



16<sup>th</sup> August 2022

Issued to: Paint Analysts

**Ryland's Building, Manchester – Principles of Paint Analysis**

**DRAFT**

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 <sup>th</sup> floor windows. | 2no. windows per elevation,<br>16no. samples total. |

|                                          |                                                                 |                                                        |
|------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|
| Bridgewater Place                        | Rainwater goods                                                 | 2no. samples from 2 different rainwater goods / items. |
| Bridgewater Place                        | Panels below / above windows                                    | 4no. samples from 4 different painted panels.          |
| Market Street / High Street / Tib Street | Pressed steel (presumed) decorative panels above the shopfront. | 2no. samples from different locations.                 |

#### Interior – Sub-Basement

| Location                                                | Element / Sample Type                                | No. of Samples                                                                                                  |
|---------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Staircase ? _ Green<br>Staircase to North side of plan. | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase C                                             | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase E                                             | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |
| Staircase G                                             | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |

#### Interior – Basement

| Location                                                | Element / Sample Type                      | No. of Samples                                                                                                  |
|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Staircase ? _ Green<br>Staircase to North side of plan. | Paint to walls, ceiling and stair handrail | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase C                                             | Paint to walls, ceiling and stair handrail | 2no. samples from wall (1 above and 1 below the                                                                 |

|                                                                     |                                                      |                                                                                                                                                                                   |
|---------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                     |                                                      | dado) and 1 from each remaining element,<br>4no. samples total.                                                                                                                   |
| Staircase E                                                         | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                                                                                         |
| Staircase G                                                         | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total.                                                                   |
| 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.<br>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.<br>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.                                                                                                                             |
| <b>Interior – Ground Floor</b>                                      |                                                      |                                                                                                                                                                                   |
| <b>Location</b>                                                     | <b>Element / Sample Type</b>                         | <b>No. of Samples</b>                                                                                                                                                             |
| Staircase ? _ Green<br>Staircase to North side of plan.             | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,                                                                                          |

|                                            |                                                                                                 |                                                                                                                                                                                   |
|--------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            |                                                                                                 | 4no. samples total.                                                                                                                                                               |
| Staircase C                                | Paint to walls, ceiling and stair handrail                                                      | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total.                                                                   |
| Staircase E                                | Paint to walls, ceiling and cage panel of cage lift.                                            | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                                                                                         |
| Staircase G                                | Paint to walls, ceiling and stair handrail                                                      | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total.                                                                   |
| 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.<br>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.<br>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.                                                                                 |
| <b>Interior – First Floor</b>              |                                                                                                 |                                                                                                                                                                                   |
| <b>Location</b>                            | <b>Element / Sample Type</b>                                                                    | <b>No. of Samples</b>                                                                                                                                                             |

|                                            |                                                                                         |                                                                                                                 |
|--------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Staircase C                                | Paint to walls, ceiling and stair handrail                                              | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase E                                | Paint to walls, ceiling and cage panel of cage lift.                                    | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |
| Staircase G                                | Paint to walls, ceiling and stair handrail                                              | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| 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.<br>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.                                     |
| <b>Interior – Second Floor</b>             |                                                                                         |                                                                                                                 |
| <b>Location</b>                            | <b>Element / Sample Type</b>                                                            | <b>No. of Samples</b>                                                                                           |
| Staircase C                                | Paint to walls, ceiling and stair handrail                                              | 2no. samples from wall (1 above and 1 below the                                                                 |

|                                                                     |                                                      | dado) and 1 from each remaining element,<br>4no. samples total.                                                 |
|---------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Staircase E                                                         | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |
| Staircase G                                                         | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Columns across floor plan.                                          | Square columns with flat plaster.                    | Samples to be taken from below dado and above dado height.<br>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.                         | 6no. samples taken from original window cills.                                                                  |
| Original Boardroom and offices to northwest side of the floor plan. | Paint and varnish to timber panelling.               | Allow 6no. sample across these areas.                                                                           |
| <b>Interior – Third Floor</b>                                       |                                                      |                                                                                                                 |
| <b>Location</b>                                                     | <b>Element / Sample Type</b>                         | <b>No. of Samples</b>                                                                                           |
| Staircase C                                                         | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase E                                                         | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)                                                              |

|                                  |                                                      | 3no. samples total.                                                                                             |
|----------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Staircase G                      | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Columns across floor plan.       | Square columns with flat plaster.                    | Samples to be taken from below dado and above dado height.<br>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.                         | 2no. samples taken from original window cills.                                                                  |
| <b>Interior –Fourth Floor</b>    |                                                      |                                                                                                                 |
| <b>Location</b>                  | <b>Element / Sample Type</b>                         | <b>No. of Samples</b>                                                                                           |
| Staircase C                      | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase E                      | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |
| Staircase G                      | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Columns across floor plan.       | Square columns with flat plaster.                    | 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.                         | 2no. samples taken from original window cills.                                                                  |
| <b>Interior – Fifth Floor</b>    |                                                      |                                                                                                                 |
| <b>Location</b>                  | <b>Element / Sample Type</b>                         | <b>No. of Samples</b>                                                                                           |
| Staircase C                      | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase E                      | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |
| Staircase G                      | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Columns across floor plan.       | Square columns with flat plaster.                    | Samples to be taken from below dado and above dado height.<br>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.                         | 2no. samples taken from original window cills.                                                                  |
|------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Interior – Sixth Floor</b>            |                                                      |                                                                                                                 |
| Location                                 | Element / Sample Type                                | No. of Samples                                                                                                  |
| Staircase C                              | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Staircase E                              | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |
| Staircase G                              | Paint to walls, ceiling and stair handrail           | 2no. samples from wall (1 above and 1 below the dado) and 1 from each remaining element,<br>4no. samples total. |
| Columns across floor plan.               | Square columns with flat plaster.                    | Samples to be taken from below dado and above dado height.<br>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.                         | 2no. samples taken from original window cills.                                                                  |
| <b>Interior – Seventh Floor and Roof</b> |                                                      |                                                                                                                 |
| Location                                 | Element / Sample Type                                | No. of Samples                                                                                                  |
| Staircase E                              | Paint to walls, ceiling and cage panel of cage lift. | 1no. sample from each element, (wall above tiling)<br>3no. samples total.                                       |

|                                  |                                                                             |                                                                                                                                |
|----------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Columns across floor plan.       | Square columns with flat plaster.                                           | Samples to be taken from below dado and above dado height.<br>6 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.                                                                                 |
| Lobby and vestibule area         | Painted plaster and timber (doors and panelling)                            | Allow 4no. 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.                                                                                         |
| Pavilion Dining Spaces           | Paint to walls, ceiling, decorative panels at wall-ceiling level, doors.    | Allow for 20no. samples total.                                                                                                 |