

Discharge of Condition

Discharge of Condition 03 Historic England Baguley Hall

Date: 23 May 2023

Project Reference: 20711_BGH

Removals

Once the scaffolding is removed the defective plaster to the bottom half of the north wall, both sides of the opening, should be carefully removed with hand tools. The current plaster has not bonded to the brick substrate properly and has become brittle. Plaster should only be removed where it has debonded from the substrate and no more. From an initial inspection the plaster that has received the paint finish is still adequately bonded to the brickwork and does not need to be removed.

Any removed plaster should be safely removed from site and disposed of.

Undercoat Plaster

Supplier:

Womersley's Ltd

Ravensthorpe Indust Est,
Low Mill Lane, Ravensthorpe,
West Yorkshire,
WF13 3LN,
United Kingdom

Products:

Course Stuff - Lime putty-based undercoat plaster

Fine Stuff – Top Coat Lime Plaster

Surface Preparation:

The defective plaster should be fully removed prior to the application of the undercoat plaster to allow for maximum adhesion and where mortar stands proud of the brickwork then joints should be raked back normally by 10mm to provide a key for the undercoat. There may be the need to apply water to the brick to reduce excessive suction to the bricks to avoid damaging the soft handmade brickwork.

Application:

If there are areas of defaced brickwork then dubbing out will be required. An inspection should be made by the architect prior to dubbing out to confirm bricks do not need to be replaced. Defaced surfaces should receive the dubbing out coat 3-4 days before application of the undercoat. For backing / scratch coat apply at 10-12mm and if required thicker then apply in two coats, leaving 3-4 days between applications.

A float coat is to be applied 4-5 days after the backing / scratch coat. Check for shrinkage during first 2 days and, if necessary, lightly dampen, scour back and re-key. Please wait 4-5 days before applying a finishing coat.

Undercoat/Scratch Coat: to be applied 3-4 days (or more, depending on atmospheric conditions) after completion of the daubing out. The under coat is to consist of one part fat lime to two and a half parts grit sand, (this mix should have stood for at least two weeks and the putty used must be at least 3 months old). Just before the mortar is ready for application horse, goat, cow

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or yak hair should be added to the mix approx. 0.5 kg per 100 litres. Thickness can vary according to the overall thickness required but it is normally between 10 and 12 mm and should match the existing application above. It must not be applied over 15 mm thick. If this is required it should be done as an extra coat (two intermediate coats) each not above 12 mm. The thicker the intermediate coats the longer the waiting time before each application. Provide a criss cross key, creating 25-35 mm diamonds, with a pointed but blunt wooden lath.

Float Coat: The thickness should be kept between 9 and 11 mm. On walls screeds should be laid out to ensure the finish matches the finish above. Due to the need for the finish to undulate there is not the requirement to batten and screed of excess mortar. Scour back and key with a devil float after initial setting. Check for shrinkage during the first 2 days and, if necessary, lightly dampen the relevant area, scour back and re-key. Do not apply a finishing coat for 4-5 days, until undercoat is adequately firm and any small amounts of shrinkage is complete.

Surface Finish:

The plaster should have a trowelled finish to match the existing plaster above.

Fine Stuff Top Coat Lime Plaster

Product Detail:

4-5 days should be left before applying the Fine Stuff Top Coat Lime Plaster. Lightly spray the base coat and pour away any excess water in the fine stuff before application. Once the fine stuff is firm but not dry use a dampened brush to brush the surface in all directions. Avoid overworking, applying too thick or using too greater pressure on it will lead to crazing. During cold weather supplementary heating will be needed to keep the room temperatures above the minimum of eight degrees.

Suggested thickness of covering is 3mm.

Finishing Coat: Use a well matured, un-haired mix of one part sieved lime putty to one part fine silica sand for a fine internal finish and for an external finish use one part lime putty to two parts of a good quality building sand and provide a sponge finish. This top coat can be applied in two thin coats immediately after each other.

Application should be smooth but NOT flat and should match the retained plaster above in texture and finish.

Final Paint Finish

Product:

Aglaia Select Range Natural Breathable Interior Emulsion

Sample of plasterwork within the main hall at Baguley Hall.



Figure 1 Area of defective plaster



Figure 2 Defective plaster



Figure 3 Defective plaster removed, and brickwork dubbed out



Figure 4 Sample of plaster finish



Figure 5 Colour match to existing painted finish