

Hutton + Rostron Environmental Investigations Limited

11 Bloom Street, Manchester: Plaster condition survey

Site note 5 for 17 April and 26 July 2021, job no. 212.57
REVISION A - 25.04.22

CONTENTS

- 1 Introduction
- 2 Staff on site and contacts
- 3 Executive Summary
- 4 Observations
- 5 Recommendations
- 6 H+R work on site
- 7 Proposed action by H+R
- 8 Information required by H+R
- 9 Administrative requirements

Attachments

A Photographs

B Drawings

Distribution:

Neil Kelly – nk@beechdesignandbuild.co.uk
Nickesh Patel – np@beechdesignandbuild.co.uk

Prepared by:	Technical review by:	Administration by:
Chris Whitfield	Peter Bannister	Tracy Bannister

1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron Environmental Investigations Limited carried out a site visit to 11 Bloom Street, Manchester on 17 April and 26 July 2021 in accordance with instructions from Manchester Design and Build Ltd by purchase order, dated 6 January 2021 reference 390. Drawings provided by Beech Design & Build Ltd. Ref 061 were used for the identification of structures. For the purpose of orientation in this report, the elevation facing Bloom Street was taken as facing north west

1.2 AIM

The aim of this survey was to investigate original lime plaster finishes and lath and plaster linings to ascertain their condition, vulnerability and service life as well as to identify composition and any defects relevant to the planned refurbishment

1.3 LIMITATIONS

This survey was confined to the accessible structures. Only demolition or exposure work can enable the condition of plaster to be determined with certainty, and this destroys what it is intended to preserve. Specialist investigative techniques are therefore employed as aids to the surveyor. No such technique can be 100 per cent reliable, but their use allows deductions to be made about the most probable condition of materials at the time of examination. Structures were not examined in detail except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected elements which are covered, unexposed or inaccessible and we are therefore unable to report that any such part is free from defect. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction Design and Management (CDM) Regulations 2015. No formal investigation of moisture distribution was made

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Chris Whitfield

2.2 PERSONNEL CONTACTED

Neil Kelly

3 EXECUTIVE SUMMARY

3.1 LIME PLASTER

3.1.1 Fourth and Third Floor

Walls were generally painted or undecorated. Plaster appears to have been removed from the Third floor north west walls post-fire to aid with drying of the masonry in response to an outbreak of dry rot fungus (*Serpula lacrymans*)

3.1.2 Second and First Floor

Walls were generally painted or undecorated but remnants of lime plaster indicated that north west walls were previously plastered. Surviving plaster to the north and west corners at first floor level were in poor condition with numerous areas of debonding. Short sections of lime plaster cornice also survived in these corners but was also in poor condition and at risk of detachment from the beams due to corrosion in the nail fixings

3.1.3 Upper and Lower Ground Floor

The walls were generally unpainted but included areas of non-original gypsum plaster, dot and dab plasterboard and cementitious tanking. Lime plaster was limited to the West entrance lobby which included decorative plaster mouldings. Some mouldings were missing and there was localised cracking but the plaster was generally in fair condition

3.2 LATH AND PLASTER

3.2.1 South staircase

The softwood stud partitions to the staircase were lined with modern gypsum plasterboard at Fourth and Third floor levels but at Second and First floor levels they were lined with lath and plaster to either side. However, these finishes were concealed by non-original timber panelling and modern plasterboard which impeded assessment of condition

3.2.2 West geometric staircase

The softwood staircase and its lath and plaster lined partitions were non-original and earlier lime plaster was visible to the south west wall (behind the partition). A newspaper dated 'May 15 1957' found embedded in the partition had wet plaster applied to it and probably dates these works. The lath and plaster had been skimmed with gypsum and some areas of partition had also been lined with plasterboard. The lath and plaster to the partitions was generally in fair condition but there was widespread cracking in the staircase soffit typical of movement/settlement and this requires further investigation

3.2.3 First floor ceilings

Softwood ceiling joists spanning beneath the floor beams supported sections of lath and plaster ceiling including plaster cornice within bays no.7-10. However, earlier wallpaper applied directly to the underside of the floor timbers and paint to the floor beams behind the cornice indicated that these ceilings were non-original. Ceilings were generally in poor condition with widespread cracking, mechanical damage and failure of the plaster 'keys'

3.2.4 West entrance lobby

The ornamental lath and plaster ceiling over the entrance lobby included decorative mouldings. There was some cracking but the ceiling was intact and in fair condition

4 OBSERVATIONS

Report should be read in conjunction with the Schedule of Photographs at Attachment A and Drawings at Attachment B

4.1 FOURTH FLOOR

See Figures 1-7 in the Schedule of Photographs

4.1.1 External walls

- 1 Decorative finish: The brickwork was painted with a cream/yellow paint finish. There was no evidence that the walls had previously been plastered

4.1.2 Internal partitions

- 1 South staircase: The softwood stud partitions were non-original and post-date the fire. The studwork was lined with insulated fibreboard and plasterboard
- 2 West staircase: The softwood stud partitions were non-original and post-date the fire. The studwork was lined with plasterboard

4.2 THIRD FLOOR

See Figures 8-15 in the Schedule of Photographs

4.2.1 External walls

- 1 Decorative finish: The brickwork was generally painted with an off-white paint finish. Although there was no surviving plaster at this level, the north-west walls may have previously been plastered with lime (removed post-fire). However, earlier paint to the brickwork indicated that the plaster would have been non-original

4.2.2 Staircases and partition walls

- 1 South staircase: The softwood stud partitions were non-original and post-date the fire. The studwork was lined with insulated fibreboard and plasterboard
- 2 West geometric staircase: The softwood stud partitions to the staircase were non-original and post-date the fire and the studwork was generally lined with plasterboard. However, the north west stud partition was lined with softwood sawn lath and lime plaster. There was localised mechanical damage and cracking but the lath and plaster was generally in fair condition

4.3 SECOND FLOOR

See Figures 16-24 in the Schedule of Photographs

4.3.1 External walls

- 1 Decorative finishes: The brickwork was generally painted with an off-white paint finish
- 2 Plaster: There were small remnants of lime plaster to the north west walls. Plaster appears to have been removed post-fire to aid drying in response to a dry rot outbreak. However, paint to the brick substrate (beneath the plaster remnants) indicated that this plaster was non-original

4.3.2 Staircases and partition walls

- 1 South staircase: The north east stud partition was lined with lath and plaster to both sides but this was concealed behind plasterboard. Lath and plaster condition could not be determined
- 2 West geometric staircase: The partitions to either side of the stairwell landing were lined with lath and plaster with a softwood dado panelling included to the south east partition. The lath and plaster was generally in a fair condition and there was no significant decay in the panelling but this was unlikely to be original. The partitions bounding the staircase were lined with lath and plaster with a gypsum skim. Cracking to the lath and plaster staircase soffit was widespread and localised areas were at risk of detachment

4.3.3 Ceiling

- 1 West corner: There were remnants of lime plaster cornice applied directly to the underside of the Third floor timbers. The bench run plaster cornice was supported by nail anchors. The remaining plaster was mechanically damaged and there was corrosion in the nail fixings. The cornice profile was generally in fair condition but due to corrosion in the nails it was at risk of detachment

4.4 FIRST FLOOR

See Figures 25-42 in the Schedule of Photographs

4.4.1 External walls

- 1 Decorative finish: The brickwork to the south east walls was generally painted with an off-white paint finish
- 2 Plaster: There was some surviving lime plaster to the brickwork in the north and west corners as well as remnants of lime plaster the length of the north west wall. Plaster appears to have been removed post-fire to aid drying in response to the dry rot outbreak. There was no evidence of any earlier decorative schemes beneath the surviving lime plaster in this area. The surviving lime plaster was in poor condition and had largely debonded

4.4.2 Staircases and partition walls

- 1 South staircase: The north east and north west stud partitions were lined with lath and plaster to both sides but this was concealed behind non-original panelling and modern plasterboard. Lath and plaster condition could not be determined but the plaster 'keys' were in poor condition where visible
- 2 West geometric staircase: The partitions to either side of the stairwell landing were lined with lath and plaster with a softwood skirting board. The lath and plaster lined partitions bounding the staircase were non-original as earlier lime plaster was visible to the south west wall. Apart from some localised mechanical damage the lath and plaster was generally in fair condition, however, cracking to the lath and plaster staircase soffit was widespread

4.4.3 Ceilings

- 1 Lath and plaster: There were surviving lath and plaster ceilings to the north west bays no. 7-10. However, earlier wallpaper applied directly to the underside of the floor timbers above the ceiling indicated that the lath and plaster was non-original. The lath and plaster was supported from softwood ceiling joists that spanned from

the Second floor beams. Earlier paint to the floor beams (behind the plaster cornice) also indicated that the cornice was non-original. Ceilings were generally in poor condition with widespread cracking and failure of the plaster 'keys'

- 2 North and West corners: There were remnants of lime plaster cornice applied directly to the underside of the Second floor timbers as described at 4.3.3. The cornice profile was generally intact but due to corrosion in the nail anchors it was loose and at risk of detachment

4.5 UPPER GROUND FLOOR

See Figures 43-58 in the Schedule of Photographs

4.5.1 External walls

- 1 Decorative finishes: Brickwork was largely undecorated but modern plasterboard had been applied in localised areas and plaster dabs remained where plasterboard had been removed. There was no evidence of lime plaster other than to the West entrance lobby
- 2 West entrance lobby: The external and internal brick walls were plastered with lime and included decorative plaster mouldings. Decorative glazed tiling had been applied to the brickwork at low-level but this had been overpainted. Some plaster mouldings were missing and mechanically damaged and although there was localised cracking through the plaster, it was generally in fair condition. A small number of tiles were missing and lower tiles were loose and at risk of detachment

4.5.2 Staircases and partition walls

- 1 West geometric staircase and lobby: The partitions to either side of the lobby were generally lined with lath and plaster with a softwood skirting board but there were also areas of modern plasterboard. The lath and plaster lined partitions bounding the staircase were non-original as earlier lime plaster was visible to the south west wall (see Fig 50). A newspaper dated 'May 15 1957' embedded within a stud partition probably dates from the period the staircase and lath and plaster bounding the staircase were constructed (see Fig 51 & 52). Apart from localised mechanical damage the lath and plaster was generally in fair condition. However, cracking to the lath and plaster staircase soffit was widespread and localised areas were at risk of detachment

4.5.3 Ceilings

- 1 West entrance lobby: The ornamental ceiling over the entrance was of lath and plaster and included decorative mouldings and cornice. There was localised cracking and damage in this ceiling but it was generally in fair condition

4.6 LOWER GROUND FLOOR

See Figures 59-62 in the Schedule of Photographs

4.6.1 External walls

- 1 Decorative finishes: Brickwork was largely undecorated but modern plasterboard had been applied in localised areas as well as a cementitious plaster tanking to the west corner. There was no evidence of lime plaster at this level

4.6.2 Staircases and partition walls

- 1 West entrance stairs: Ongoing water penetration in the west corner had resulted in damp and partial decay of the lath and plaster soffit beneath the entrance stair. The lath and plaster was in poor condition and beyond salvage

5 RECOMMENDATIONS

5.1 FOURTH FLOOR

- 1 Walls: No existing historical plaster at this level

5.2 THIRD - UPPER GROUND FLOOR

5.2.1 Preparation and detailed investigations

- 1 Survey limitations: H+R recommend that all non-historical finishes including non-original joinery, plasterboard, fibreboard, wallpaper, gypsum plaster and paint etc. are carefully removed from the external walls and internal partitions. Only then can full investigation of plaster condition be undertaken and quantitative information gained. H+R recommend early discussion with Paul Butler Associates (PBA) to clarify existing permissions with regard to removal of non-original finishes
- 2 Detailed investigations: Following the removal of non-original finishes allowance should be made for a detailed 'tap-test' of all lime plaster to locate areas of debonding and 'mark-up' the full extent of repairs required. H+R recommend that this element is undertaken by the plasterer appointed to undertake the repairs. The plasterer should be trained and experienced in conservation plastering

5.2.2 Plaster repairs

- 1 North west walls: The remnants of existing lime plaster at First floor level were mostly beyond salvage and required renewal. Allowance could be made for reinstating lime plaster to the north west walls at Third, Second and First floor level. However, given the considerable loss of original/early material as well as a lack of historical data there may be argument in not reinstating lime plaster and the client should seek advice from PBA. Consideration could be given to installing dry linings or retaining exposed brickwork
- 2 First floor ceilings: The existing lath and plaster and plaster cornice was largely beyond repair due to mechanical damage and corrosion of nail fixings and consideration should be given to wholesale replacement like for like. However, as these ceilings are non-original there may be argument for their removal and the client should seek advice from PBA. Alternatively, there may be scope in the design to preserve these existing ceilings above new ceiling structures without the need for repair
- 3 South staircase: Following removal of later finishes allowance should be made for localised repairs to the lath and plaster
- 4 West staircase and lobby: Following removal of modern finishes allowance should be made for localised repairs to the lath and plaster partitions. Allow for the wholesale removal and like for like reinstatement of the lath and plaster soffit. This will aid detailed investigation of the timber staircase by the Structural Engineer
- 5 West entrance lobby: Allow for localised repair of the ornamental plaster ceiling, mouldings and cornice including the reinstatement of missing enrichments to match the existing mouldings. Defective/debonding areas of lime wall plaster should be removed and reinstated like for like. The tiling should be cleaned of paint and loose/missing tiling reinstated. It may be necessary to temporarily remove the First floor floorboards above to enable detailed inspection of the decorative ceiling from above and provide access to undertake repairs. Extent of repairs to be confirmed following detailed condition assessment by the conservation plasterer

5.3 LOWER GROUND FLOOR

- 1 Walls: Any remnants of plaster and paint should be removed from the external brick walls. H+R recommend that a 'Type C' waterproofing system is applied to the external walls and this should be formally designed and installed with drainage by a specialist
- 2 West entrance stairs: Allow for renewal of the decayed lath and plaster soffit

5.4 REPAIR AND REINSTATEMENT

- 1 Preparation: Areas of defective, loose and salt-damaged wall plaster should be carefully cut back to the sound plaster or brick substrate. The brick substrate should be hand cleaned by wire brush to remove debris and any salts and prepared for application by raking out the mortar joints to a depth of around 10mm to provide a 'key' for the new plaster. Remove any built-in bonding timbers and brick-up/fill with lime mortar. The walls above Lower Ground Floor level are currently dry so no drying measures are currently recommended. However, allowance should be made for accelerated drying of the masonry if significant water penetration is allowed to occur during the redevelopment
- 2 Lime plaster to masonry walls: The methodology should be agreed by the conservation plasterer and the reinstated lime mix be characteristic of the existing
- 3 Lath and plaster to partitions and ceilings: Decayed or damaged laths should be replaced with new machine sawn laths and lime plaster reinstated as per above
- 4 Redecoration: Redecorate only when the plaster has dried out. Note: Drying /shrinkage cracks may appear where the new plaster adjoins the existing plaster. These can be filled during decoration. The lime plaster should be decorated with a highly vapour permeable decorative finish. Lime paint, lime wash, distemper and casein paints are traditional finishes for new work

6 H+R WORK ON SITE

- 6.1** H+R inspected original/early plaster and lath and plaster, as necessary, so as to ascertain the condition, vulnerability and service life

7 PROPOSED ACTION BY H+R

- 7.1** H+R will advise on repair and conservation of timber elements, so as to minimise the risk of decay after refurbishment if instructed
- 7.2** H+R will advise on remedial detailing, so as to minimise the risk of damp and decay problems after refurbishment if instructed
- 7.3** H+R will advise on conservation of original fabric with regard to damp, decay and salt damage, as necessary and if instructed
- 7.4** H+R will review proposed remedial details as these become available if instructed
- 7.5** H+R will return to site to inspect sample remedial details if instructed
- 7.6** H+R will liaise with conservation and historic building authorities, if instructed, so as to ensure the cost-effective conservation of original fabric
- 7.7** H+R will liaise with building guarantors, as necessary, so as to ensure the issuing of collateral warranties and building guarantees at practical completion, if required
- 7.8** H+R will return to site to inspect other buildings on site for structurally significant decay; and advise on timbers at risk of decay during the latent defect period due to water penetration before and during refurbishment if instructed

8 INFORMATION REQUIRED BY H+R

- 8.1** H+R require up-to-date copies of project programmes, as these become available
- 8.2** H+R require copies of up-to-date lists of project personnel and contact lists as these become available
- 8.3** H+R require copies of proposed remedial details for comment as these become available
- 8.4** H+R should be informed as a matter of urgency if further significant water penetration occurs onto site; so that advice can be given on cost-effective remedial measures, to minimise the risk of cost or programme overruns and so as to minimise the risk of damp or decay problems during the latent defect period

9 ADMINISTRATIVE REQUIREMENTS

- 9.1** H+R require formal instructions for further investigations and consultancy on this project
- 9.2** H+R require confirmation of distribution of digital and printed copies of reports and site notes

Attachment A



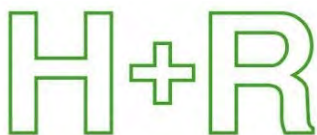
Fig 1:

Fourth floor; showing white paint to the external walls. There was no evidence that the walls had ever been plastered at this level



Fig 2:

Fourth floor; showing evidence of dry rot irrigation/injected fungicide to the external walls



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page1 © Copyright Hutton+Rostron 2021



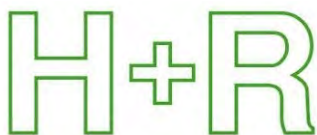
Fig 3:

Fourth floor, South staircase; showing softwood stud partitions lined with insulated fibreboard and plasterboard. This partition post-dates the fire



Fig 4:

Fourth floor, South staircase; showing a close-up of the insulated fibreboard which had been overlaid with plasterboard



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page2 © Copyright Hutton+Rostron 2021



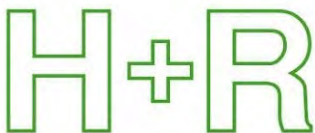
Fig 5:

Fourth floor, West staircase; showing the non-original softwood stud partition around the staircase that leads to the Fourth floor. Plasterboard had recently been removed



Fig 6:

Fourth floor, West staircase; showing the non-original softwood stud partition that bounds the spiral staircase. The finishes were of modern gypsum plasterboard



11 Bloom Street, Manchester

Photographs

17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk

Job no. 212-57 Site Note 5 Page3 © Copyright Hutton+Rostron 2021



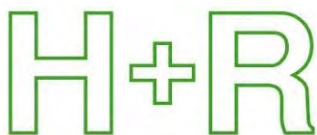
Fig 7:

Fourth floor, West staircase; showing a close-up of the two skins of gypsum plasterboard



Fig 8:

Third floor; showing white paint to the external walls. There was no historical lime plaster applied to the external walls at this level



11 Bloom Street, Manchester

Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk

Job no. 212-57 Site Note 5 Page4 © Copyright Hutton+Rostron 2021



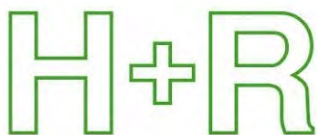
Fig 9:

Third floor; showing white paint to the south east wall and plasterboard to the southern staircase partition



Fig 10:

Third floor; showing remnants of paint in an area subject to injected fungicide treatment. Paint was probably removed post-fire to aid evaporation from the wet masonry



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page5 © Copyright Hutton+Rostron 2021



Fig 11:

Third floor, South staircase; showing softwood stud partitions lined with insulated plasterboard. This partition post-dates the fire

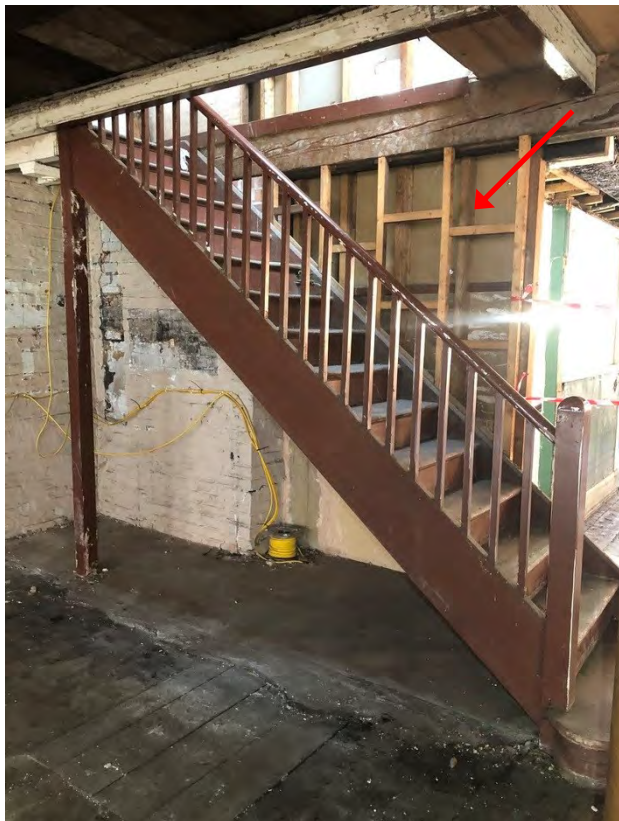


Fig 12:

Third floor, West staircase; showing the non-original softwood stud partition around the staircase that was lined with plasterboard



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



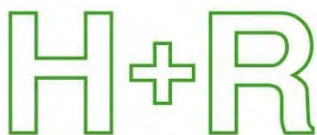
Fig 13:

Third floor, West staircase; showing the north west stud partition that was lined with softwood lath and lime plaster. Although there was localised mechanical damage and cracking of the lime plaster, the plaster 'keys' were intact where visible and the lath and plaster was largely repairable



Fig 14:

Third floor, West staircase; showing the void between the stud partition and the partition bounding the spiral staircase. The plaster 'keys' of the lath and plaster generally appeared to be in good condition where visible. Note that the curved staircase was lined with plasterboard



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



Fig 15:

Third floor, West staircase; showing a general view of the staircase that was of softwood construction. No significant decay detected in the structure and timbers were dry. The partition walls bounding the staircase were lined with plasterboard above but lath and plaster below

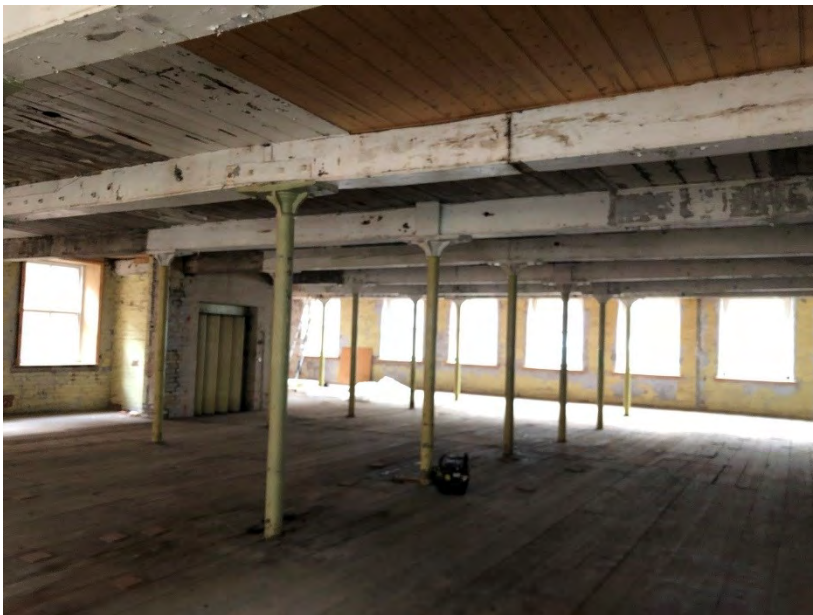
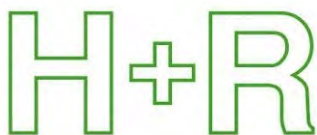


Fig 16:

Second floor; showing yellow paint to the external walls. There were remnants of lime plaster to the north east wall but plaster appeared to have been removed post-fire



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



Fig 17:

Second floor, West corner; showing remnants of a moulded plaster cornice. The cornice was cracked and mechanically damaged and sections had debonded from the substrate. The cornice had been secured to the timber beams with nails but the nails had largely corroded

Note that the brickwork beneath has had its lime plaster removed but that it had previously been painted a blue/white colour



Fig 18:

Second floor, West corner; showing remnants of a softwood timber skirting board. Note that the existing skirting boards post date the blocking-up of the fireplace and therefore almost certainly non-original



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



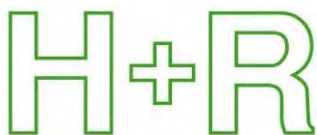
Fig 19:

Second floor, North east wall; showing blue/white paint scheme to the external wall. Note that lime plaster had been removed from this wall post-fire



Fig 20:

Second floor, West corner; showing remnants of lime plaster applied over the earlier painted decorative scheme



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page10 © Copyright Hutton+Rostron 2021



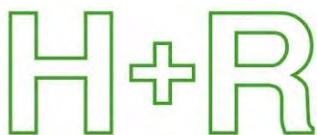
Fig 21:

Second floor, South staircase; showing the stud partition that included lath and plaster concealed behind the plasterboard outer linings. The modern finishes require removal before detailed assessment of the lath and plaster can be undertaken



Fig 22:

Second floor, South staircase; showing a view inside the stud partition. Note lath and plaster had been applied to either side of the studwork



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



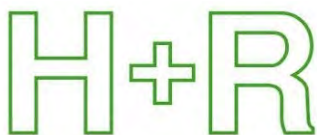
Fig 23:

Second floor, West staircase; showing a small area of lath and plaster and vertical softwood timber dado panelling. There was localised mechanical damage but the lath and plaster was repairable. There was no significant defect in the timber panelling



Fig 24:

Second floor, West staircase; showing lath and plaster with softwood skirting board bounding the spiral staircase



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



Fig 25:

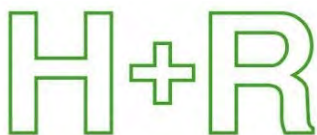
First floor, West corner; showing remnants of lime plaster to the external walls. Plaster was in poor condition and largely debonded

Note that there was no evidence of previous decorative schemes to the brickwork



Fig 26:

First floor, West corner; showing remnants of lime plaster cornice applied to the underside of the floor timbers



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page13 © Copyright Hutton+Rostron 2021



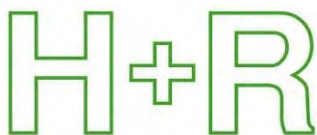
Fig 27:

First floor, North west elevation; showing a short section of retained softwood skirting board. Note that the brickwork to this wall was previously plastered with lime



Fig 28:

First floor; showing small areas of surviving lath and plaster from bays no.7-10. The lath and plaster was non-original



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page14 © Copyright Hutton+Rostron 2021



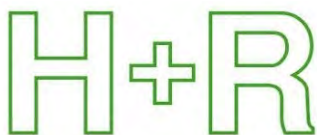
Fig 29:

First floor, Bay no.9-10; showing a view through an opening in the lath and plaster ceiling. Note earlier wallpaper applied to the underside of the floor as found elsewhere



Fig 30:

First floor, Bay no.8-9; showing lath and plaster applied to the underside of ceiling joists that span from floor beam to beam. Note the earlier printed wallpapers applied to a machine made open-weave linen backing fixed to the underside of the floor above the lath and plaster ceiling



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



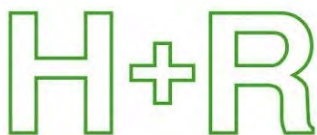
Fig 31:

First floor, Bay no.8-9; showing nails that provide a fixings for the lime plaster cornice to the floor beam. The nails had corroded and the cornice was vulnerable to detachment



Fig 32:

First floor, Bay no.8-9; showing extensive cracking and failure of the lath and plaster ceiling



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



Fig 33:

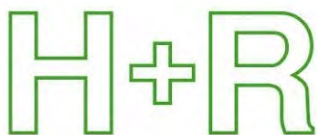
First floor, North corner; showing remnants of lime plaster to the external walls. Plaster was in poor condition and largely debonded. Repair had also been undertaken with gypsum plaster in this area. A small section of plaster cornice survived here

Note that there was no evidence of previous decorative schemes to the brickwork



Fig 34:

First floor, Lift area; showing remnants of plaster to the external wall and lift wall. The plaster was non-original and in very poor condition in this area



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page17 © Copyright Hutton+Rostron 2021



Fig 35:

First floor, Lift area; showing earlier paint finish to the brickwork beneath the lime plaster



Fig 36:

First floor, South staircase; showing non-original softwood timber panelling to the staircase partition



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



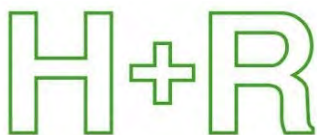
Fig 37:

First floor, South staircase; showing a view through the timber panelling identifying lath and plaster to either side of the studwork. Note that the plaster 'keys' were inadequate



Fig 38:

First floor, South staircase; showing modern plasterboard applied over the lath and plaster in the stairwell. The condition of the lath and plaster behind is unknown



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



Fig 39:

First floor, South staircase; showing modern plasterboard and timber panelling applied over lath and plaster



Fig 40:

First floor, South staircase; showing timber panelling applied over the lath and plaster. Note that these finishes predate the insertion of the lift shaft brickwork



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



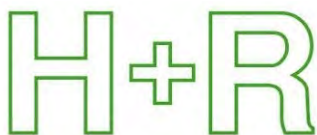
Fig 41:

First floor, West staircase; showing lath and plaster with softwood skirting to the staircase partition. Plaster was generally in fair condition with localised mechanical damage



Fig 42:

First floor, West staircase; showing lath and plaster within the stairwell



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page21 © Copyright Hutton+Rostron 2021



Fig 43:

Upper ground floor; showing plaster dabs following removal of plasterboard. There were no earlier plaster or paint finishes



Fig 44:

Upper ground floor, North entrance lobby; showing modern plasterboard and non-original gypsum plaster finishes



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



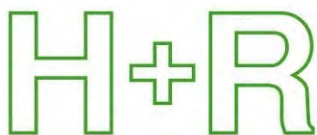
Fig 45:

Upper ground floor, North east extension; showing painted brick and some use of plasterboard. There were no historic lime plasters in this area



Fig 46:

Upper ground floor, south east corner; showing no decorative finishes to the external brickwork



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page23 © Copyright Hutton+Rostron 2021



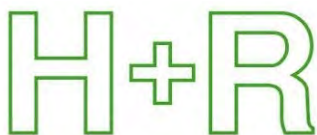
Fig 47:

Upper ground floor, West staircase lobby; showing lath and lime plaster to the stud partitions. Plaster was in good condition



Fig 48:

Upper ground floor, West staircase lobby; showing the backside of the lath and plaster to the staircase. The plaster 'keys' were in good condition where visible



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page24 © Copyright Hutton+Rostron 2021



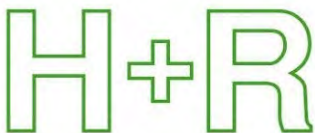
Fig 49:

Upper ground floor, West staircase;
showing a view of the underside of the
staircase



Fig 50:

Upper ground floor, West staircase;
showing a view of the void behind the
lath and plaster staircase. Note the
original/early lime plaster to the
external wall



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page25 © Copyright Hutton+Rostron 2021



Fig 51:

Upper ground floor, West staircase; showing the backside of the lath and plaster to the staircase partitions. Note the newspaper/magazines wedged between the staircase and the laths

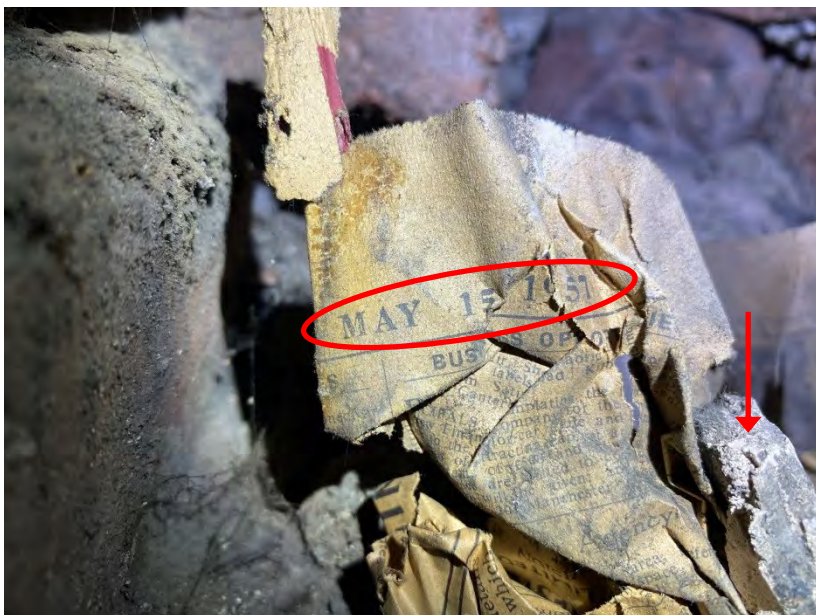


Fig 52:

Upper ground floor, West staircase; showing the date (1957) on the newspaper which probably dates from the period the staircase was constructed. Note that the section of lime plaster had been applied over the newspaper



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page26 © Copyright Hutton+Rostron 2021



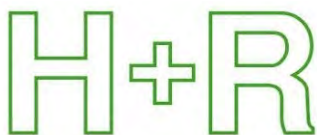
Fig 53:

Upper ground floor, West staircase; showing the backside of the lath and plaster as well as later timber fibreboard to the staircase. The plaster 'keys' in this partition were inconsistent on original application



Fig 54:

Upper ground floor, West staircase lobby; showing lath and plaster to the partition and a lath and plaster ceiling. Plaster was generally in good condition



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page27 © Copyright Hutton+Rostron 2021



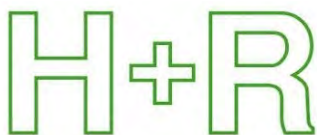
Fig 55:

Upper ground floor, West entrance lobby; showing a decorative lath and plaster ceiling and lime plaster to the external walls



Fig 56:

Upper ground floor, West entrance lobby; showing examples of minor cracking in the decorative ceiling, mouldings and cornice



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page28 © Copyright Hutton+Rostron 2021



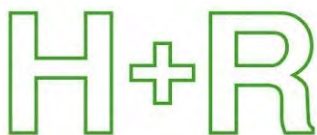
Fig 57:

Upper ground floor, West entrance lobby; showing lime plaster and decorative mouldings to the internal brick wall. Plaster was generally in fair condition but with localised mechanical damage



Fig 58:

Upper ground floor, West entrance lobby; showing painted glazed tiling at low level. A proportion of the tiles were loose and a small number were missing



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021



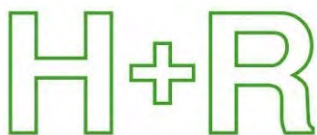
Fig 59:

Lower ground floor; showing a general view of the undecorated masonry



Fig 60:

Lower ground floor, South east corner; showing use of cementitious plaster tanking to the external walls. The plaster had largely debonded



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483202911 email: ei@handr.co.uk
Job no. 212-57 Site Note 5 Page30 © Copyright Hutton+Rostron 2021



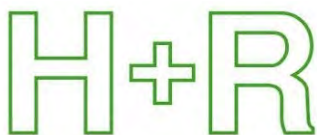
Fig 61:

Lower ground floor, North east extension; showing some use of non-original gypsum plaster. Plaster had almost entirely debonded from the masonry



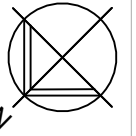
Fig 62:

Lower ground floor, West entrance stairs; showing the use of lath and plaster to the underside of the stairs. The area was subject to water penetration and the lath and plaster was damp and partially decayed



11 Bloom Street, Manchester
Photographs
17 April & 26 July 2021

Attachment B



Condition: Generally in fair condition.
Some mechanical damage

Key:



Area subject to water penetration

— F1

Photograph location



Lath and plaster



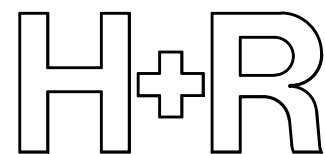
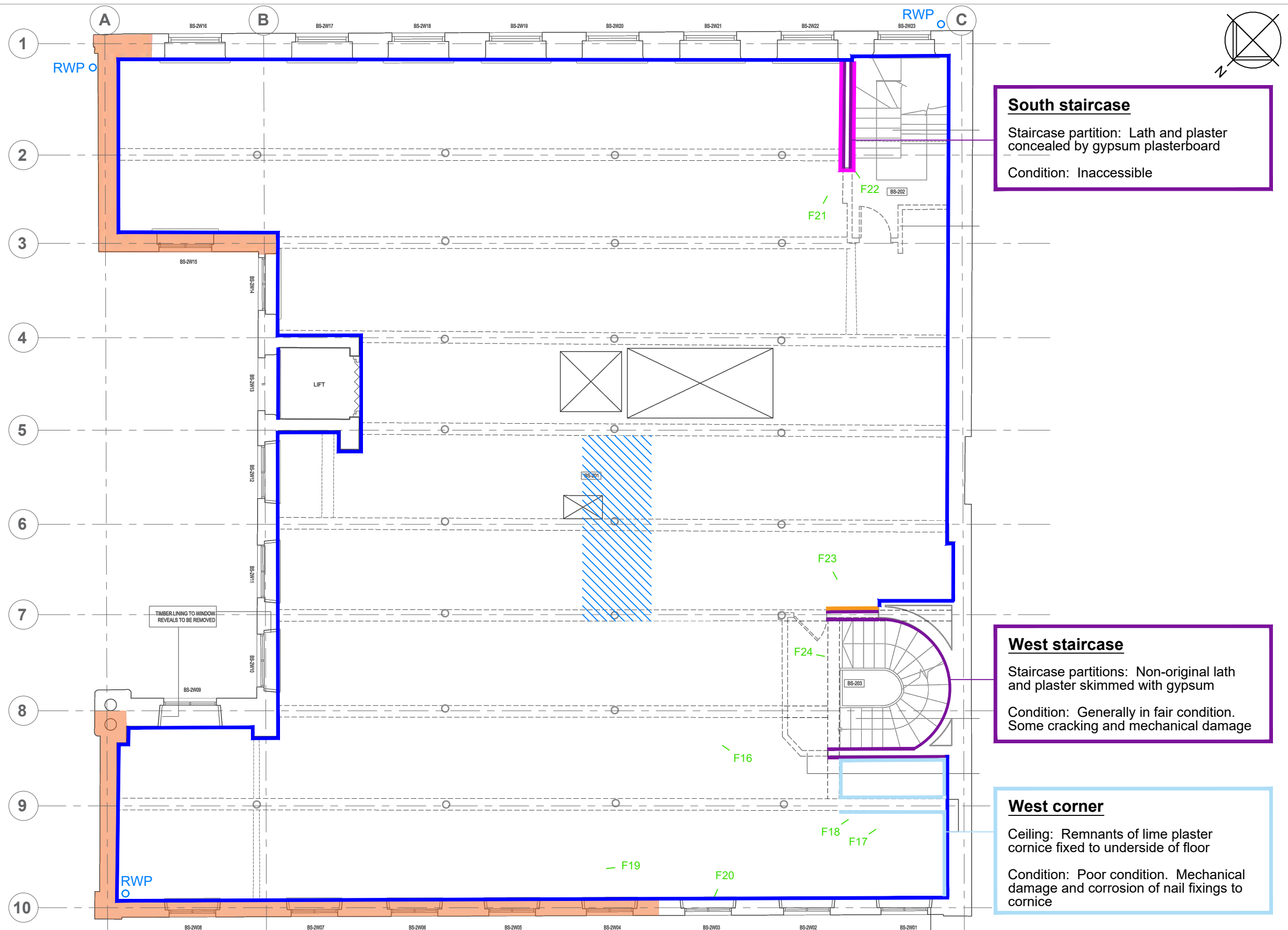
Painted brick



Modern plasterboard



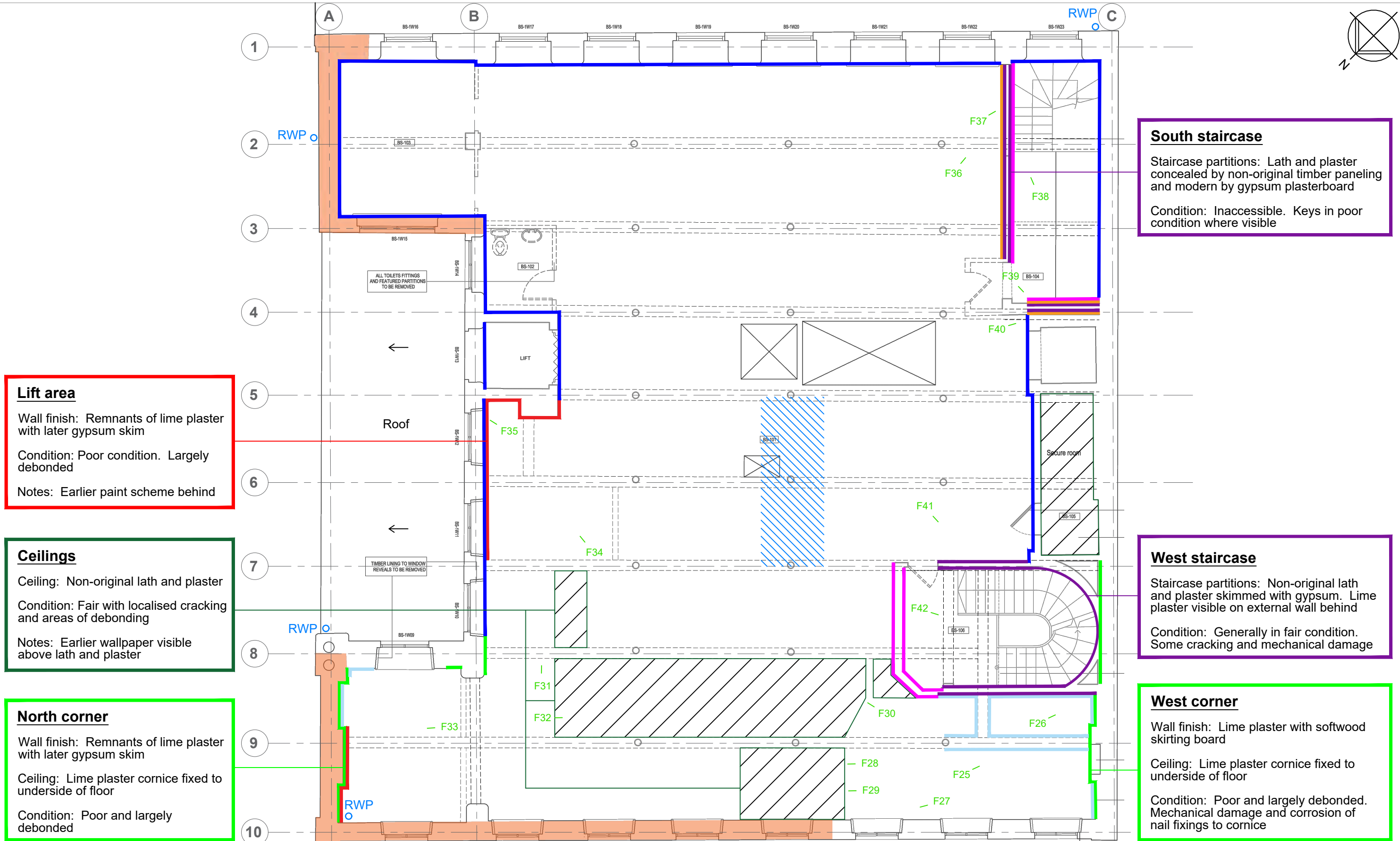
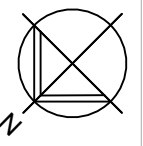
Masonry subject to injected fungicide treatment



11 Bloom Street, Manchester - Second Floor
Plaster condition survey
 17 April and 26 July 2021

Hutton + Rostron Environmental Investigations Ltd
 Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221
 212.57 Site Note 5 -Not to scale- © Copyright Hutton+Rostron 2021

- Key:**
- //// Area subject to water penetration
 - F1 Photograph location
 - Lath and plaster
 - Painted brick
 - Modern plasterboard
 - Timber panelling
 - Masonry subject to injected fungicide treatment
 - Plaster cornice



Lift area

Wall finish: Remnants of lime plaster with later gypsum skim

Condition: Poor condition. Largely debonded

Notes: Earlier paint scheme behind

Ceilings

Ceiling: Non-original lath and plaster

Condition: Fair with localised cracking and areas of debonding

Notes: Earlier wallpaper visible above lath and plaster

North corner

Wall finish: Remnants of lime plaster with later gypsum skim

Ceiling: Lime plaster cornice fixed to underside of floor

Condition: Poor and largely debonded

South staircase

Staircase partitions: Lath and plaster concealed by non-original timber paneling and modern by gypsum plasterboard

Condition: Inaccessible. Keys in poor condition where visible

West staircase

Staircase partitions: Non-original lath and plaster skimmed with gypsum. Lime plaster visible on external wall behind

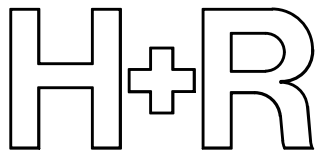
Condition: Generally in fair condition. Some cracking and mechanical damage

West corner

Wall finish: Lime plaster with softwood skirting board

Ceiling: Lime plaster cornice fixed to underside of floor

Condition: Poor and largely debonded. Mechanical damage and corrosion of nail fixings to cornice



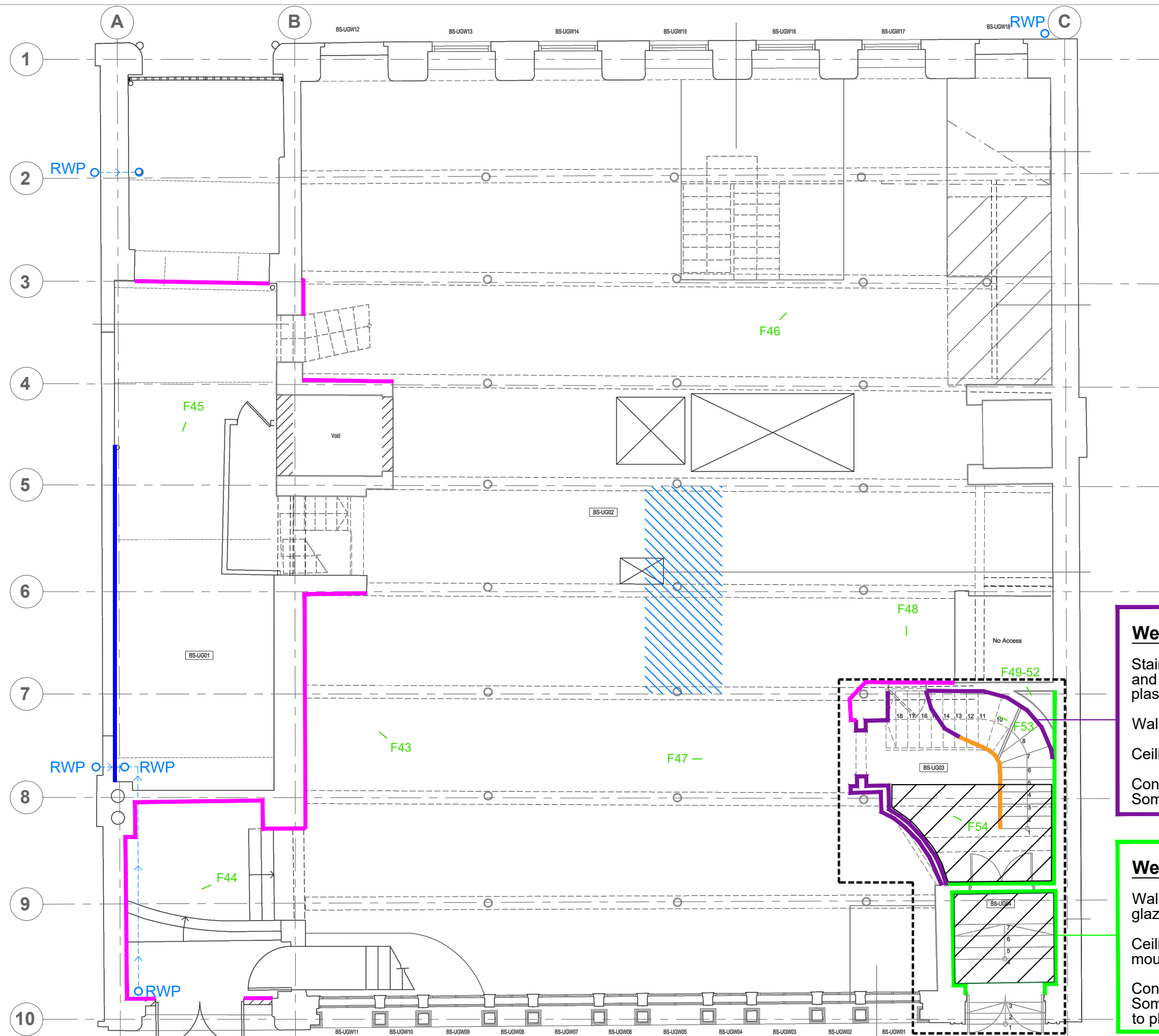
11 Bloom Street, Manchester - First Floor

Plaster condition survey

17 April and 26 July 2021

Hutton + Rostron Environmental Investigations Ltd
Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221
212.57 Site Note 5 -Not to scale- © Copyright Hutton+Rostron 2021

Key:		Area subject to water penetration		Plaster cornice
		Photograph location		Non-original lime/gypsum plaster
		Original/early lime plaster		Timber panelling
		Lath and plaster		Lath and plaster ceiling
		Painted brick		
		Modern plasterboard		
		Masonry subject to injected fungicide treatment		



West staircase and lobby

Staircase partitions: Non-original lath and plaster skimmed with gypsum. Lime plaster visible on external wall behind

Wall finish: Lime plaster

Ceiling: Lath and plaster

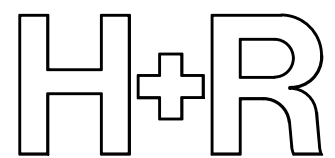
Condition: Generally in good condition. Some cracking and mechanical damage

West entrance lobby

Wall finish: Lime plaster with low-level glazed tiling

Ceiling: Decorative lath and plaster with mouldings and cornice

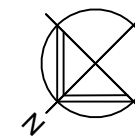
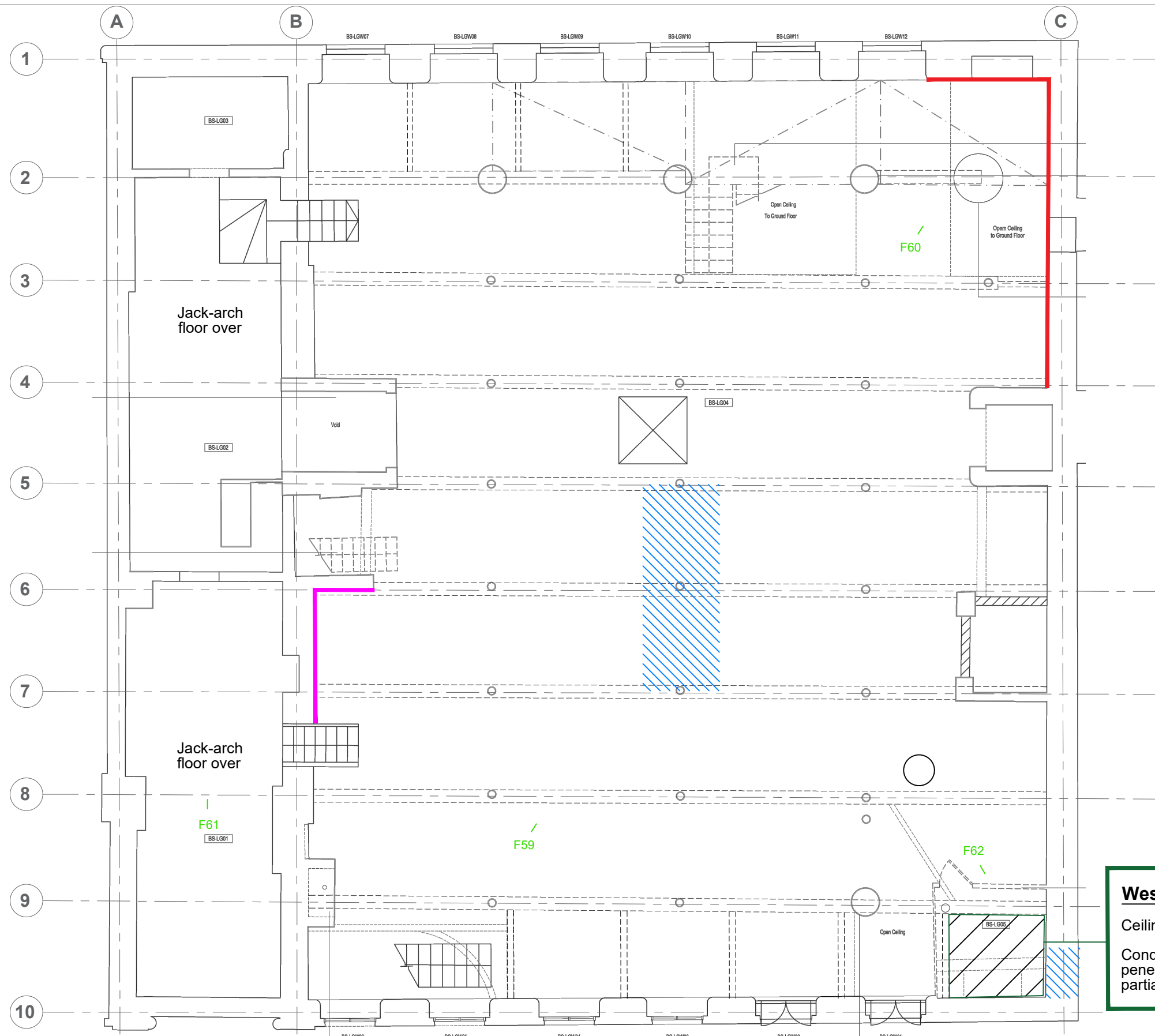
Condition: Generally in fair condition. Some cracking and mechanical damage to plaster. Some missing/loose tiles



11 Bloom Street, Manchester - Upper Ground Floor
Plaster condition survey
 17 April and 26 July 2021

Hutton + Rostron Environmental Investigations Ltd
 Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221
 212.57 Site Note 5 -Not to scale- © Copyright Hutton+Rostron 2021

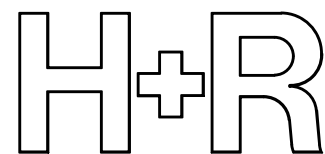
- Key:**
- Area subject to water penetration
 - Photograph location
 - Original/early lime plaster
 - Lath and plaster
 - Modern plasterboard
 - Painted brick
 - Plaster cornice
 - Non-original lime/gypsum plaster
 - Timber panelling
 - Lath and plaster ceiling



West entrance stairs

Ceiling: Lath and plaster beneath stair

Condition: Area subject to water penetration. Lath and plaster damp and partially decayed



11 Bloom Street, Manchester - Lower Ground Floor

Plaster condition survey

17 April and 26 July 2021

Hutton + Rostron Environmental Investigations Ltd
 Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221
 212.57 Site Note 5 -Not to scale- © Copyright Hutton+Rostron 2021

- Key:**
-  Area subject to water penetration
 -  Photograph location
 -  Lath and plaster
 -  Modern plasterboard
 -  Non-original lime/gypsum plaster
 -  Lath and plaster ceiling