

26th July 2022

For the Tom/Lincoln

Cubic Works Ltd
2nd Floor
Spinnaker Court
31 Broadway
Salford, M50 2YR

Dear Tom/Lincoln,

Re 40-46 Princess Street, Manchester

Survey

Upper floor 2 cornice and lath and plaster.

Client instruction

Assess accessible areas of the plaster cornice to floor 2 and the detail required to finish the plaster cornice to be in keeping with the original finish after fire proofing over boarding is completed. Put in cost of replacing lath and plaster to floor 2 ceiling across the soffit formed across three floor joists; to allow support beams to be fire rated. Make an assessment of the lath and plaster partition on floor 2 to estimate how much of the existing needs to be retained and how much needs to be removed. Put in costs to match / repair / reinstate plaster cornice.

Floor 2 ceiling and plaster

After the main contractor has formed openings along beams to be fireproofed across three ceiling joists; Whitechapel Art Plaster to supply and fix a new lath substrate in keeping with the original substrate with a gap allowing the haired lime plaster scratch coat to mushroom behind the new lath, and so form a strongly bonded base coat. This scratch coat should be deeply scratched, and when ready; it can receive a float coat, after a suitable setting period has elapsed. Float coats omit the hair reinforcement. To finish the three coat work there will be an application of a fine lime plaster setting coat brought to a trowelled finish. The cornice across the full front wall on floor 2 should be removed as it is already unstable, and with little to support its lower sections, it will become more unstable as the existing ceiling is over boarded. The returning existing cornice runs can be retained with running moulds made to match and enable reinstatement of missing sections. It will be necessary to form and leave securely in place additional ceiling cornice end members to reproduce the original look of the cornice where over boarding has encroached upon the finishing lines of existing members. The lath and plaster curved partition wall can retain 50% of the existing lath and plaster which is in place now, with the outer section retaining 25% of the existing lath and plaster work on the outer section of this curved wall; Whitechapel to prepare and remove loose and friable perished plaster on this partition wall. New lath is to be nailed in place in place,

similar and compatible with the existing lath and fixings, and a three coat lime plaster applied; to areas where plaster is missing, and brought to an even finish in keeping with the existing in the setting coat.

Recommendations

1. To apply lath and plaster three coat work to areas opened up to fireproof beams on floor 2
2. To remove loose plaster on lath and plaster curved partition wall on floor 2 and fix lath in place and apply three coat plaster
3. To match and reinstate missing ornamental plain cornice to front wall across floor 2 and make good and repair missing sections of plaster cornice on the return walls, and remaining cornice which is to be left in place on floor 2

We hope the above quotation is of interest, we look forward to discussing this with you further.

Yours faithfully

John Bradshaw - Director MCIQB

For and on behalf of Whitechapel Art Plaster Co Ltd



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