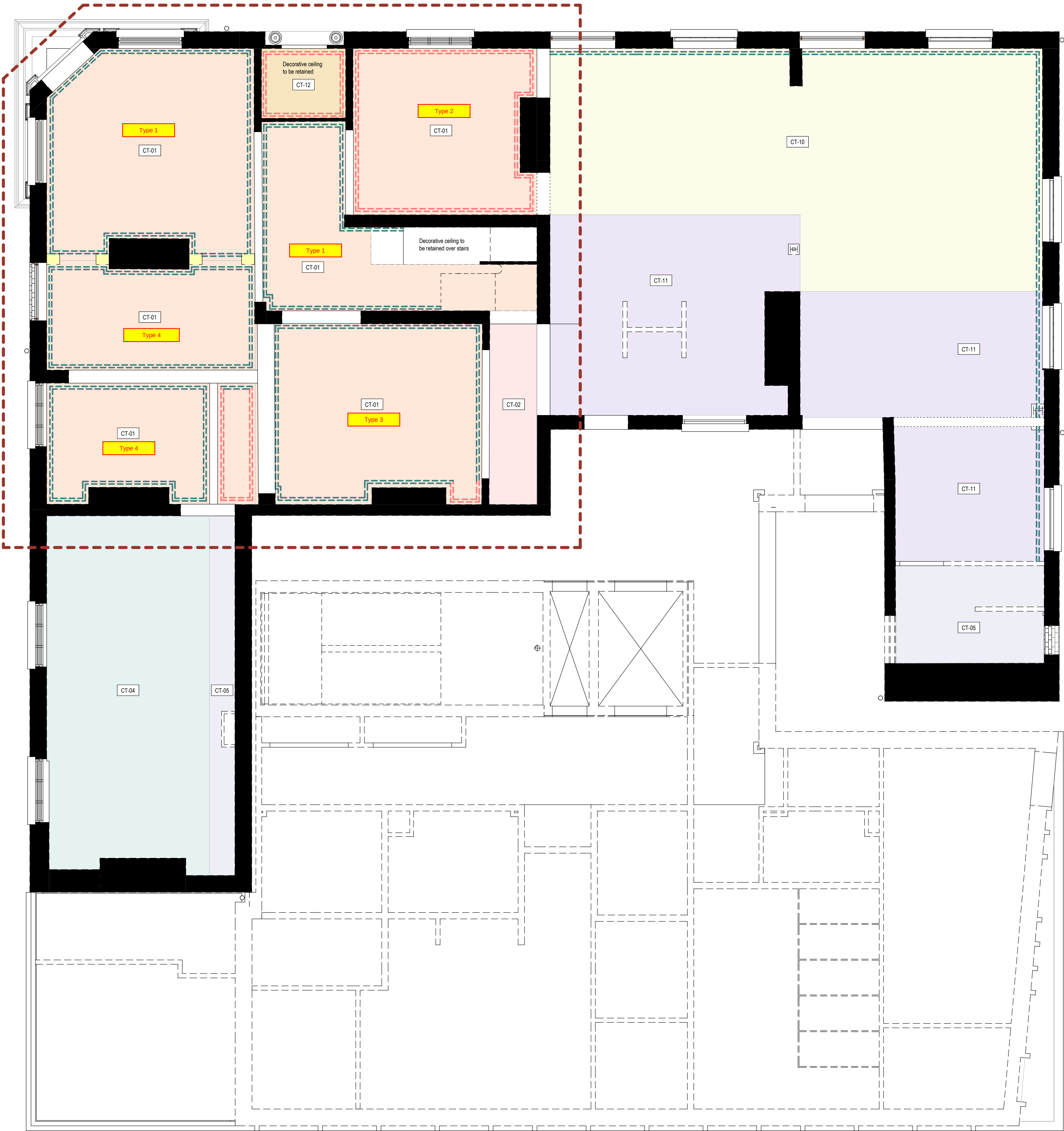


cornice type 9



cornice type 4





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Legend and Notes

Refer to Drawing 95090 for the Ceiling Types.

- CT-01 Principal Rooms. Without Service Zone.
- CT-02 Principal Rooms. With Service Zone.
- CT-04 Guestroom to Guestroom. Without Service Zone.
- CT-05 Guestroom to Guestroom. With Service Zone.
- CT-06 Spa to Restaurant. With Service Zone.
- CT-10 Restaurant to Guestroom. Without Service Zone.
- CT-11 Restaurant to Guestroom. With Service Zone.
- CT-12 Original Ceiling Retained and Exposed.
- CT-13 Plant to Bar. Without Service Zone.
- Exposed Ceiling

- Existing Cornice to be Removed and Re-instated
- Replicated Cornicing
- Existing Corbel. Retained, refurbished and repainted.
- Principal Rooms

To be read in conjunction with SLHA 'Actions and Opportunities Report' dated 30th September 2022

Rev	Description	Date	By
P01	Draft Planning Set Issue	14.04.23	AV
P02	Planning Issue	02.06.23	LS

Title
Proposed RCP - Level 00

Drawing No.
1073-TGA-XX-00-DR-A-95092

Revision
P02

Status
Planning

Scale
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Project
Liverpool Road

Client
DOMIS Construction

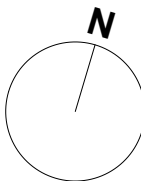
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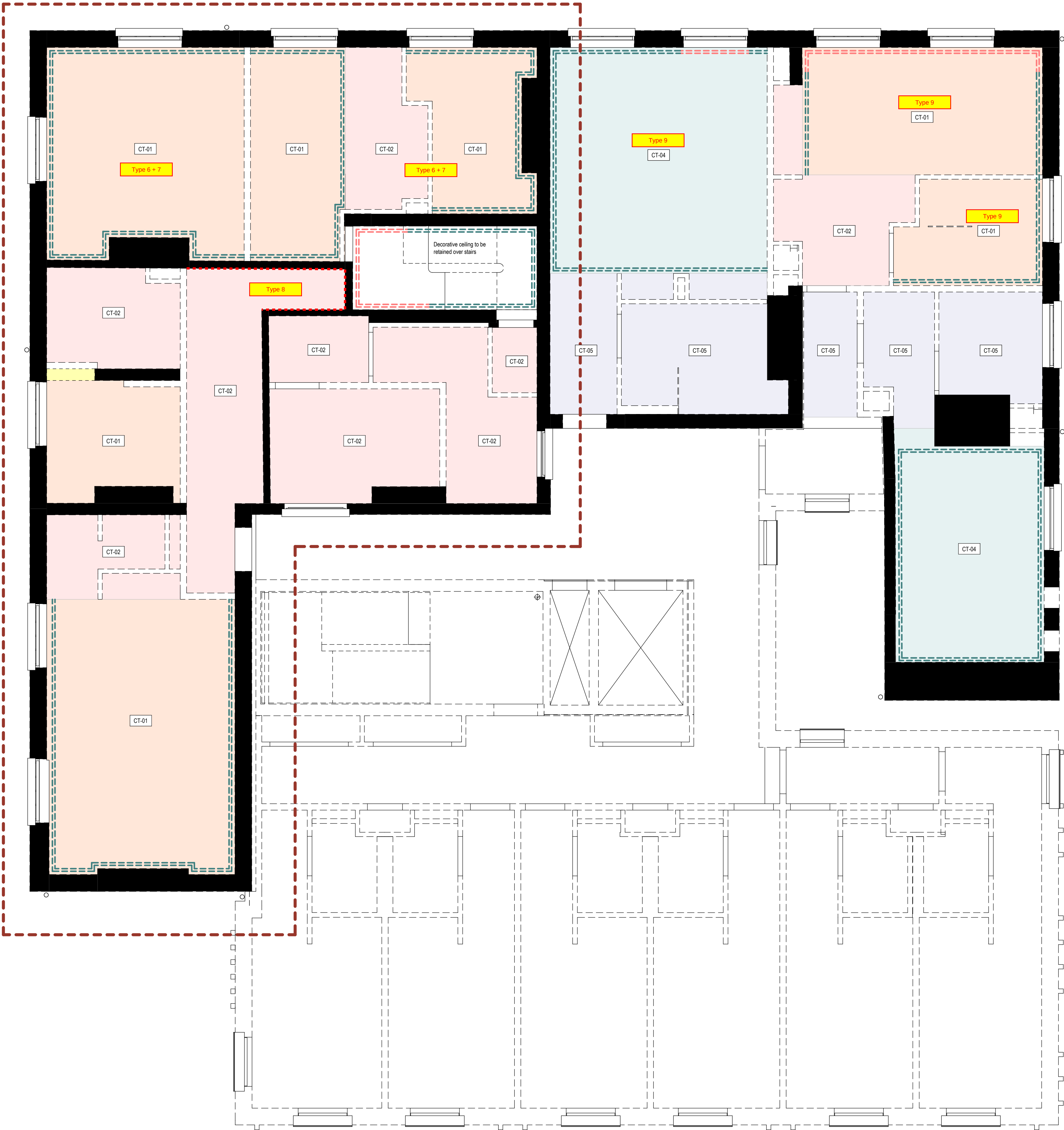
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Existing Corbel. Retained, refurbished and repainted.

Principal Rooms

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Client
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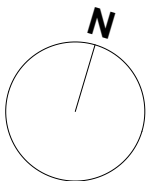
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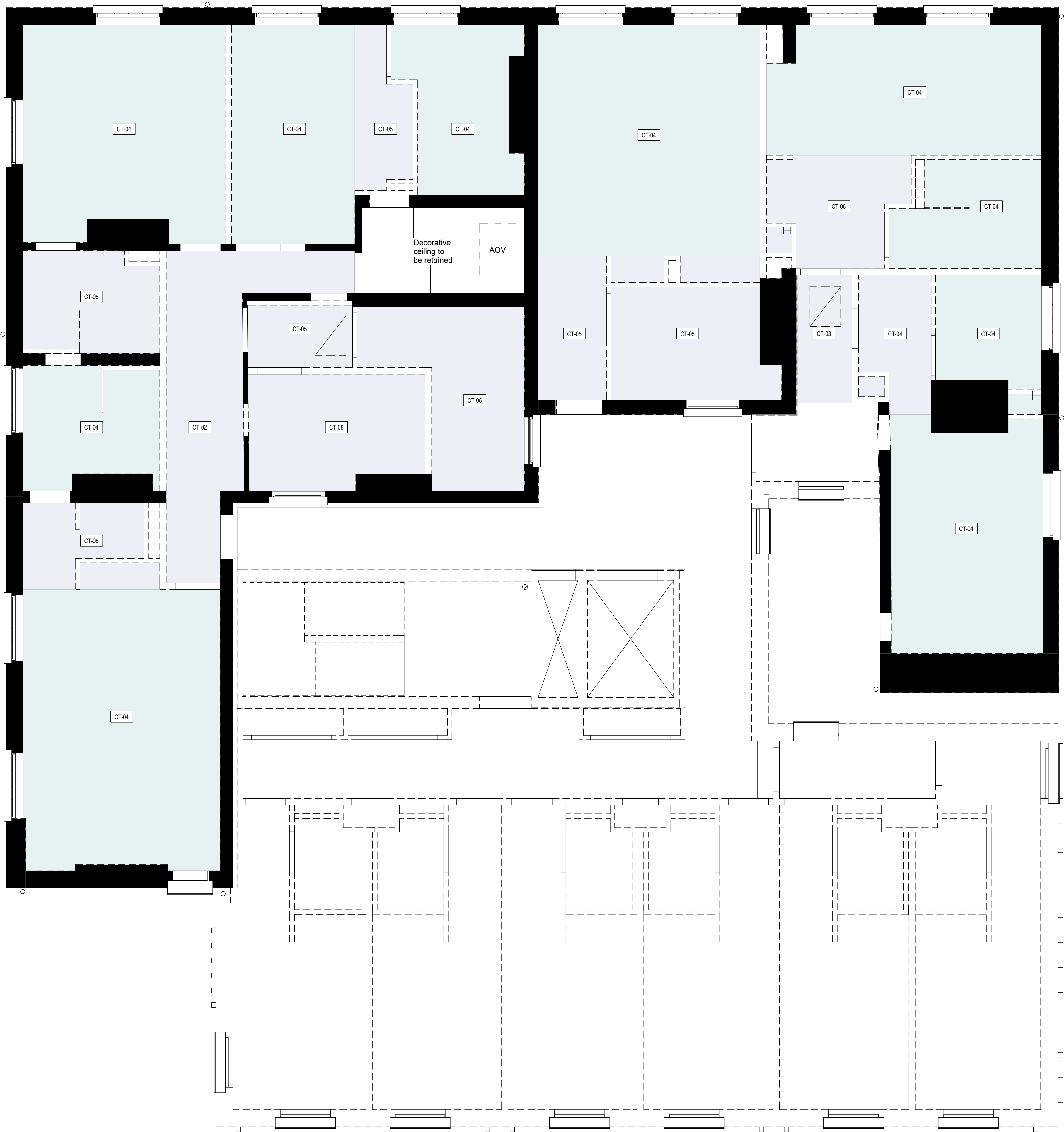
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- CT-02 Principal Rooms. With Service Zone.
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Principal Rooms

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Rev	Description	Date	By
P01	Draft Planning Set Issue	14.04.23	AV
P02	Planning Issue	02.06.23	LS

Title
Proposed RCP - Level 02

Drawing No.
1073-TGA-XX-02-DR-A-95094

Revision
P02

Status
Planning

Scale
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Project
Liverpool Road

Client
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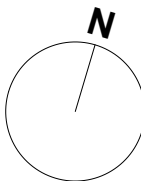
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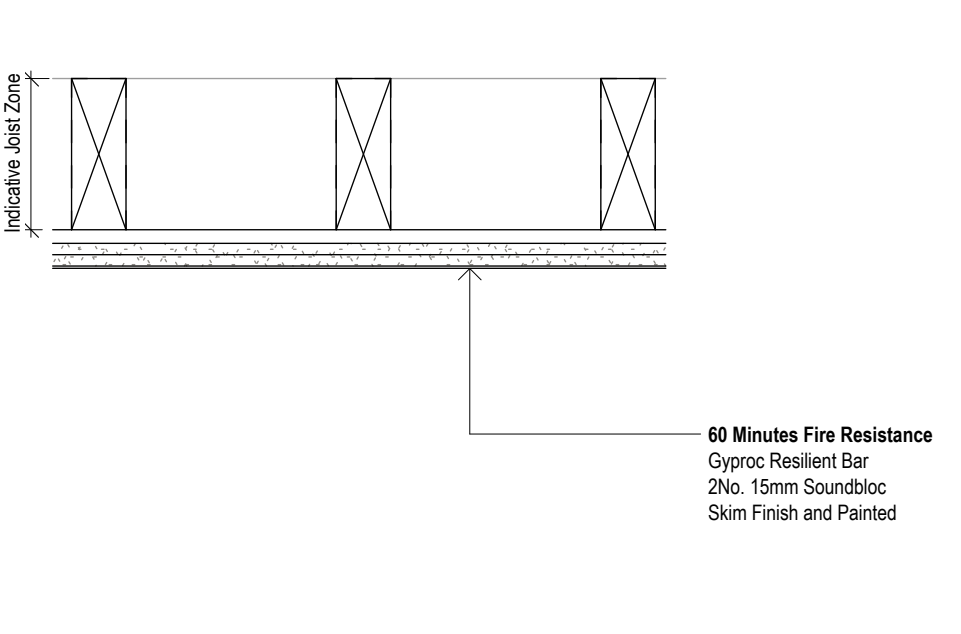


Ceiling Types



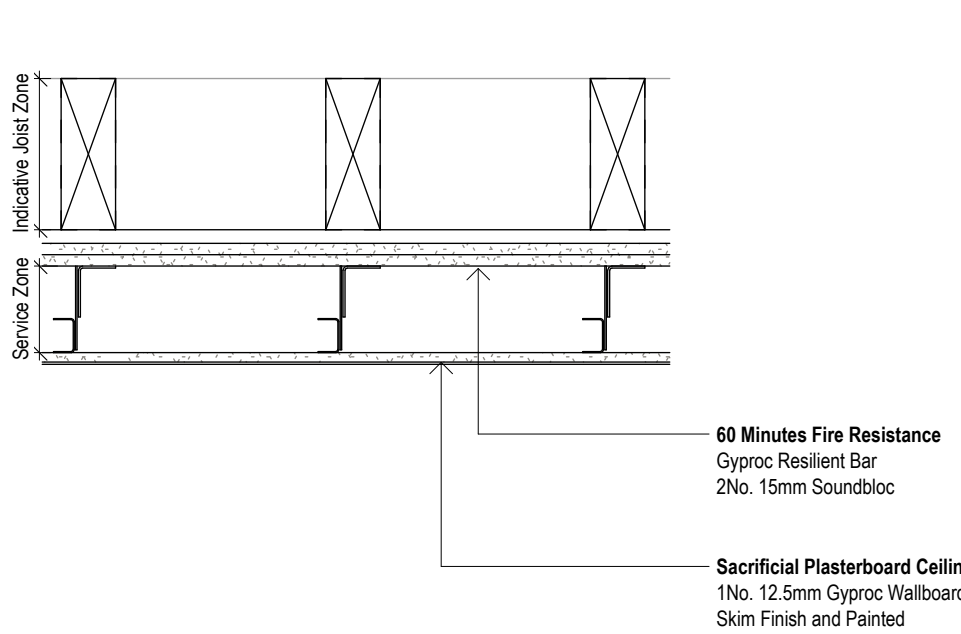
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Lath and Plaster (Retained or Reinstated as required).
Underdrawn with variable service void.



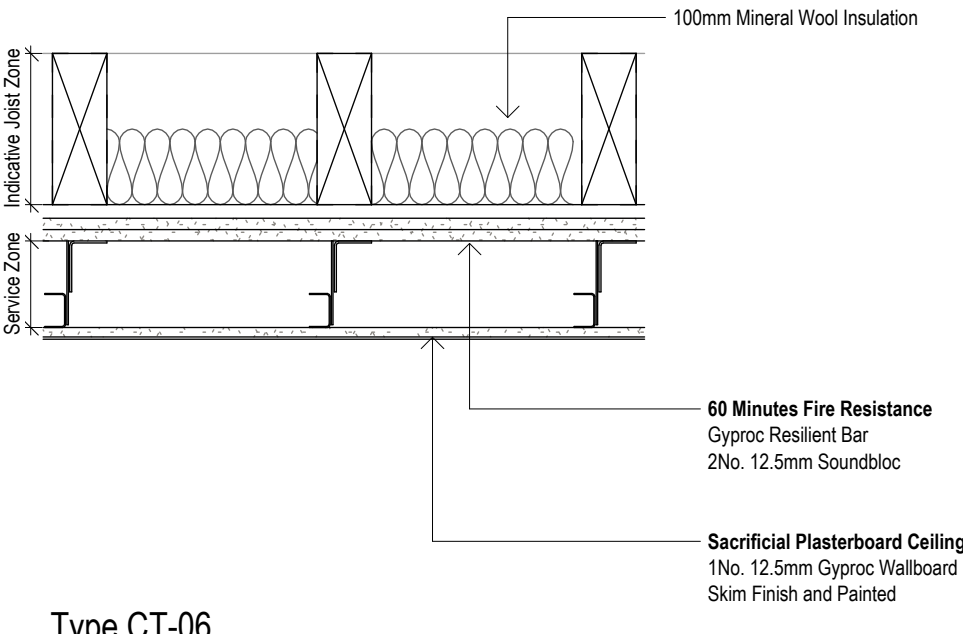
Type CT-04

Guestroom to Guestroom.
No Service void.



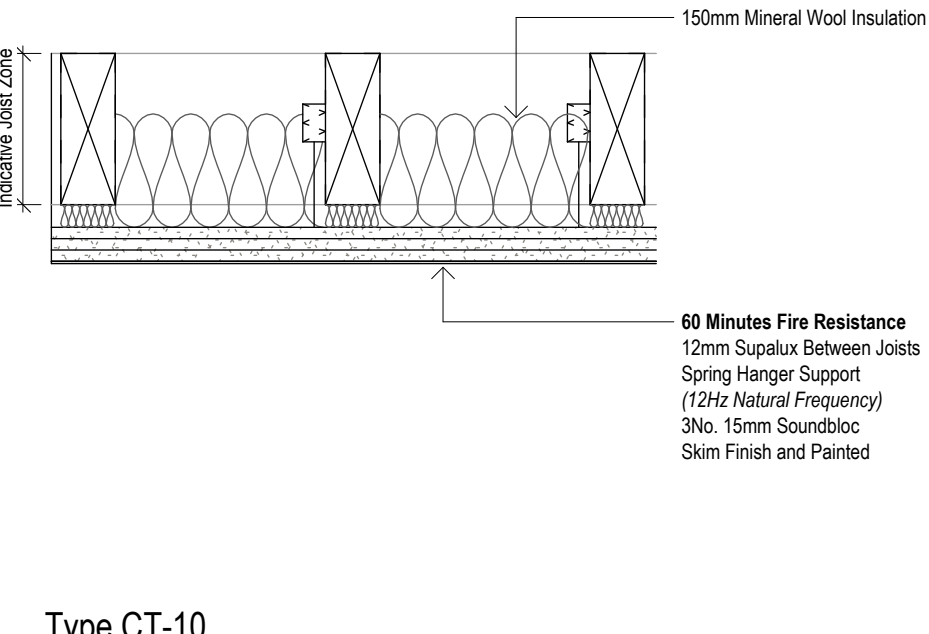
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Guestroom to Guestroom.
With Service void.



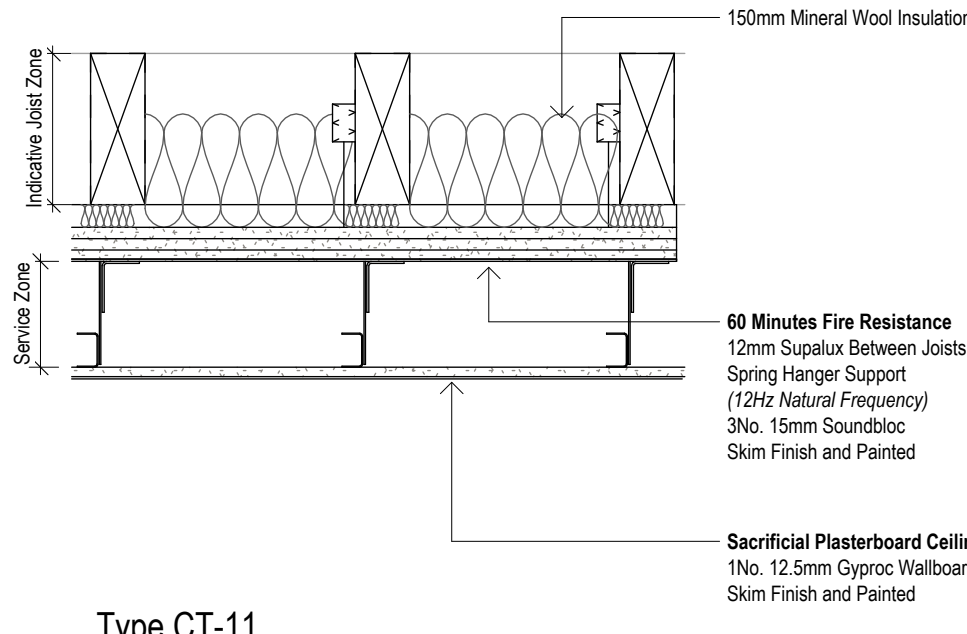
Type CT-06

Spa to Restaurant.
Service void.



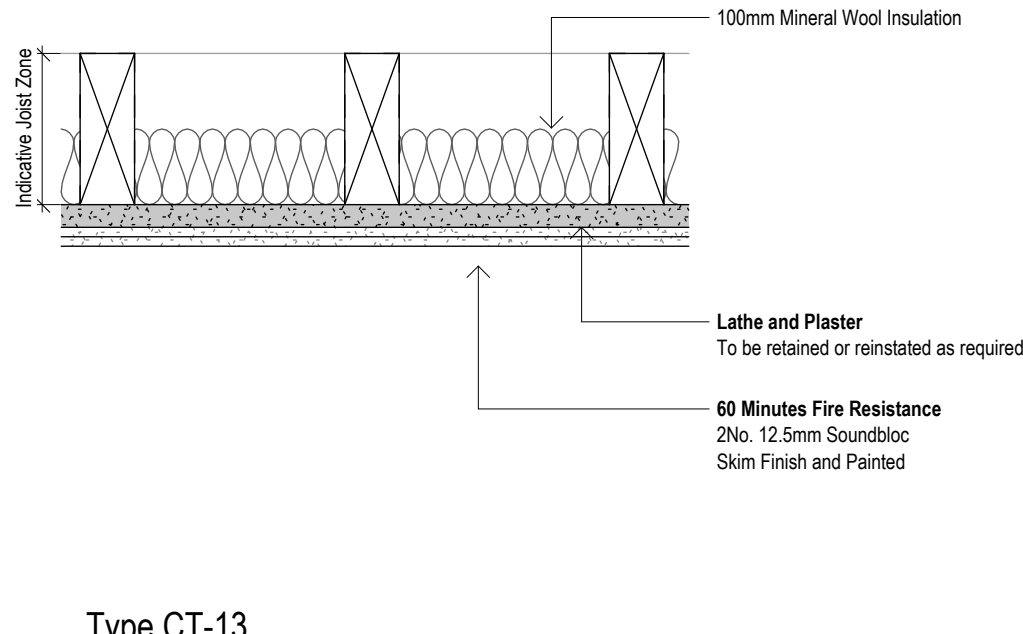
Type CT-10

Restaurant to Guestroom.
No service void.



Type CT-11

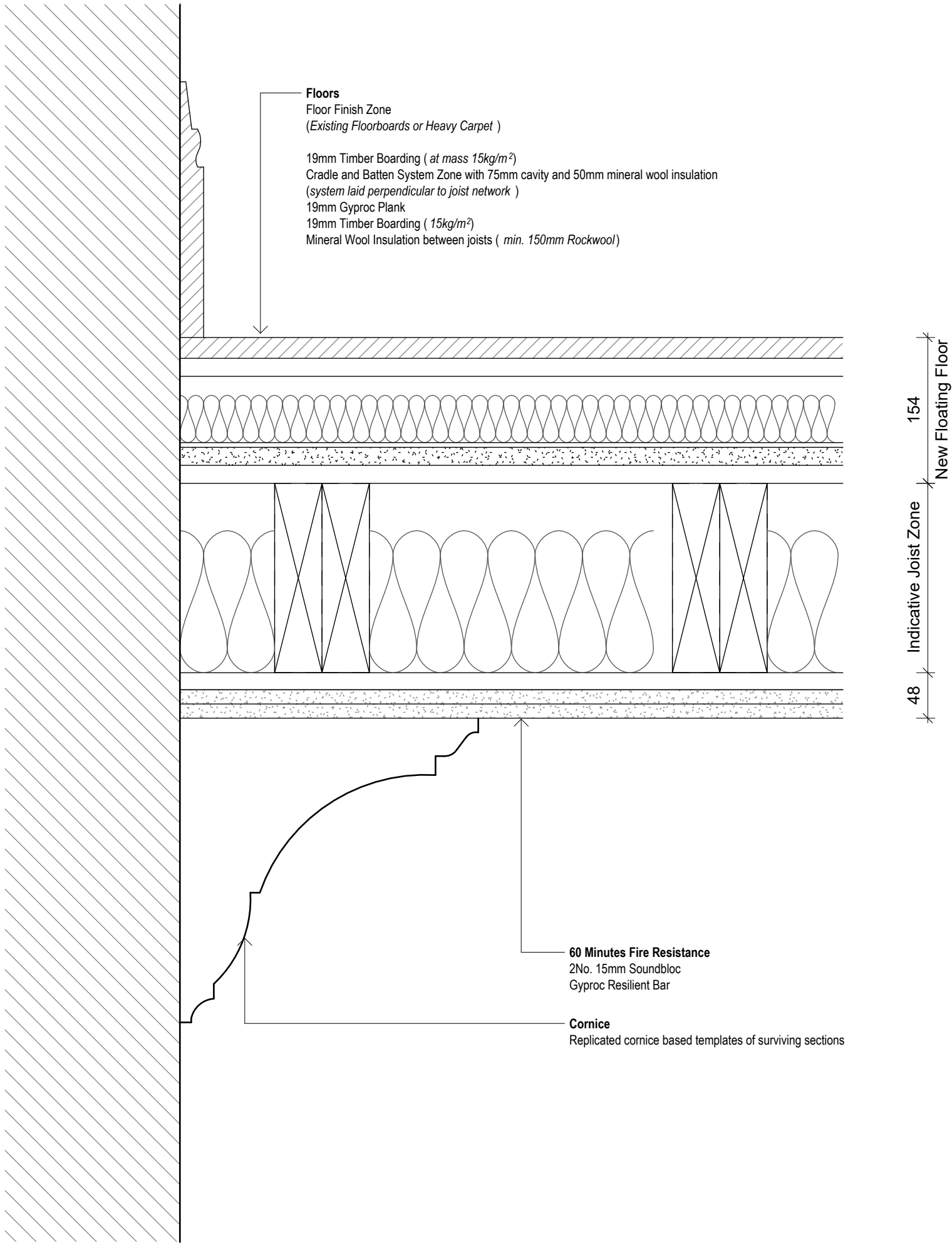
Restaurant to Guestroom.
Service void.



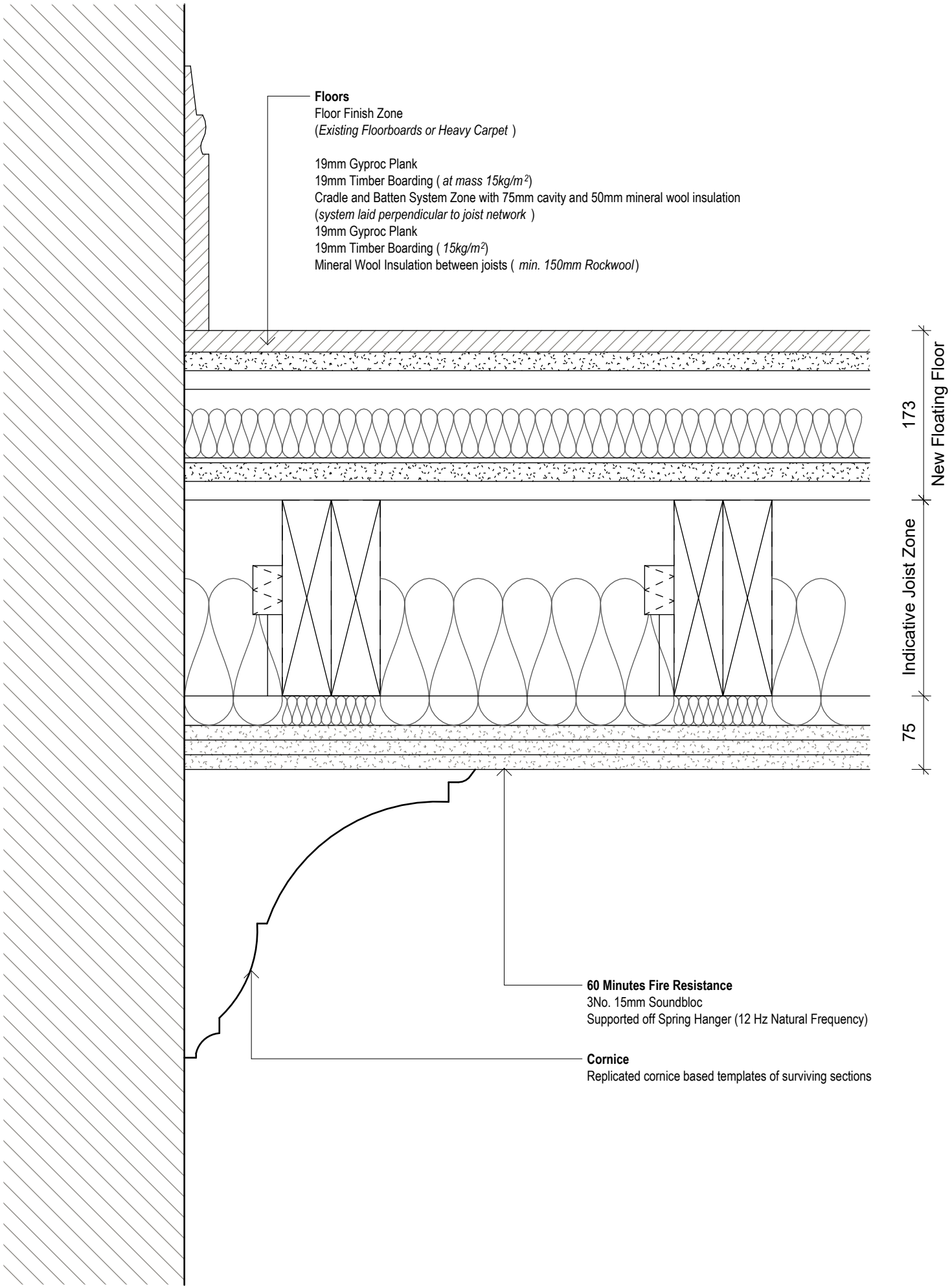
Type CT-13

Plant to Bar.
No Service void.

Typical Cornice Details



Typical Floor & Ceiling Detail
Guestroom to Guestroom



Typical Floor & Ceiling Detail
Restaurant to Guestroom

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Ceiling Types

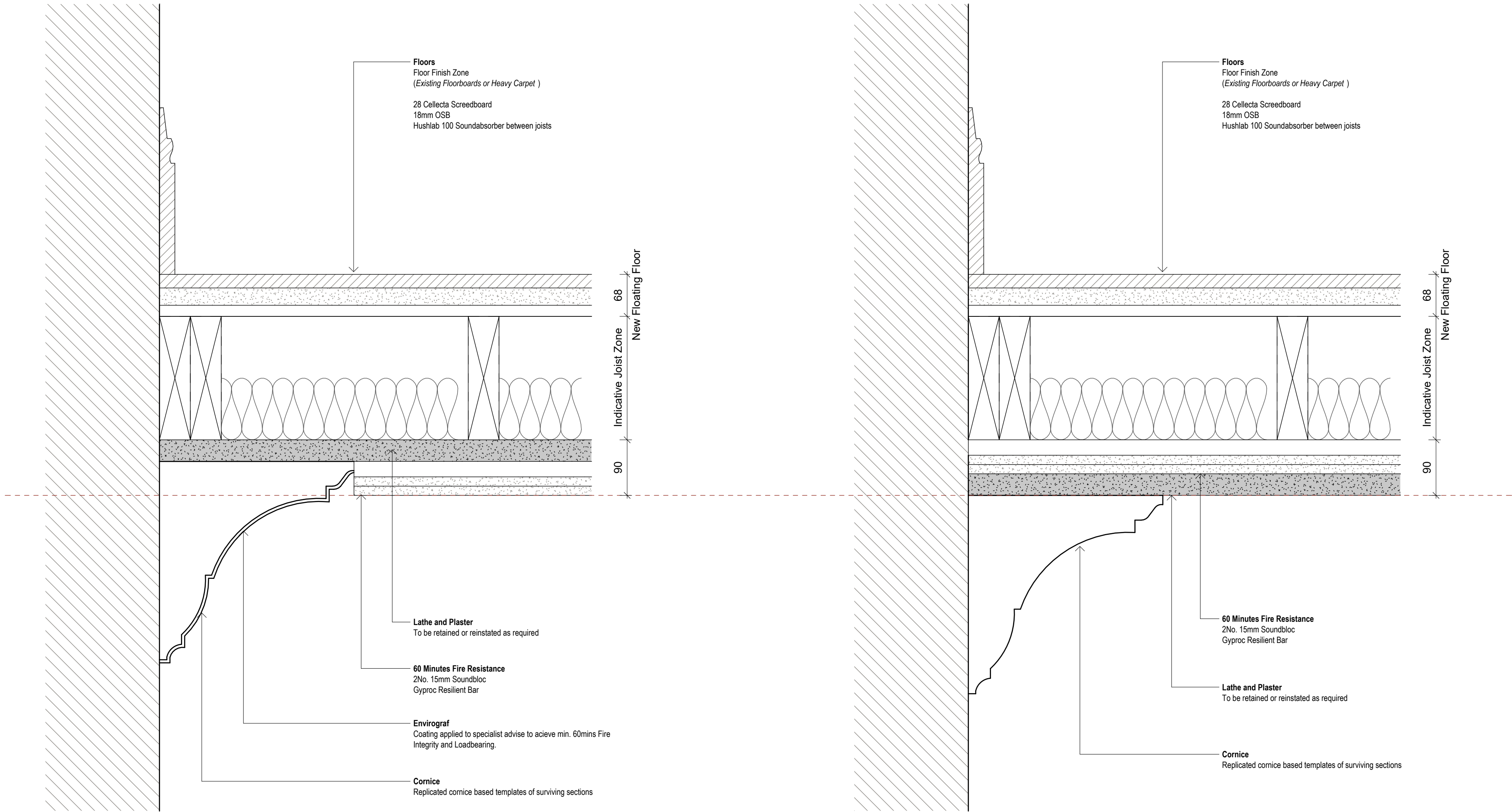
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Status	Scale
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Project	Client
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Typical Cornice Details (CT-01)
Illustrative Comparison



Typical Floor & Ceiling Detail (CT-01)
Principal Rooms Only
CONSENTED PROPOSAL

Typical Floor & Ceiling Detail (CT-01)
Principal Rooms Only
REVISED PROPOSAL

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P01	Planning Issue	02.01.23	LS

Title	
CT-01 Revised Proposal	
Drawing No.	Revision
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