

Method Statement

4A Ridgefield, M2 6EQ

21.04.26

Prepare by Arthropod Interiors/Paula Architecture Design

Proposal:

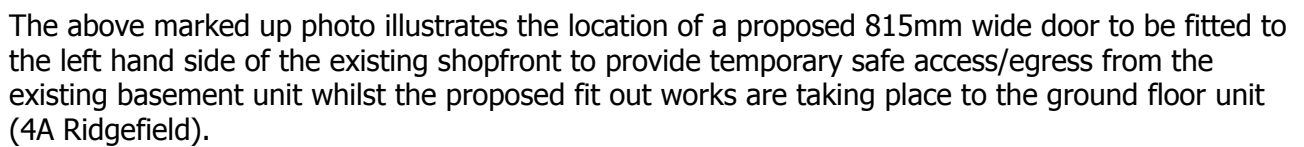
Proposed change of use from ground floor street level storage/fire exit serving existing basement nightclub by subdivision to coffee shop and retention of fire exit. The works externally include the alteration to existing wooden shop front including an additional door (fire exit) where there is currently a solid timber panel and replacing the existing solid timber door with a glass door. It is proposed to subdivide the unit internally so that the space accessed via the new glass door is a coffee shop and the partitioned area becomes the fire exit off the staircase to the basement.

Address: 4A Ridgefield, Manchester, M2 6EQ

The proposed method statement has been prepared to support the soft strip and repair of the unit prior to the determination of the current planning and listed building applications 144852/LO/2025 & 144851/FO/2025.

It is proposed to carry out the following works to the original shell

- Preserve original shell including brickwork, cornice, original internal window frame
- Seal all existing internal original finishes with an heritage lime wash paint.
- Patch and repair existing original ceiling
- Leave in place areas of the existing plaster to the original walls.
- Leave exposed any brickwork where there is no longer a plaster finish.
- Add a temporary door where indicated to separate from building space





The photo above shows the current condition of the ceiling.

Condition of the existing original ceiling:

Overall it is largely intact.

The original laths can be seen where there is currently a section of plaster missing.

The cornice remains around the perimeter to the majority of the unit.

The surface has soot damage the origin of which is unknown.

It is proposed to refurbish and finish the ceiling as per the method statement below which includes minimal repairs and a final lime paint finish for conservation and aesthetic purposes.



Photo above shows the extent of the exposed brickwork which tells the story of the history of the building and as such it is proposed to leave and preserve the internal elevation intact with minimal intervention which includes finishing the brickwork in a transparent white lime wash (to seal the brick suitable for a public space/cafe environment) and painting the non original plastered walls in a matching opaque Farrow and Ball Cornforth White.

Proposed Method Statement for proposed work to existing original ceiling

1. Scope of Works

- Inspection of ceiling stability.
- Reattachment of loose/sagging plaster to existing laths.
- Replacement of missing/collapsed plaster sections.
- Cleaning and filling of cracks.

2. Safety and Preparation

- PPE: Wear safety goggles, a dust mask, and a hard hat, as plaster ceilings can fall suddenly.
- Support: If plaster is sagging, provide temporary support using "deadmen" (T-shaped supports made from 2x4s and plywood) to push the plaster back against the laths.
- Access: Set up scaffolding or stable working platforms.
- Clean: Remove loose material, dust, and debris from the laths using a shop vacuum.

3. Procedure: Reattaching Loose/Sagging Plaster

If the plaster is structurally sound but has separated from the lath, it can be reattached.

1. Vacuum: Clean the area behind the plaster to ensure good adhesion.
2. Apply Adhesive: Inject a flexible, water-based acrylic adhesive or specialized plaster adhesive (e.g., Big Wally's Plaster Magic) behind the loose plaster through drilled holes.
3. Fasten: Use plaster washers and screws to fasten the plaster back to the laths. Screw in gently to avoid damaging the ceiling.
4. Support: Keep temporary props in place until the adhesive cures

4. Procedure: Patching Missing/Collapsed Areas

If the plaster is too damaged to repair, it must be removed to the nearest sound lath or timber joists.

1. Remove Old Plaster: Gently remove damaged sections, preserving the underlying laths.
2. Replace Laths: If laths are broken or rotted, cut them back to the centre of the nearest stud and replace them with new, sawn larch or pine laths.
3. Dampen Laths: Lightly mist the old and new laths with water to prevent them from absorbing moisture from the new plaster, which can lead to weak keys.
4. First Coat (Scratch Coat): Apply a lime-based plaster (1 part lime putty, 3 parts sharp sand) and force it through the gaps between the laths to form "nibs" or "keys" that hook onto the back.
5. Score: While the scratch coat is still "green" (hardened but not fully cured), score the surface in a diamond pattern to provide a key for the next coat.
6. Second Coat (Floating Coat): Once the scratch coat has hardened (which can take 1–3 weeks for lime), apply a second coat of 1 part lime putty to 3 parts sand to fill the void, staying 2-3mm below the final ceiling level.
7. Final Coat (Setting Coat): Apply a thin (2-5mm) finishing coat of 1 part lime putty to 1 part fine sand, feathering it into the existing ceiling.

5. Repairing Cracks

1. Rake Out: Clean out the cracks using a knife, opening them up to ensure the filler can penetrate.
2. Apply Bonding Agent: Apply PVA or lime-compatible bonding agent to the crack edges.
3. Fill: Fill the crack with plaster patching compound or lime filler.
4. Reinforce: For larger cracks, apply fiberglass mesh over the first coat of filler before adding a second, feathered coat.

6. Finishing

- Curing: Ensure lime plaster cures slowly by avoiding direct heat.
- Painting: Ceiling to be painted with a breathable limewash paint to prevent trapping moisture, which can cause future failure

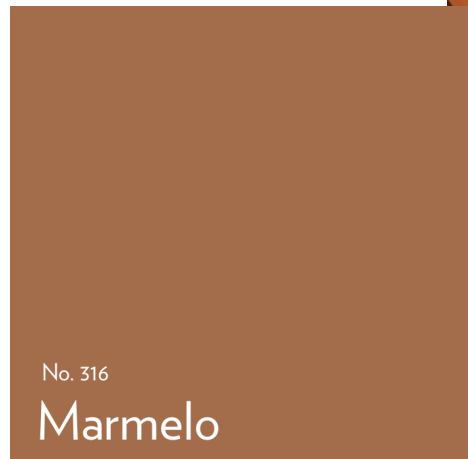
Supporting Information:

Lime Plaster Specification

4. SPECIFICATION

Conserv hydraulic lime plaster or equivalent containing a base coat suitable for base coat (scratch coat and float coat) which contains coarser aggregate. Conserv Hydraulic Lime Plaster is CE certified and is manufactured to British Standards BS EN 998-1:2016 following heritage guidelines. The plaster doesn't contain anything artificial, no additives or plasticisers and absolutely, certainly no cement and is formulated blend of natural hydraulic lime (NHL) and blended sands & aggregates.

Existing cornice and ceiling - to be retained and to be finished with lime paint - Marmelo colour



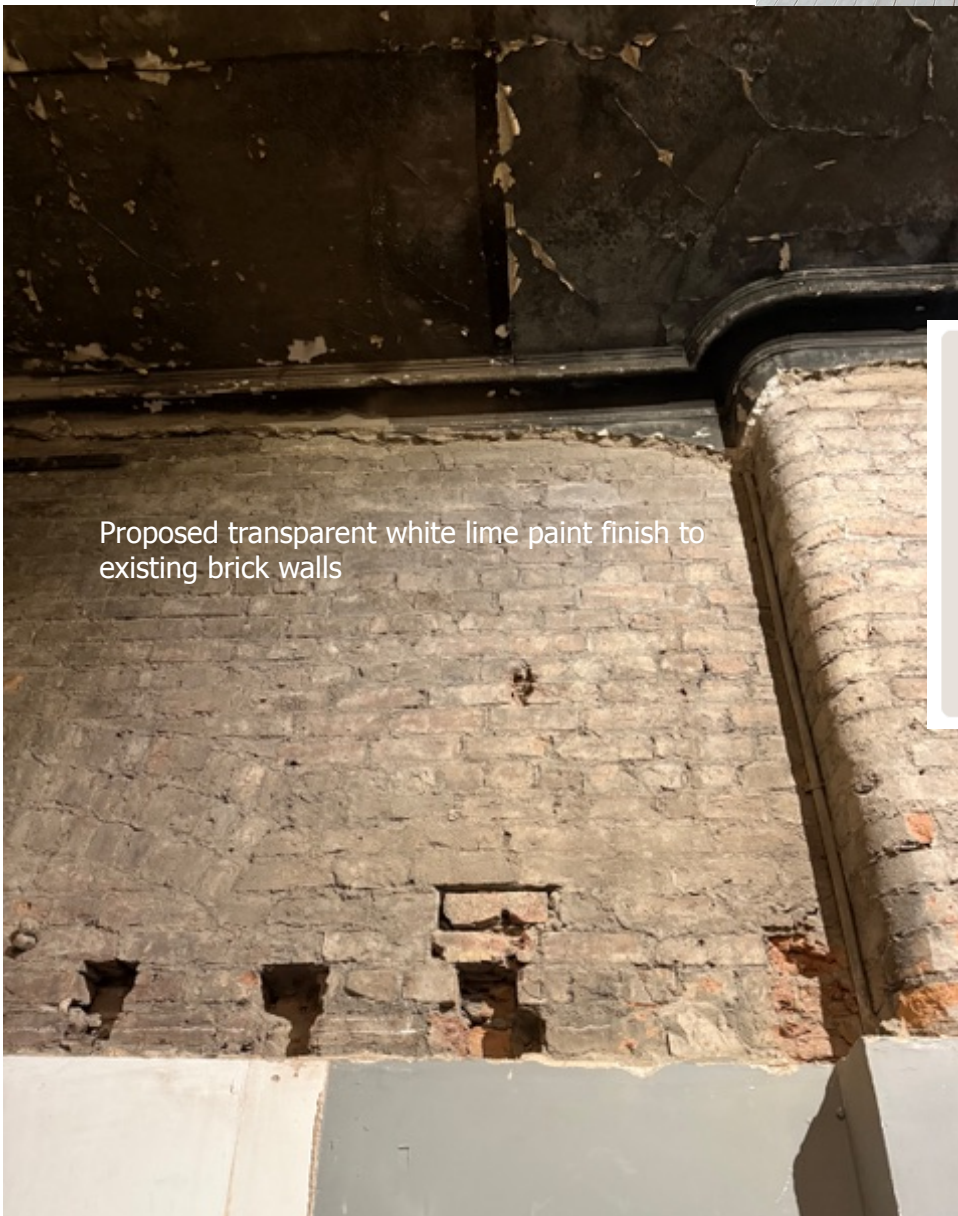
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Marmelo

Farrow and Ball
Marmelo

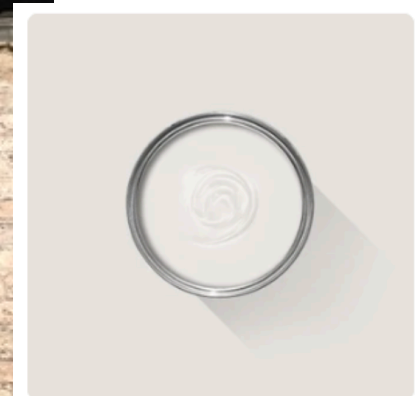


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Proposed transparent white lime paint finish to existing brick walls

Example of ceiling painted in Marmelo



Farrow and Ball
Cornforth White