Date: 9th November 2023

123 – 125 Liverpool Road, Manchester - Internal Plaster Repair Survey and replacement Methodology – REV A

Upon completion of the recent plaster survey by Heritage Architecture, it has been identified that original, 19th century, two coat lime plaster survives to a number of rooms across both buildings. However, with a number of areas having become de-bonded from the brick or lath substrate, there is only a proportion of lime plaster that survives in good condition that can feasibly be retained and repaired.

Reference should be made to the Tim Groom Architects proposals for any areas of new wall/plaster and areas of proposed insulated lime plaster to external elevations.

Prior to commencement the contractor will undertake sufficient analysis to test the plaster for lead content (in paints) and anthrax (within haired plaster, early 20th century and original plaster)

All modern layers of wallpaper and paint shall be carefully removed from original lime plaster utilising low levels of steam and a wallpaper scraper, taking care not to saturate the underlying plaster. Where this technique is damaging the underlying lime plaster, stop immediately and inform Heritage Architecture to attend site and discuss a different method of removal.

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).

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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

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.

Plaster repairs to consist of two coat plaster to match the existing lime plaster.

Plaster “coarse stuff” and “fine stuff” to be supplied by Eden Hot Lime Mortar or similar.

The first coat of coarse stuff plaster is to be approximately 15mm thickness (existing plaster coat thicknesses to be checked on site) and roughly straightened with a feather edge rule or darby. Scour the face and rough over with a devil float to form key for second coat.

The second coat of fine stuff is to be trowelled on once the first coat has hardened, if the first coat is very dry, moisten before commencing. The second coat is to be approximately 2-3mm thick and is to be brushed first wet and then later with a damp prior to finally being allow to harden and set.

All lime plaster surfaces are to be prepared for decoration with a fine grained sandpaper, lightly moistening and painted with a lime based distemper or other breathable paint system.

New Plaster to External Walls

External walls where no original lime plaster survives are to be plastered with an insulated hemp/cork lime plaster to approximately 55mm. Insulated lime plaster to be from Eden Hot Lime Mortar or similar.

New Plaster to New Walls

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Refer to the Tim Groom Architects proposals for locations of new wall locations where a modern plaster system is to be used.

Historic Plaster Survey

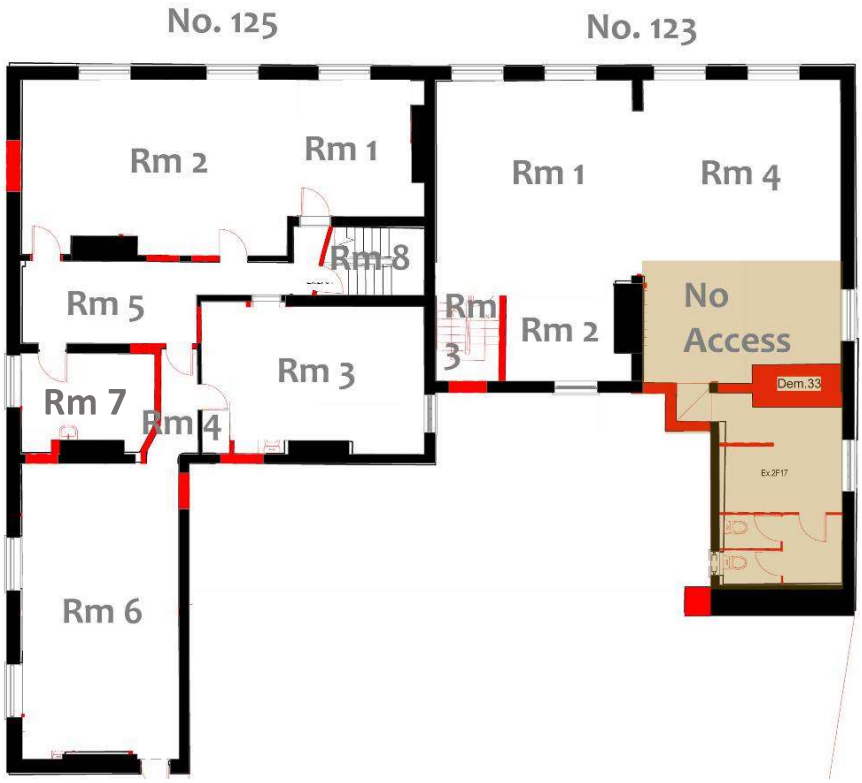
The following section identifies all surviving areas of original 19th century lime plaster and modern/20th century wall plaster to each room of 123 and 125 Liverpool Road. The survey also identifies the condition of original lime plaster and extent of areas requiring removal.

The survey has identified that along with areas of original two coat lime plaster, the building also contains original lime plaster with modern gypsum plaster skim, c1920s haired or threaded cement plaster with lime plaster skim/gypsum skim. Other areas have had multiple layers of wallpaper, tile and paint applied. Walls that are to be removed as part of the current scheme, or retain no wall coverings, have not been included.

Key

- **Red lines denote 19th century lime plaster in fair condition**
- **Blue lines denote either lime plaster with modern gypsum skim or early-20th century cement plaster with lime skim**
- **Wobbly blue lines denote areas of modern plywood/plasterboard etc**
- **Green lines denote modern gypsum plaster**
- **Black hatching denotes 19th century lime plaster that is in a poor condition and required removal.**
- **Areas not marked denote areas of missing lime plaster that requires new lime plaster.**

123 Liverpool Road – 2nd floor level



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***Red denotes consented areas of demolition**



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Room 2 & Room 3 – south



Room 4 – north

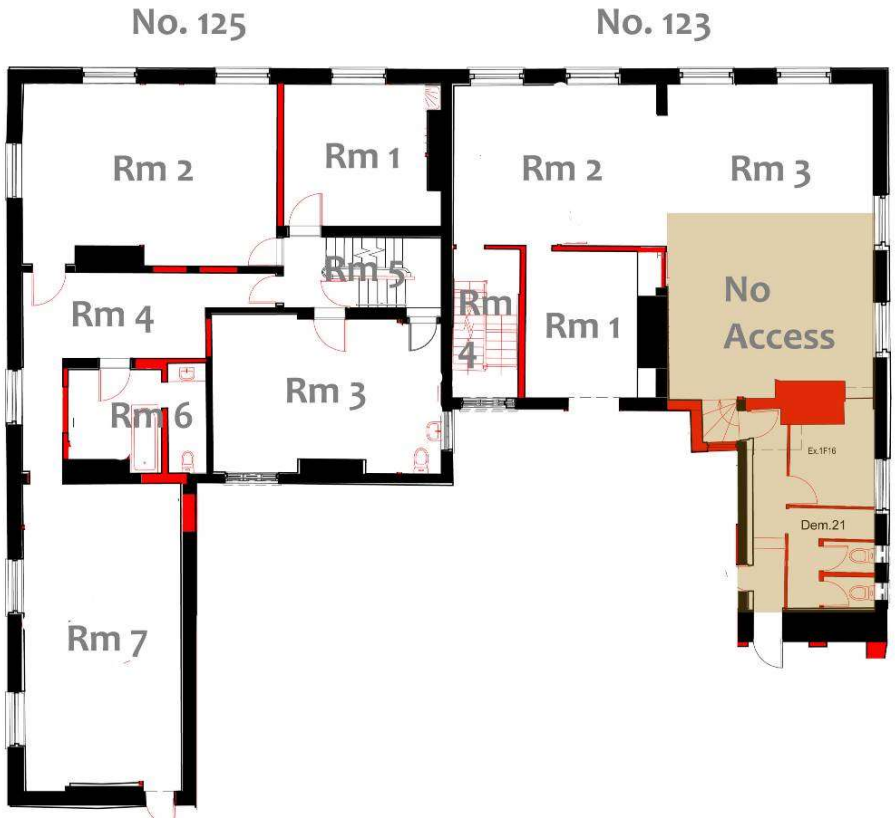
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123 Liverpool Road – 1st floor level



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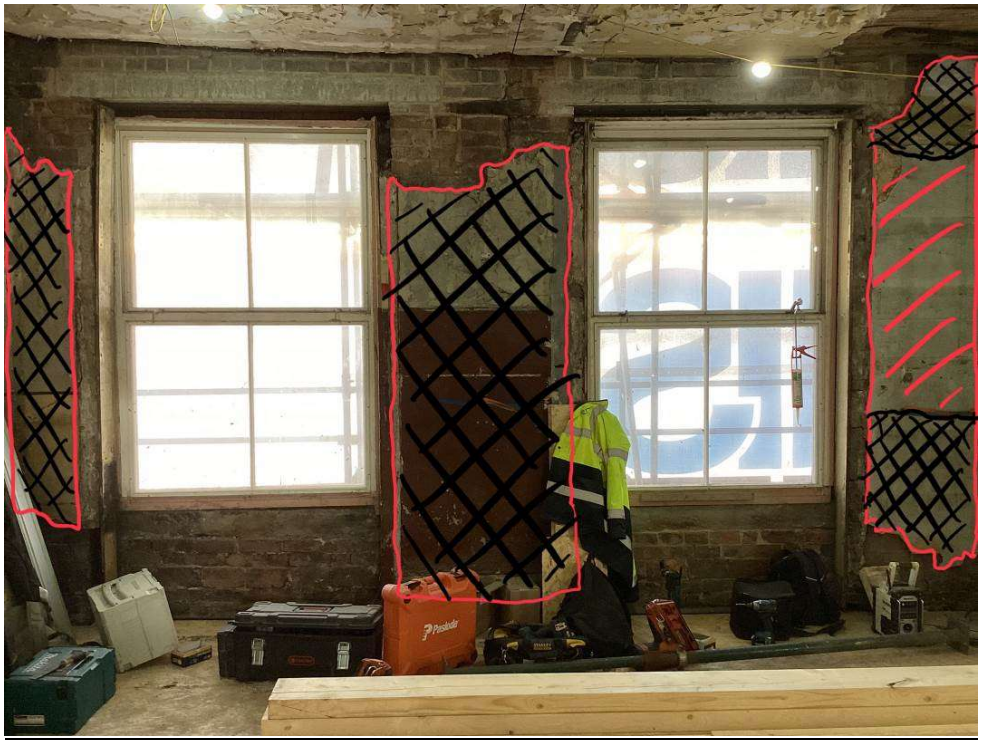
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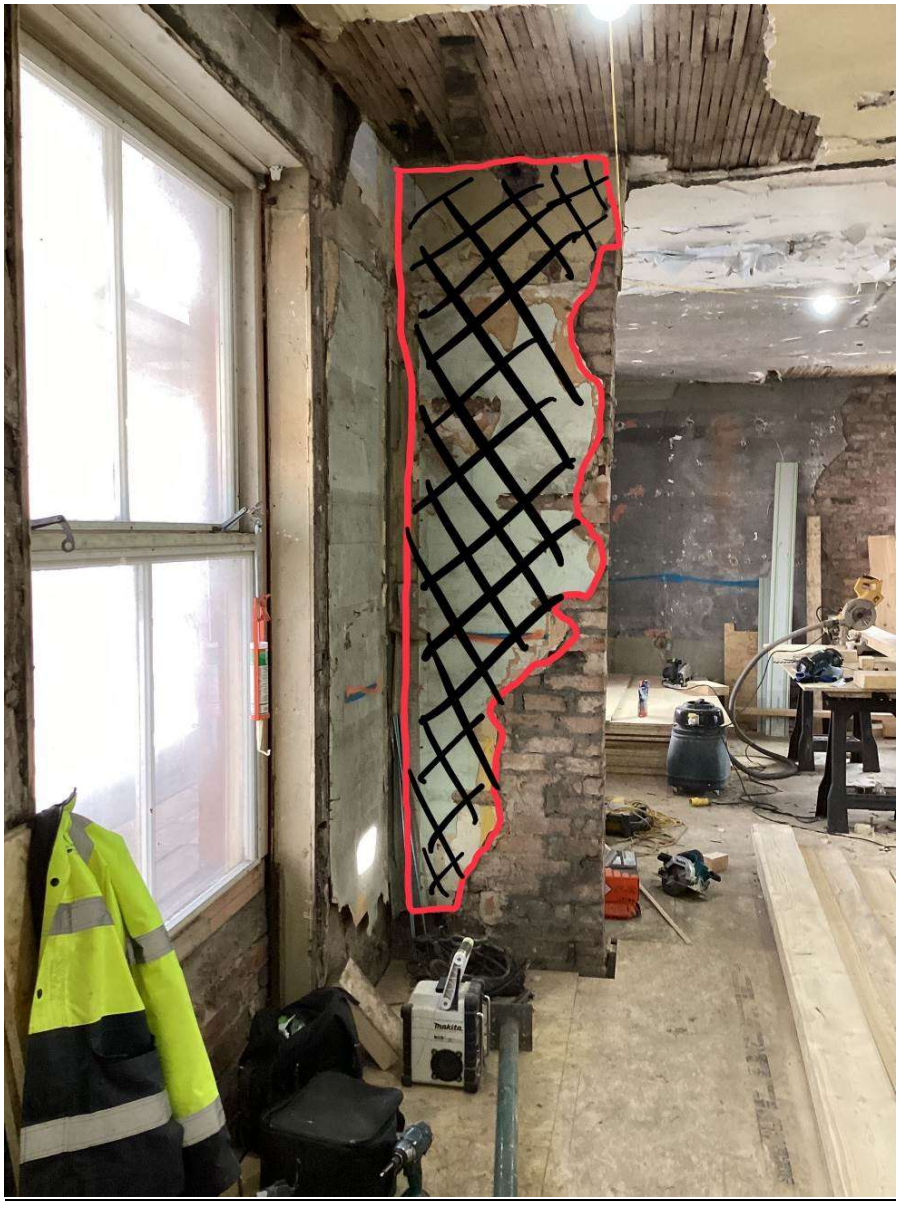
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Room 2 – west



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Room 3 – east



Room 3 - west

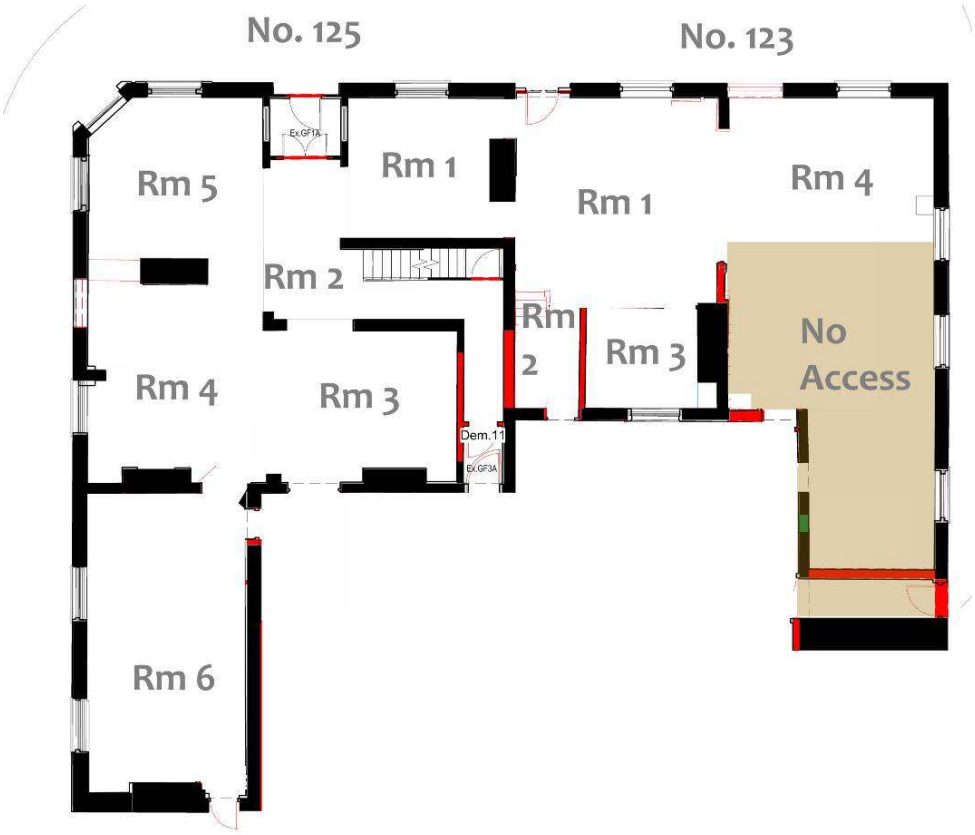
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123 Liverpool Road – Ground floor level



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Room 4 – north & east

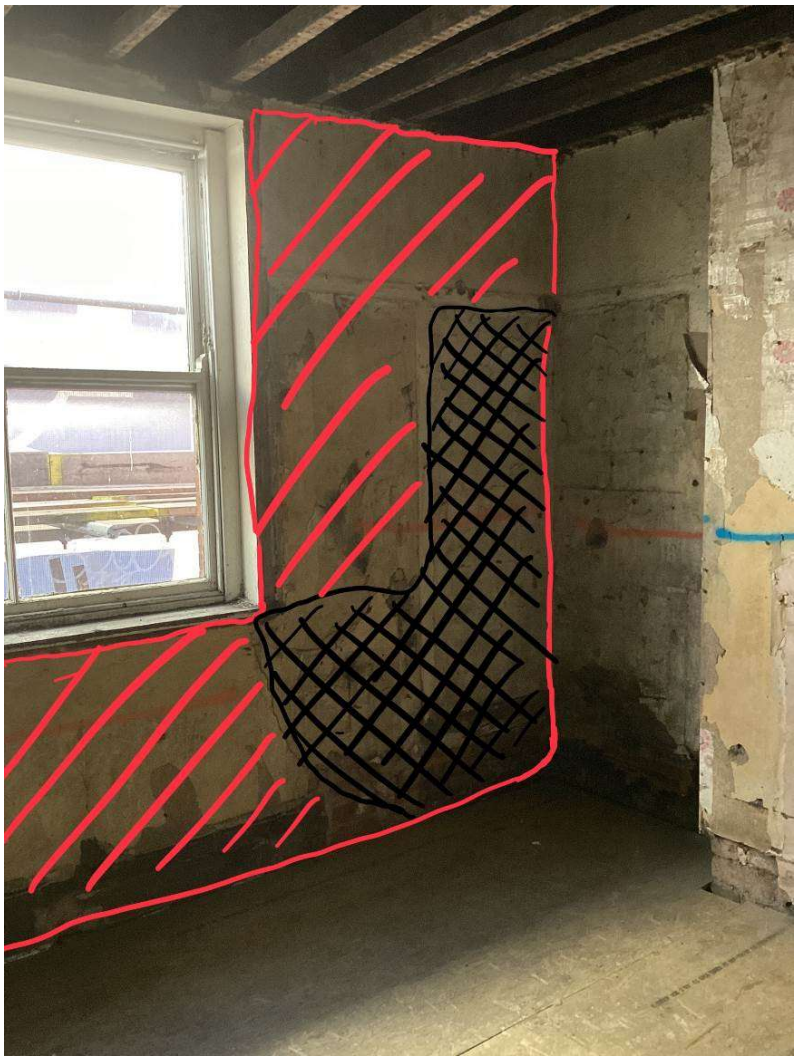
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125 Liverpool Road – 2nd floor level



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Room 1 – east



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Room 2 – south



Room 2 – west

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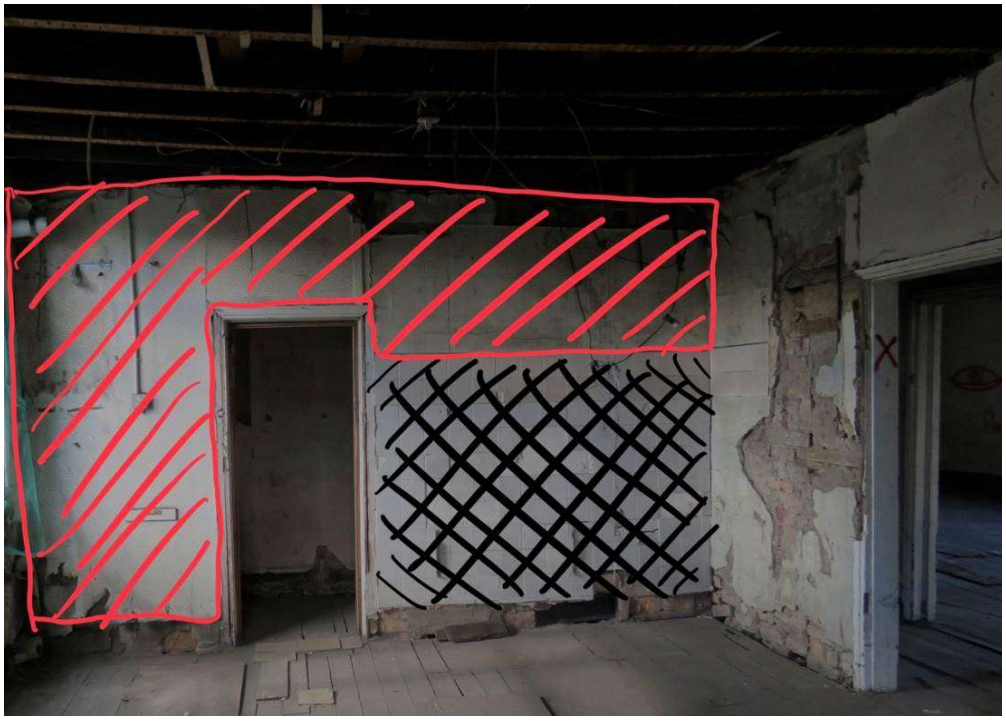


Room 3 – east



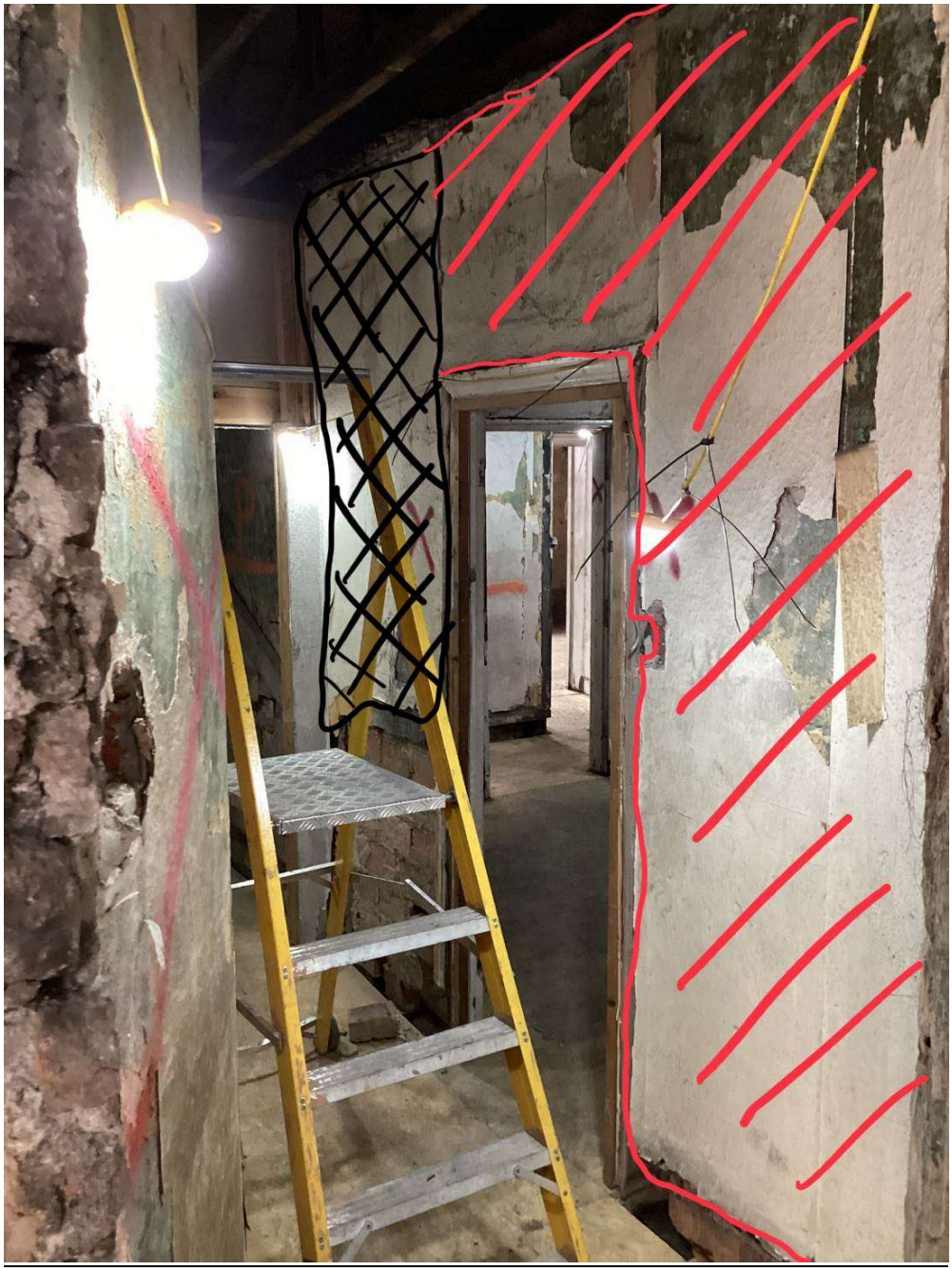
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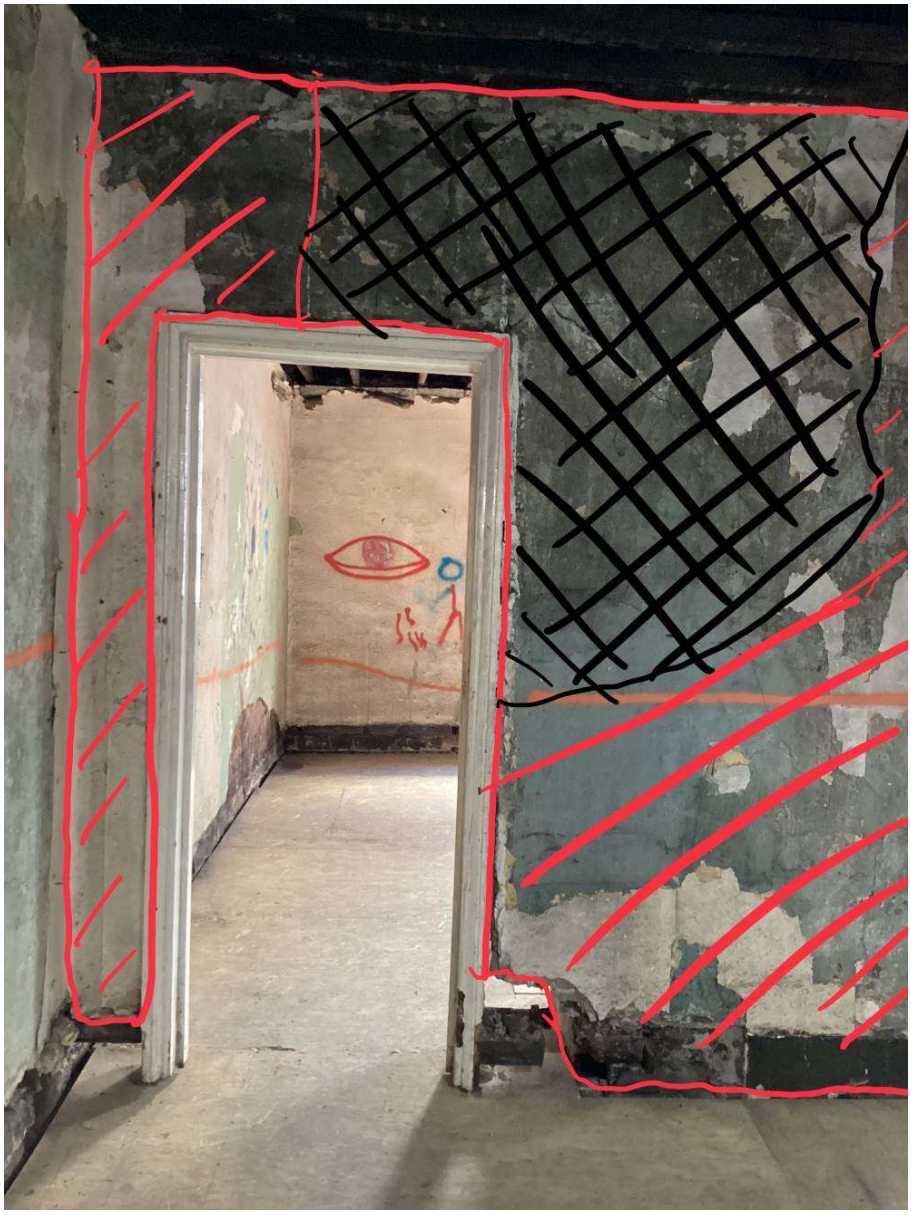
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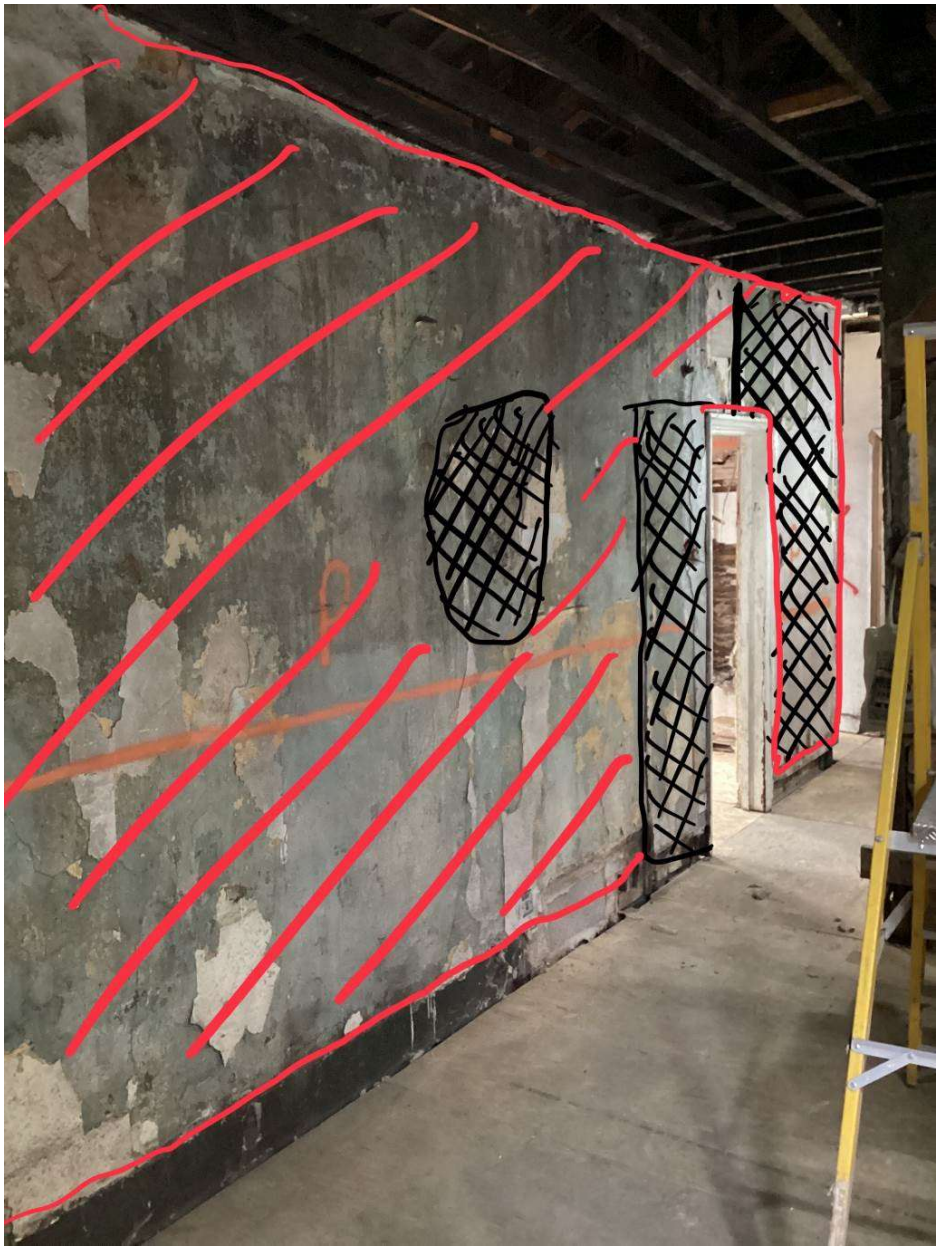
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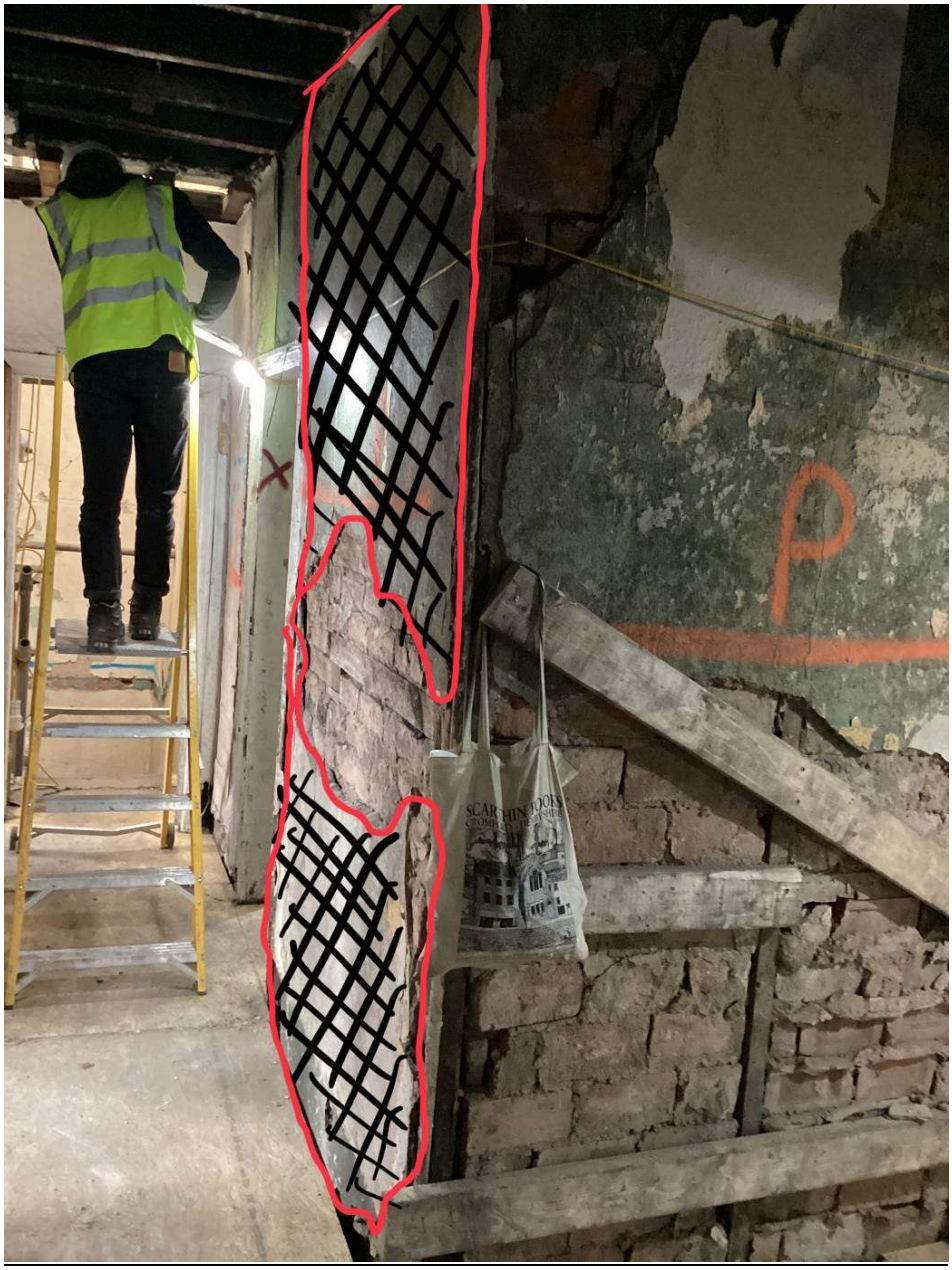
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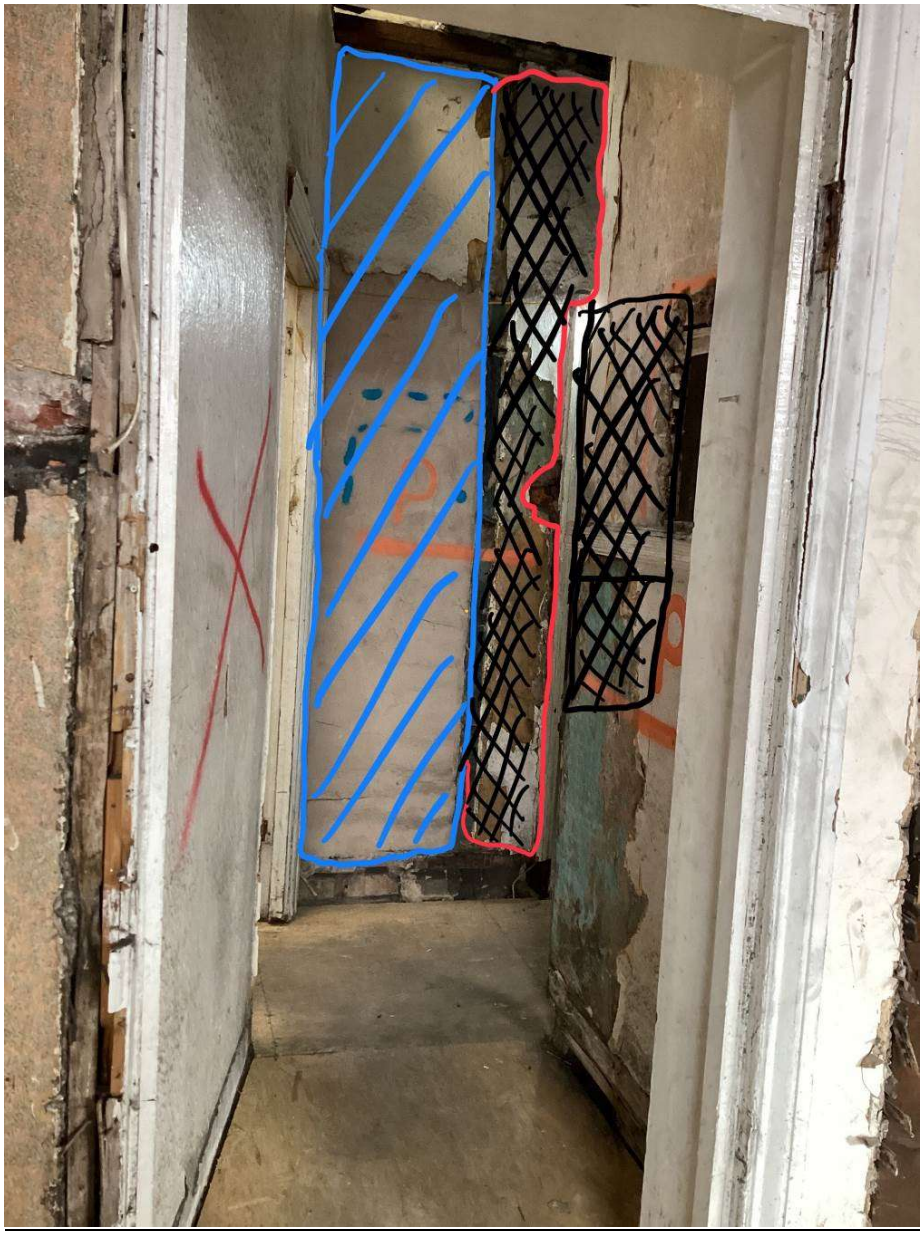
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Room 6 – east

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Room 6 – south



Room 6 – west

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Room 7 – North



Room 7 – South

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125 Liverpool Road – 1st floor level



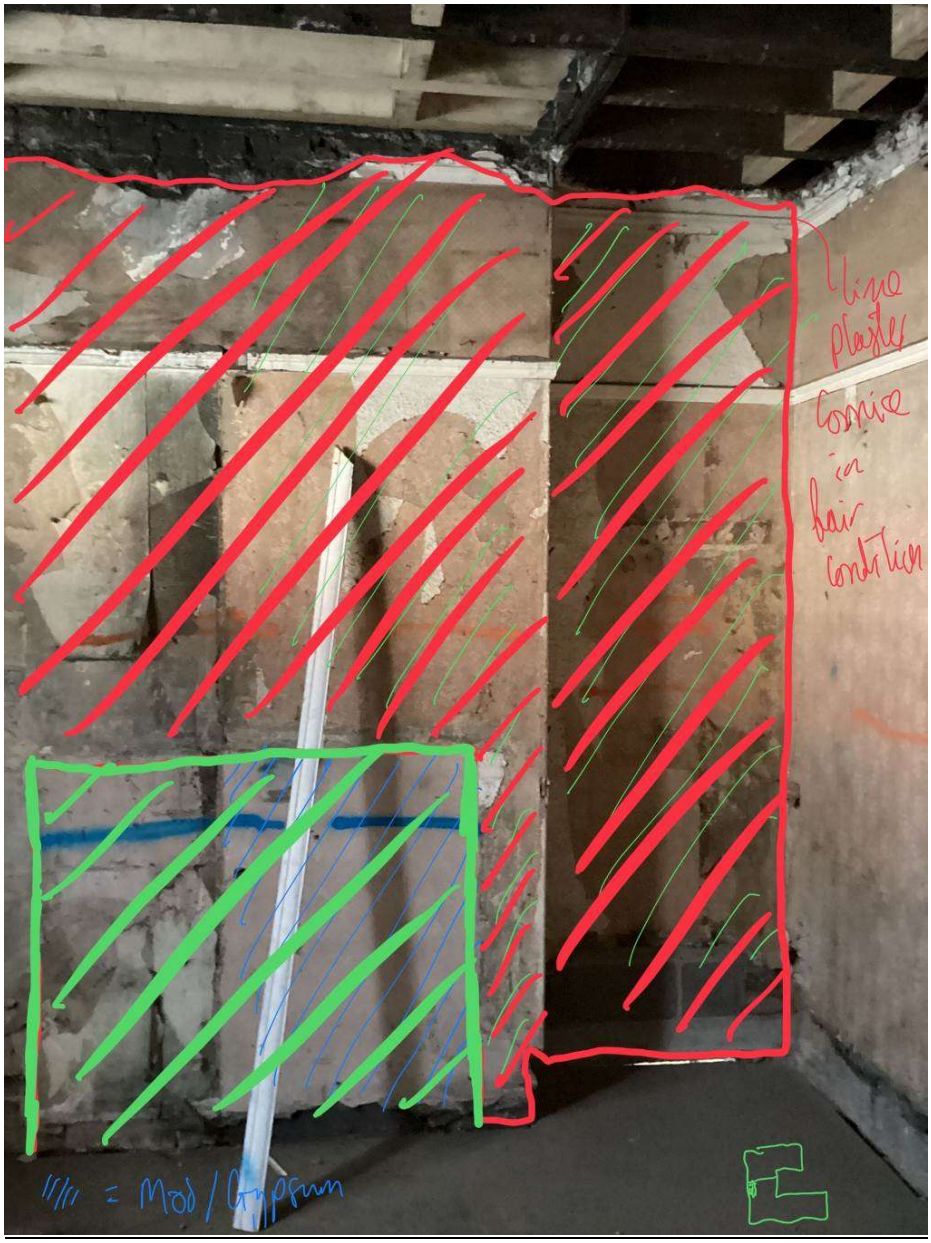
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Room 2 – east

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Room 2 – south

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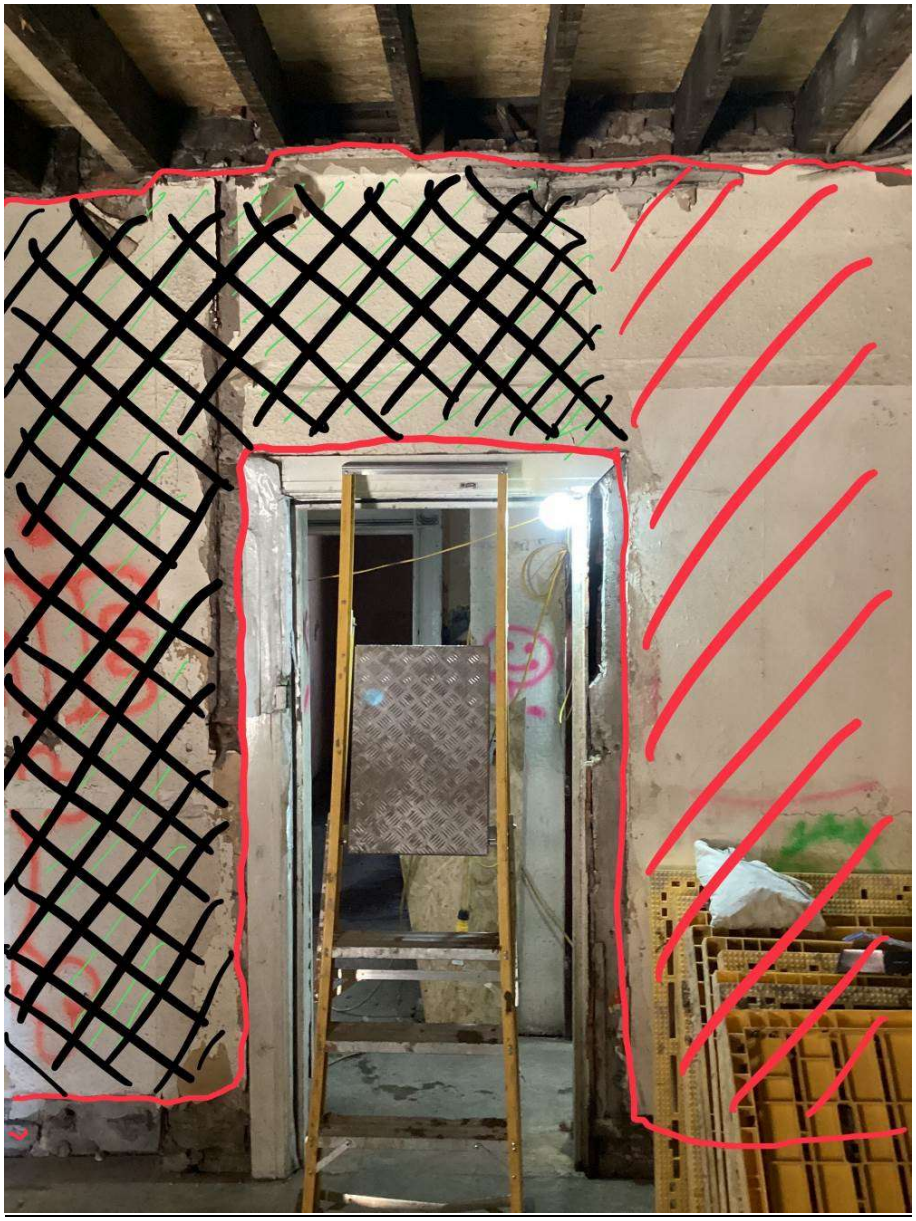
Room 2 – west

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Room 3 – north

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Room 3 – north

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Room 3 – north

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Room 3 – east

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Room 3 – south

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Room 3 – south

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Room 3 – west

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Room 4 – north

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Room 4 – east & south

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Room 4 – east

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Room 4 – south & west

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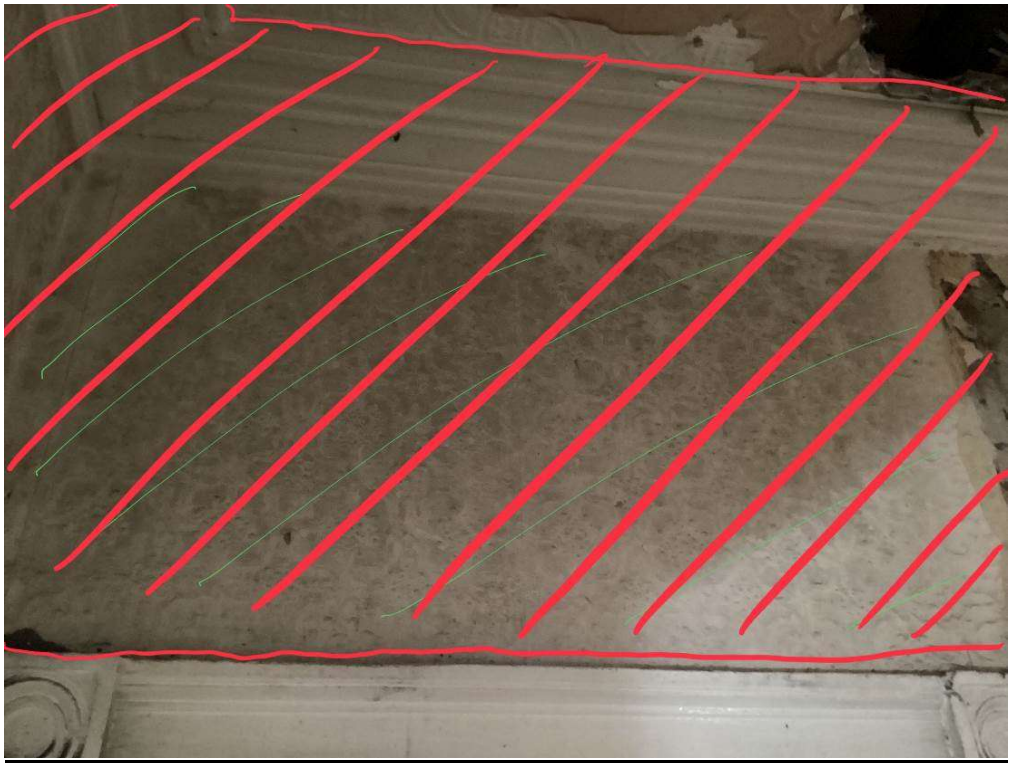
Room 4 – south

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Room 5 – north



Room 5 – south

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Room 5 – west

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Room 6 – north

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Room 6 – east

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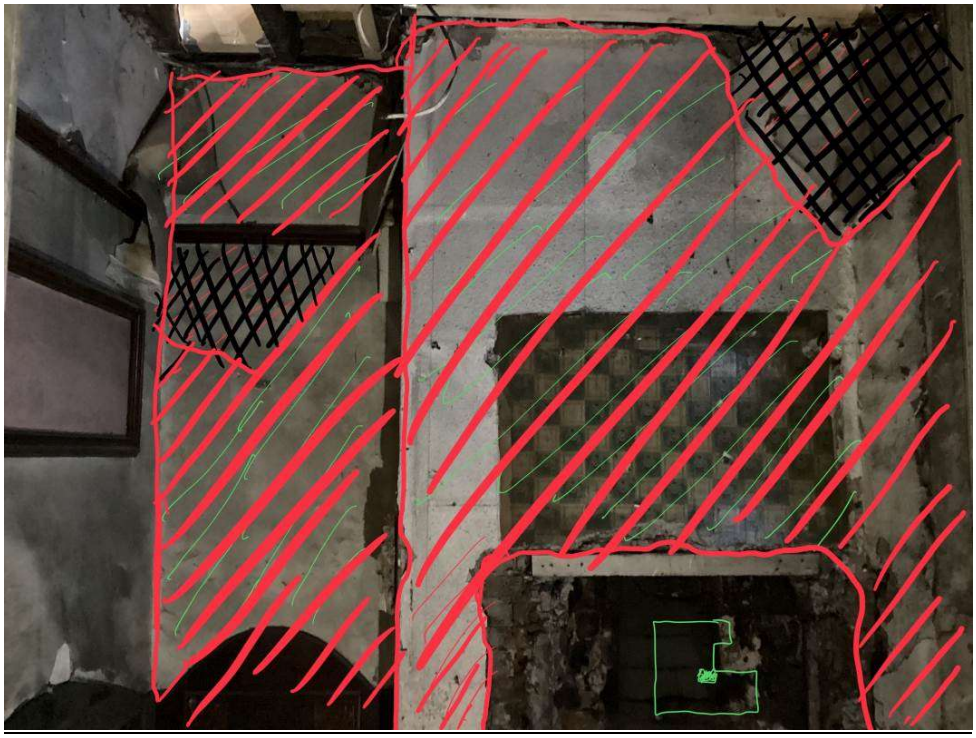
Room 6 – east

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Room 6 – south

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Room 6 – south

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Room 7 – north



Room 7 – east

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Room 7 – south

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Room 7 – west

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Room 7 – west

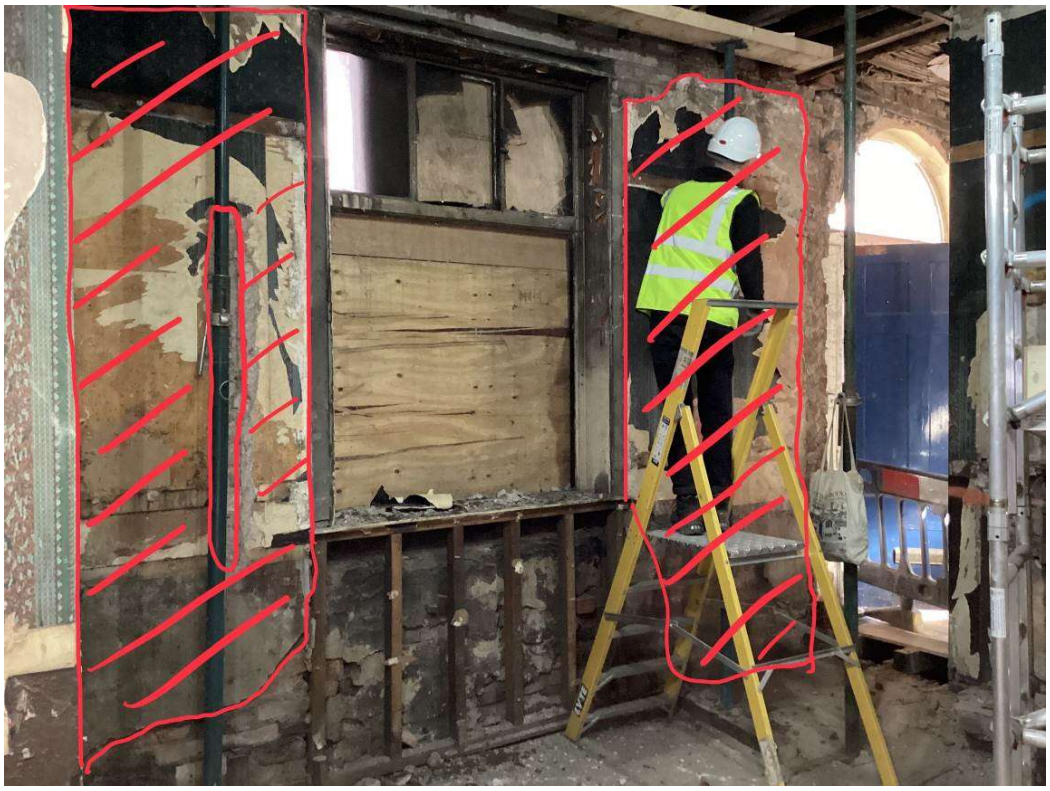
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Room 7 – west

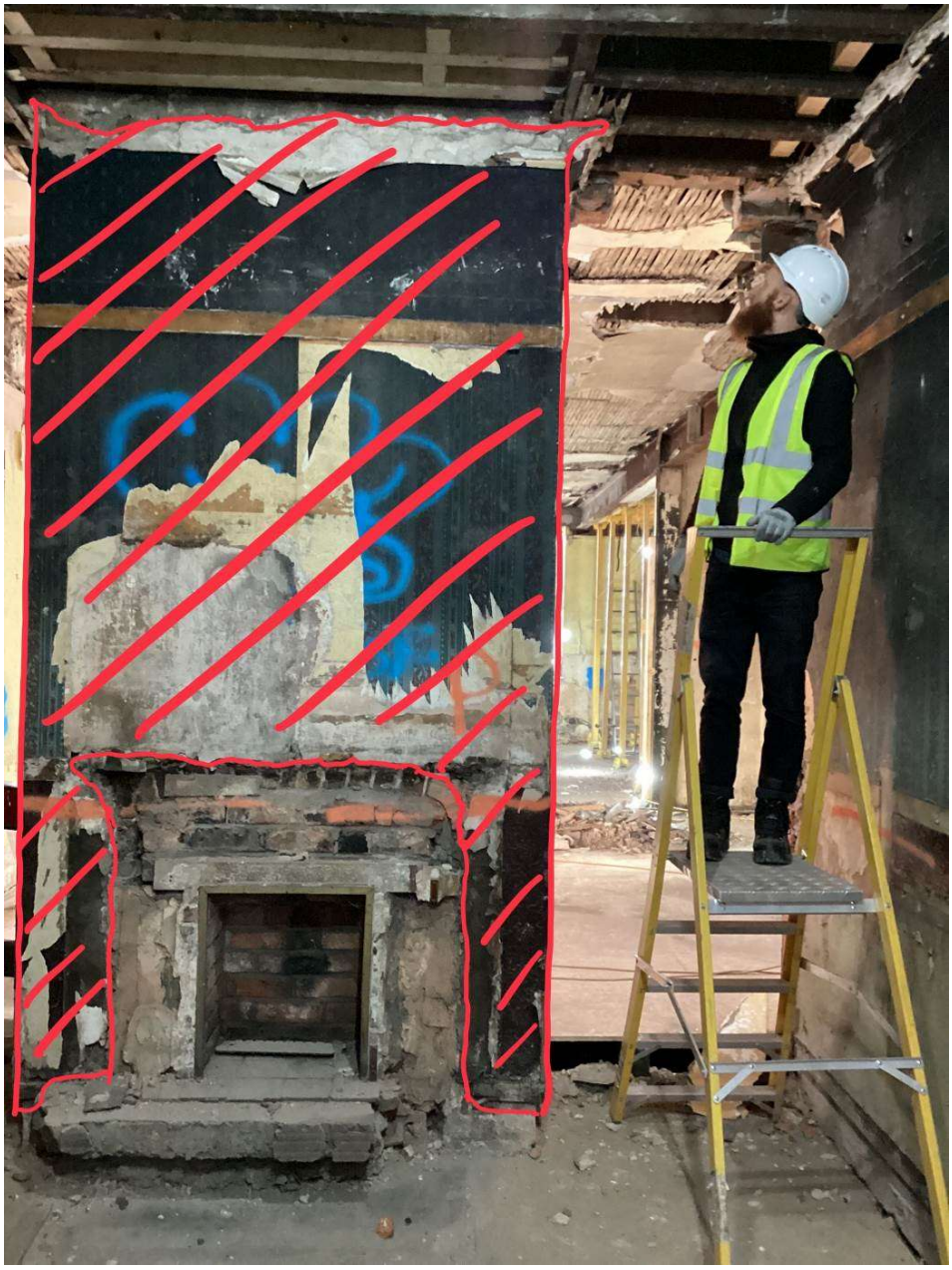
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125 Liverpool Road – Ground floor level



Room 1 – north

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Room 1 – east

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Room 1 – south

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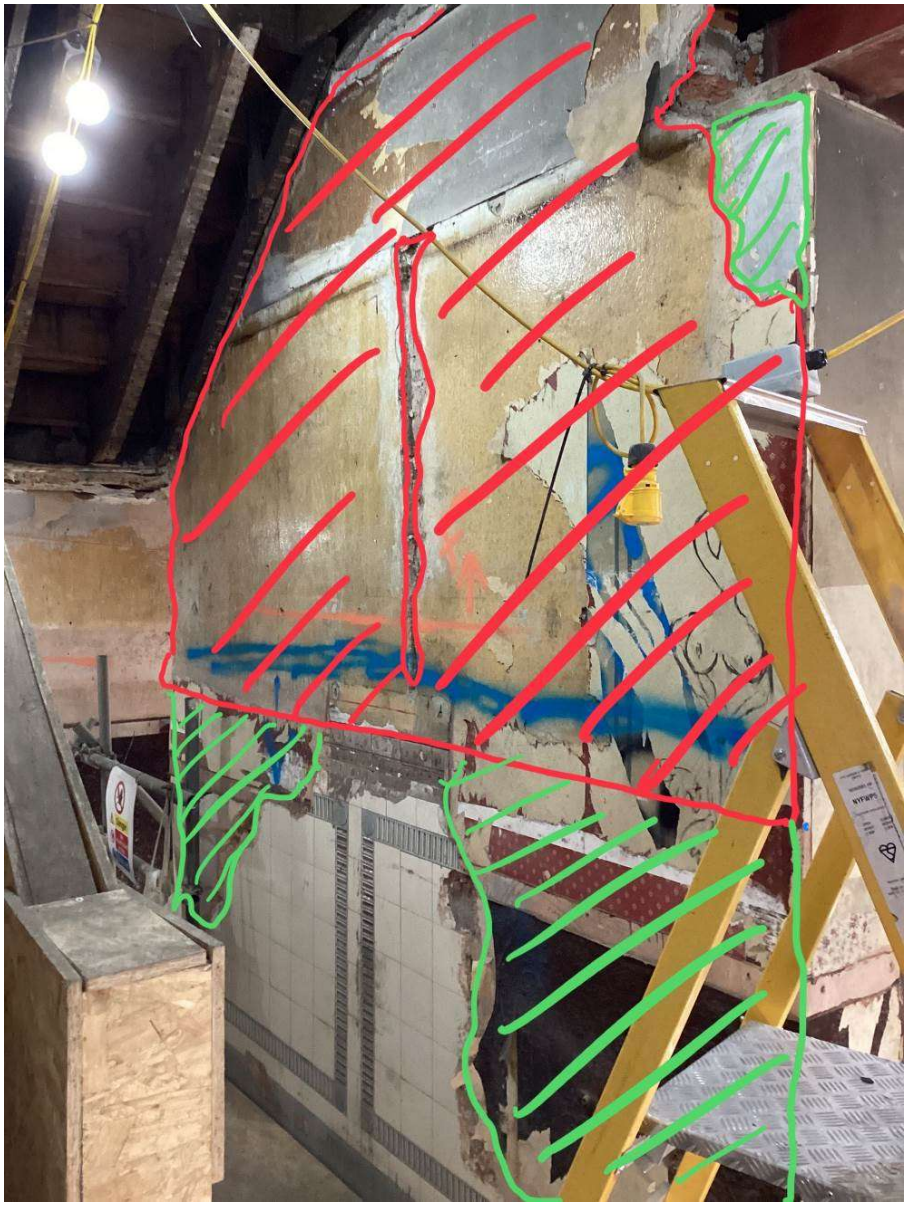
Room 1 – west

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Room 2 – east

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Room 2 – south

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Room 3 – north



Room 3 – east

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Room 3 – south

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Room 4 – north



Room 4 – east

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Room 4 – west

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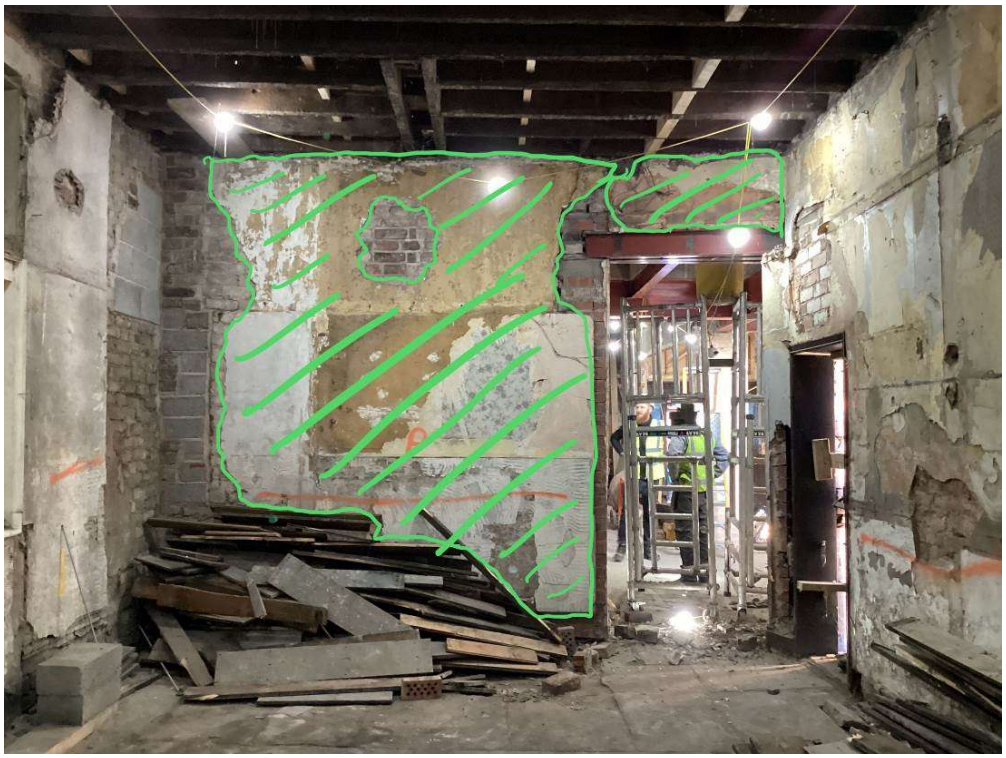


Room 5 – south

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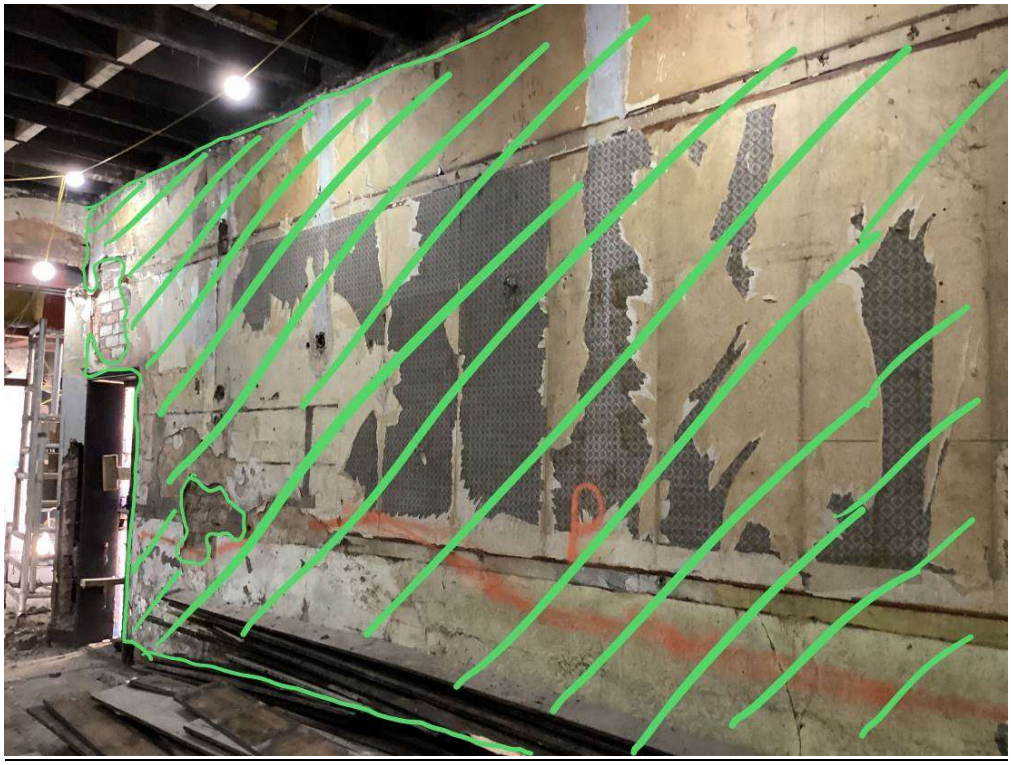


Room 5 – west

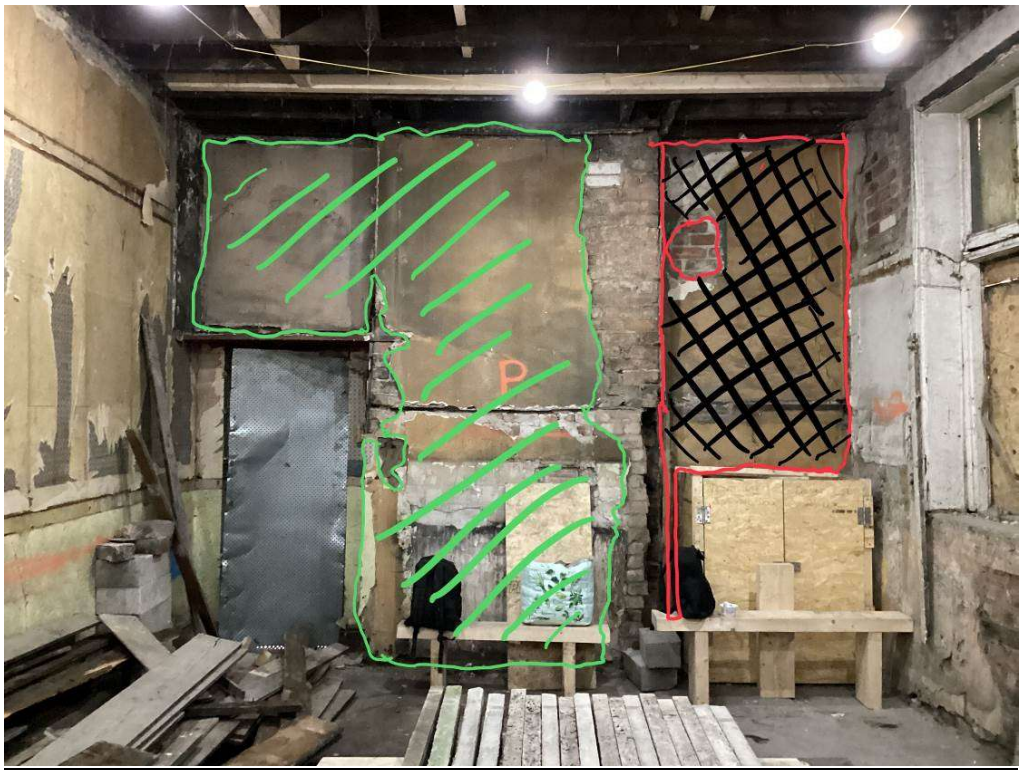


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Room 6 – east



Room 6 – south

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