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TMT

DESIGN + REFURBISH + FIT OUT

# Level 4 Ship Canal House

## Cornice Restoration Methodology

# Works to Repair, Restore and Replicate Cornice.

## Method Statement

**Location of Works**
Level 4
Atlas Building (Entry via Ship Canal House)
King Street
Manchester
M2 4AE

**Task**
To undertake the sympathetic restoration of 1920s cornice plaster as part of a wider office fit out and refurbishment project, following its discovery during the strip out phase.

During the strip out phase TMT / Saville's contacted Manchester City Council Heritage team due to the discovery of extensive areas of predominantly damaged cornice. From there, Bluesky (Project Designers) completed proposal drawings discussed during a meeting on site on 21st April. It was subsequently decided a new LBC application was required.

**Contractor**
James Booth Plastering Services on Behalf of TMT

**Sequence of Works**

- Attend site to review the areas and agree sections to be replaced or repaired
- Recover / remove sections of loose molding
- Prepare templates for molds to be completed offsite
- Attend site to repair in-situ areas not being replaced fully (fill and scrape with zinc profile to desired pattern
- Removed poorly damaged cornice not being repaired and make good area
- Prepare surfaces
- Install new sections of cornice molded offsite
- Fill and make good joints ready for decoration
- Ceiling works by TMT (others) with shadow gap detail to form segregation between existing cornice and new soffits.

**Methodology Summary**

The repairs and replacement sections would be carried out using traditional fibrous plaster methods, formed in gypsum plaster (plaster of Paris) reinforced with hessian scrim and timber laths where required, in keeping with the original construction. All works would be carried out using hand tools and traditional plastering methods to preserve the character and appearance of the existing cornice.

Where repairs or replacements are not required, we will carefully brush clean the cornice to remove any debris, before hand painting with water-based emulsion paint. The water-based paint prevents any contaminants damaging the cornice. We will endeavour to minimise damage in junctions where existing cornice removed

**Replacement System**
Where sections are too damaged to run in situ, a timber or zinc profile template would be taken from an existing sound section of cornice to accurately match the original moulding detail.

From this profile, a mould would be produced and replacement lengths cast off site on a running bench using fine casting plaster with hessian reinforcement. This ensures the new sections replicate the original size, shape and ornament. Once the mould is formed, layers of the plaster and hessian reinforcement will be cast into the mould, building the cornice up in layers to reach the desired depth and strength. As the plaster begins to set, the edges will be cleaned off and left to fully set.

Once set, all new work would be fixed mechanically and/or with plaster adhesive, joints blended, filled and finished ready for decoration with the materials below. Where new cornice meets old, we will use the same method as explained below for a “repair” where the joints are filled.

## Repair System

For localised repairs in situ, loose material would be carefully removed back to a sound background. Repairs would then be built out using casting plaster and run through with the profile template to recreate the original face and detail.

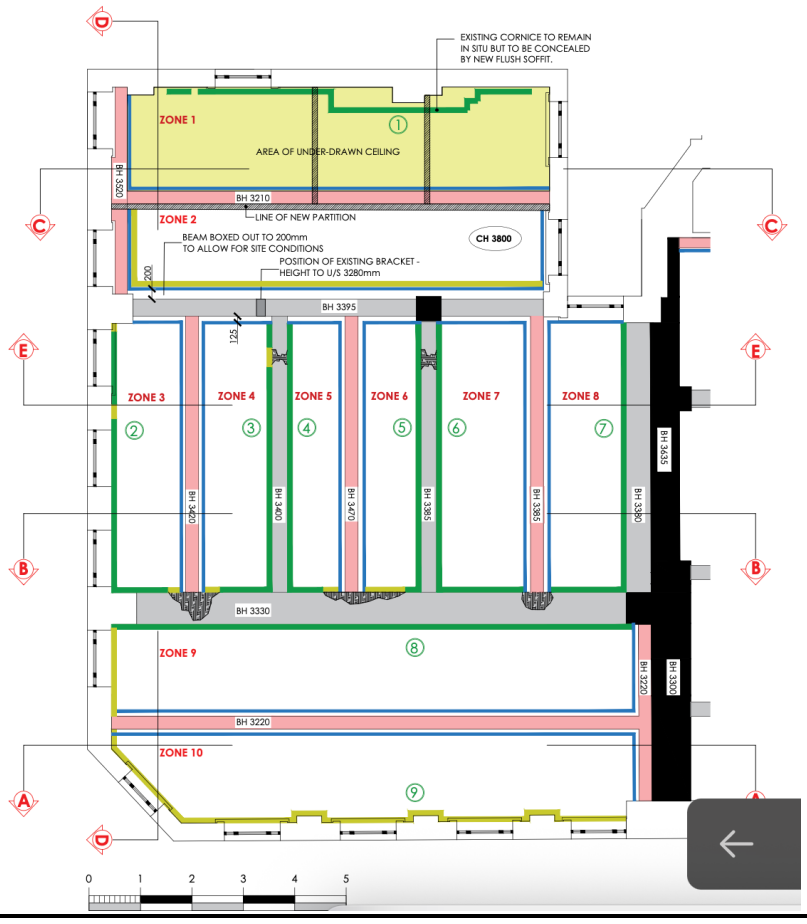
Repairing a plaster of Paris cornice starts with preparing and cleaning the damaged section. Once cleaned, dampen the area to stop the existing plaster from absorbing moisture too quickly. Apply fresh plaster of Paris — mixed with water or combined with PVA glue for improved adhesion — to repair cracks, chips, or loose sections. Use a scraper or small trowel to shape the plaster, then smooth and blend it into the original moulding with a wet brush or custom profile template before it sets.

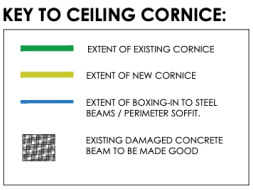
Tools and Materials Required

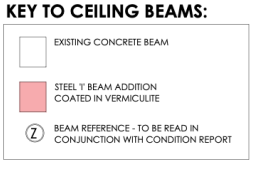
## Materials & Tools

- Plaster of Paris or casting plaster
- PVA glue (optional, to improve bonding)
- Small trowel or flexible scraper
- Soft paintbrush
- Spray bottle filled with water
- 120-grit sandpaper

## Areas of Work / Extent of Repairs



## TMT Heritage Works Procedure (In Case of Further Discoveries)

### Protection of Heritage Features

Ship Canal House is Grade II listed building- during any strip out works that may uncover any heritage features, a stop mechanism will be in place and procedure in case any historic fabric is encountered. All works must cease and inform the site manage to review. This will be communicated to all operatives as part of the induction for this project **We will ensure adequate protection is in place for the existing heritage fabric within the building.**

### Stop Procedure

If any potential heritage feature is uncovered within the building during strip out works, the following procedure will be undertaken;

**1. Stop work immediately**

- Cease all work in the immediate area.
- Switch off and remove all tools and plant where required
- Prevent further disturbance to the potential heritage feature and working area

**2. Secure the work area**

- Ensure the area is safe from collapse or hazard.
- Do not attempt to clean, remove, or expose the area any further.
- Do not use water or mechanical cleaning

- Establish an exclusion zone (barriers or tape).
- Prevent unauthorised access.
- Protect the feature with temporary covering if necessary (non-invasive, breathable materials only).

**3. Notify the relevant parties**

Operative will immediately inform:

- Site Manager/Principal Contractor
- TMT Site Management to inform Building Management and Client Representative- Savilles that suspected heritage features have been uncovered during works

**4. Works in the affected area may only recommence when:**

- Written approval is issued by the relevant parties that works can continue
- Any revised method statement is briefed to the workforce.
- Protection measures are implemented (if required).

**5. Protection Measures (If Retained In Situ)**

- Install physical protection (timber boxing, boarding, breathable sheeting)
- Update drawings
- Amend risk assessments
- Brief workforce during toolbox talk

## TMT Project Contact Details

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# TMT

THANK YOU