

Specification and Methodology

1.0 Stabilizing Plaster Ceilings

The stabilization measures described below are intend to reduce the need to find a "solid edge" to loose material, thus remove the risk of failure of the key of the plaster ceiling and facilitate repairing the plaster surface of the ceiling. As much historic plaster material will be retained as possible. Lime plaster should be removed only where absolutely necessary.

The stabilization process will be to install screws with penny washers inserted into the plaster and lathing ceiling to penetrate through to the floor joists to hold areas of friable plaster in place. The washers and screws will be recessed into the plaster surface.

The screws will be installed at approximately 450mm centre grid to the area. The aim will be to stabilize the plaster and stop further disengagement from the lathing and possible collapse. Small patches of loose plaster within the area where the plaster key has completely broken and failed, will be removed, laths retained and re-fixed if necessary and lime plaster repaired in three coat lime plaster work executed to match surrounding area. Where plaster surfaces can be retained by screws and washers the will be filled with lime course stuff mixed with Plaster of Paris to form a paste filler to match and blend with the existing lime plaster finish coat of the surrounding area.

2.0 Replacement of Areas of Failing Ceiling Plaster

Where an areas of plaster has failed, is missing cannot be stabilized and requires replacement, the edges of the area will be secured with screws and washer to stabilize the sounding plaster. Working from the edge towards the center of the failing plaster the damaged area of plaster will be carefully cut away and removed. Where the lathing has failed or is damage it will be patch repaired using riven chestnut lathing to match the existing. Each lath will be nailed to joists using hand tools only. Apply three coat lime plaster work to the area and the lime finish coat is to match and blend with the existing plaster finished surfaces.

3.0 Repair of Cracks in Lime Plaster Surfaces

Plaster surfaces with larger plaster cracks - 2.0mm wide and above will be cut to a V shaped and filled with lime plaster comprising of lime course stuff and Plaster of Paris mixed to a paste to match surrounding surface finish

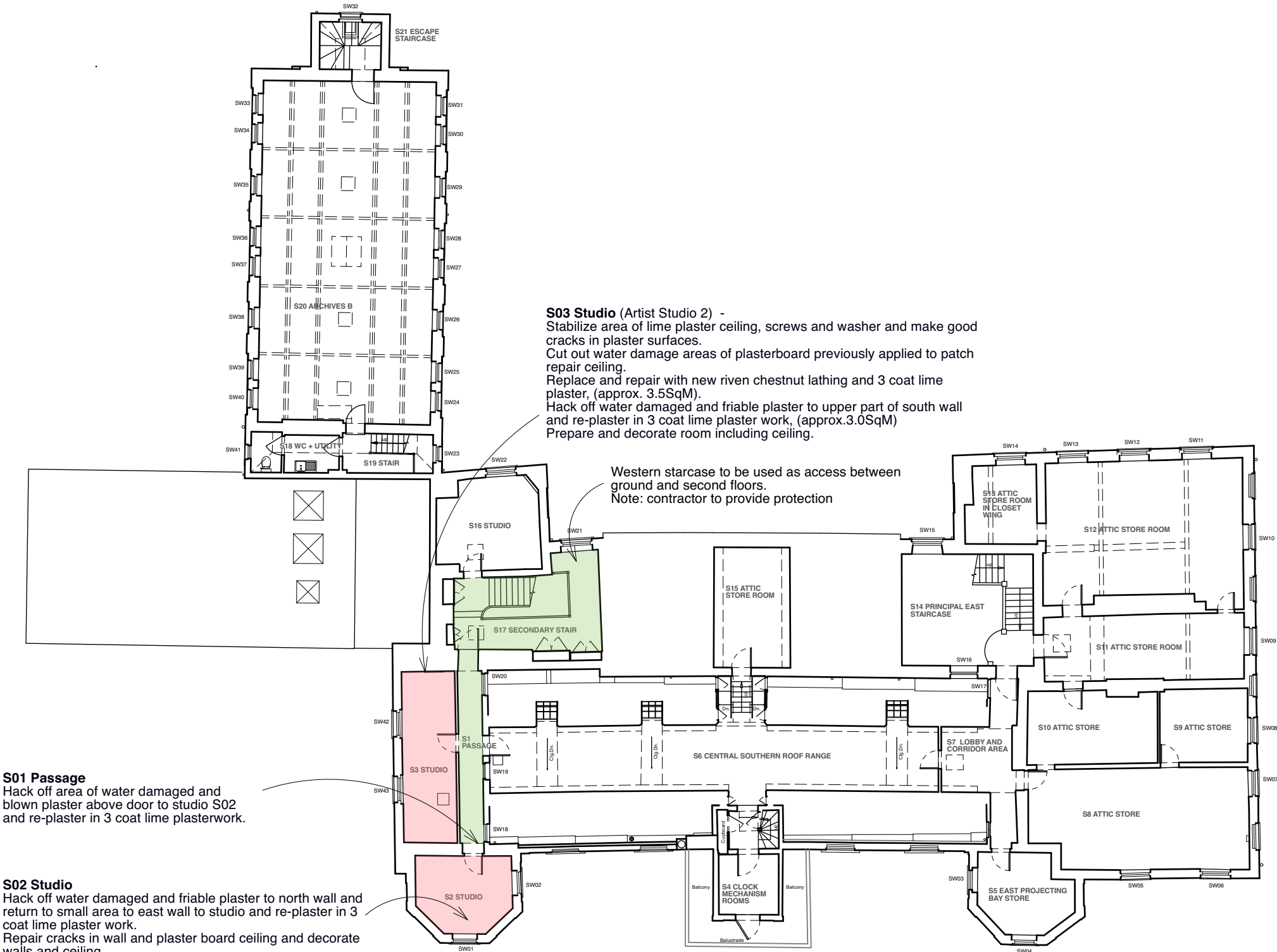
Small cracks and damaged area of surface will be filled and made good using Toupret interior filler TTREB 7051GB applied by Filling knife or blade

4.0 Replacement of Areas of Damaged or Failing Wall Plaster

Areas of plaster where the key has failed, is missing or is extensively water damaged the loose and friable plaster material should be carefully removed using hand tools only. The edges of the area to be replaced should be defined and plaster cut away with a hammer chisel to line leaving in place stable sounding plaster surfaces. Working from the edge towards the center of the failing plaster the damaged area of plaster will be carefully cut away and removed to reveal the brick substrate. This is to be inspected by the architect before it is prepared/wetted for the base pricking coast of lime plaster. The area will be made good with three coat lime plaster work to the depth of the surrounding plaster area and the lime finish coat is to match and blend with the existing plaster finished surfaces.

5.0 Lime Plaster Friable Surface Consolidation

Sound but friable plaster surfaces or where plaster surfaces are problematic crumbling, chalky or require binding will be treated with Zinsser Gardz water based sealer applied by brush in areas agreed with architect before finish surface is made good or re-skimmed using a lime plaster coat.



S01 Passage
Hack off area of water damaged and blown plaster above door to studio S02 and re-plaster in 3 coat lime plasterwork.

S02 Studio
Hack off water damaged and friable plaster to north wall and return to small area to east wall to studio S02 and re-plaster in 3 coat lime plaster work.
Repair cracks in wall and plaster board ceiling and decorate walls and ceiling.

S03 Studio (Artist Studio 2) -
Stabilize area of lime plaster ceiling, screws and washer and make good cracks in plaster surfaces.
Cut out water damage areas of plasterboard previously applied to patch repair ceiling.
Replace and repair with new riven chestnut lathing and 3 coat lime plaster, (approx. 3.5SqM).
Hack off water damaged and friable plaster to upper part of south wall and re-plaster in 3 coat lime plaster work, (approx.3.0SqM)
Prepare and decorate room including ceiling.

Western staircase to be used as access between ground and second floors.
Note: contractor to provide protection

SECOND FLOOR CEILING AND PLASTER REPAIRS

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DO NOT SCALE check all dimensions on site

0 4m 20m Scale 1:200

Bruce Castle Museum
Title: Second Floor Ceiling and Plaster Repairs
Drawing No: 0821921/Sk12 Scale 1:200 @A3