



19th July 2023

Issued to: Paint Analysts

Ryland's Building, Manchester – Principles of Paint Analysis

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

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

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

Each sample of paint analysis will require the removal of paint and substrate (plaster or other).

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

To the plasterwork of decorative columns internally, it has been uncovered that a coloured plaster and marbling finish was originally applied, therefore to these components we will require a larger number of samples to be taken (across the height of the column) as well as the thin section analysis capturing the base coat and finishing coat of the plaster.

In order to discharge this condition, SLHA have pulled together the below guidance, schedule of samples and adjoining plans as to enable analysts and conservators to capture all samples required throughout the building.

Table 1: Schedule of Paint Samples		
Externals		
Location	Element / Sample Type	No. of Samples
Market Street, Tib Street, High Street, Bridgewater Place	Window frames / sills, Market Street windows to be from 7 th floor windows.	1no. windows per elevation, 8no. samples total.

Bridgewater Place	Rainwater goods	2no. samples from 2 different rainwater goods / items.
Bridgewater Place	Spandrel panels below / above windows	2no. samples from 2 different painted panels.
Market Street / High Street / Tib Street	Pressed steel (presumed) decorative panels above the shopfront.	4no. samples from different locations.
Market Street	Clock	4no. samples from different aspects of the clock.
Market Street	Spandrel panels / decorative metal work below cupolas.	2no. samples (1no. from each corner)
Market Street	Balustrade to high level windows below cupolas.	2no. samples (1no. from each corner)
Market Street	7 th Floor rainwater goods.	1no. sample.
Tib Street	Ornate metalwork to original entrance (gridlines P2-Q1).	2no. samples.
High Street	Ornate metalwork to original entrance (gridlines 9-10).	2no. samples.

Total Samples for External Elevations: 29

Interior – Sub-Basement

Location	Element / Sample Type	No. of Samples
Green Staircase to North side of plan.	Paint to walls, ceiling and stair handrail	4no. samples from wall (1 above, dado and 1 below the dado) and 1 from the ceiling and and 4 from the stair handrail 9no. samples total.
Staircase C	Paint to walls, ceiling and stair handrail	4no. samples from wall (1 above, dado and 1 below the dado) and 1 from the ceiling and and 4 from the stair handrail 9no. samples total.
Staircase E	Paint to walls, ceiling and cage panel of cage lift.	4no. samples from wall (1 above, dado and 1 below the dado) and 1 from the

		ceiling and and 4 from the stair handrail 9no. samples total.
Staircase G	Paint to walls, ceiling and stair handrail	4no. samples from wall (1 above, dado and 1 below the dado) and 1 from the ceiling and and 4 from the stair handrail 9no. samples total.
Total Samples for Sub-Basement: 36		
Interior – Basement		
Location	Element / Sample Type	No. of Samples
Columns along gridlines 7, 8 and 9	Square decorative plaster columns	Samples to be taken from below dado height, dado height above, and decorative capitals, allow 5no. samples per column and to be carried out to 4no. columns. 20 samples total.
Columns along gridline 3	Circular Steel Columns with decorative capitals	Sample to be taken at 2no. heights on each column and 1no. sample per decorative capital and to be completed to 3no. columns. 9 samples total.
Western (Tib Street) end of the floor plan	Coffered plaster ceiling	Allow 6no. samples from a representative spread across the ceiling area.
South wall (Market Street) in the proximity of the original tiling.	Paint to plaster above tiling.	3no. samples to be taken from original plasterwork.
Corner “BetFred” Unit	Samples from, walls, ceilings and joinery.	Allow 10no. samples across this area of the basement.
Total Samples for External Elevations: 48		

Interior – Ground Floor		
Location	Element / Sample Type	No. of Samples
Columns along gridlines 7, 8 and 9	Square decorative plaster columns	Samples to be taken from below dado height, dado height above, and decorative capitals, allow 5no. samples per column and to be carried out to 4no. columns. 20 samples total.
Columns along gridline 10	Half decorative columns along northern wall of the ground floor space with decorative capitals.	Samples to be taken from below dado height, dado height above, and decorative capitals, allow 5no. samples per column and to be carried out to 4no. columns. 20 samples total.
Western (Tib Street) end of the floor plan	Coffered plaster ceiling	Allow 6no. samples from a representative spread across the ceiling area.
Corner “BetFred” Unit	Samples from, walls, ceilings and joinery.	Allow 20no. samples across the area of the ground floor t include decorative columns and ceiling.
Total Samples for External Elevations: 66		
Interior – First Floor		
Location	Element / Sample Type	No. of Samples
Columns along gridlines 3, 7, 8, 9 and 10.	Square columns (some have wider base due to structural connection.	Samples to be taken from below dado and above dado height. 20 samples total.
External Walls	Paint and plaster to external walls	4no. samples from around the floor plan perimeter.
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.

Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills, some to the market street elevation being more decorative.	6no. samples taken from original window cills.
Western (Tib Street) end of the floor plan	Coffered plaster ceiling	Allow 6no. samples from a representative spread across the ceiling area.
Corner "BetFred" Unit	Samples from, walls, ceilings and joinery.	Allow 5no. samples across the area of the first floor to walls and ceiling.

Total Samples for External Elevations: 47

Interior – Second Floor

Location	Element / Sample Type	No. of Samples
Columns across floor plan.	Square columns with flat plaster.	Samples to be taken from below dado and above dado height. 10 samples total.
External Walls	Paint and plaster to external walls	4no. samples from around the floor plan perimeter.
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills.	6no. samples taken from original window cills.
Original Boardroom and offices to northwest side of the floor plan.	Paint and varnish to timber panelling, walls , ceilings, door and window joinery.	Allow 20no. sample across these areas.

Total Samples for External Elevations: 46

Interior – Third Floor

Location	Element / Sample Type	No. of Samples
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Columns across floor plan.	Square columns with flat plaster.	Samples to be taken from below dado and above dado height. 10 samples total.
External Walls	Paint and plaster to external walls	4no. samples from around the floor plan perimeter.
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills.	2no. samples taken from original window cills.

Total Samples for External Elevations: 22

Interior –Fourth Floor

Location	Element / Sample Type	No. of Samples
Columns across floor plan.	Square columns with flat plaster.	Samples to be taken from below dado and above dado height. 10 samples total.
External Walls	Paint and plaster to external walls	4no. samples from around the floor plan perimeter.
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills.	2no. samples taken from original window cills.

Total Samples for External Elevations: 22

Interior – Fifth Floor

Location	Element / Sample Type	No. of Samples
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Columns across floor plan.	Square columns with flat plaster.	Samples to be taken from below dado and above dado height. 10 samples total.
External Walls	Paint and plaster to external walls	4no. samples from around the floor plan perimeter.
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills.	2no. samples taken from original window cills.
Central Staircase	Samples to be taken behind plasterboard, to joinery and metalwork elements.	10no. samples total.

Total Samples for External Elevations: 32

Interior – Sixth Floor

Location	Element / Sample Type	No. of Samples
Columns across floor plan.	Square columns with flat plaster.	Samples to be taken from below dado and above dado height. 10 samples total.
External Walls	Paint and plaster to external walls	4no. samples from around the floor plan perimeter.
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills.	2no. samples taken from original window cills.

Total Samples for External Elevations: 22

Interior – Seventh Floor and Roof

Location	Element / Sample Type	No. of Samples
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Staircase E	Paint to walls, ceiling and cage panel of cage lift. Also sample overpainting to the tiles.	1no. sample from each element, (wall above tiling) 5no. samples total.
Columns across floor plan.	Square columns with flat plaster.	Samples to be taken from below dado and above dado height. 6 samples total.
External Walls	Paint and plaster to external walls	4no. samples from height of the wall..
Flat Plaster Ceilings	Paint and flat plaster ceilings	4no. samples across the floor plan.
Floorplan perimeter and columns.	Painted skirting boards.	2no. samples , 1no. from perimeter skirting and 1no. from column skirting.
Floorplan perimeter	Painted timber window cills.	2no. samples taken from original window cills.
Lobby and vestibule area	Painted plaster and timber (doors and panelling)	Allow 5no. samples, 2no. below the dado rail, 1no. above the dado, 1no. to the painted door and 1no. to the painted panelling.
Original Executive Dining Room	Paint to decorative plaster ceiling, walls and varnish to timber panelling.	Allow 10no. sample across these areas.
2no. Pavilion Dining Spaces	Paint to walls, ceiling, decorative panels at wall-ceiling level, doors, lantern frame, cornice mouldings, ventilation grilles. Also sample the staircase to the private dining.	Allow for 50no. samples total (25no. each pavilion)
Total Samples for External Elevations: 88		
TOTAL NO. OF PAINT SAMPLES REQUIRED: 458		