

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.

Repair of Lime Plaster

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.

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

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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.