

Work Operation:	MS023 Removal of Decayed Lime Plaster		
Project:	Tottenham House & Estate		
Job No:	GSS/6150		
Date:	13/06/2025	Revision:	-

1.0 SCOPE OF WORKS

Work to remove existing decayed lath and plaster or plaster to masonry should be carried out in a manner that will cause the least amount of damage to the adjacent sound fabric.

The aim of these works is to carefully remove decayed and unstable lime plaster in the locations shown on ADAM drawing *6150/SK114 Plain Plaster Repair Strategy Ground Floor*. The methodology refers to two items identified in the key as –

Like for like plaster replacement (identified in red)

Walls - traditional lath and plaster or plaster,
ceilings - traditional lath and plaster

Like for like plaster replacement subject to phased opening up reviewed by the Architect (identified in green)

Walls - traditional lath and plaster or plaster,
ceilings - traditional lath and plaster

Note: This methodology statement has been prepared in line with the current guidelines on conservation maintenance and repair.

2.0 PRIOR TO COMMENCEMENT

No work should be commenced prior to obtaining all required planning and listed building consents.

Any live services should be disabled or isolated.

Designated PPE must be worn. Operatives must be aware of any health and safety risks; historic fabric may expose harmful dust or substances.

3.0 RECORDING

A full visual photographic record must be taken of the whole room showing current fabric in situ before work commencement. All images must be downloaded, checked, and saved to at least two different memory sources. The record photographs should be entered onto databases prior to any removal.

At the commencement of removal works photographic record must be taken at each sequential stage of the removal

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4.0 INITIAL INVESTIGATIVE WORKS

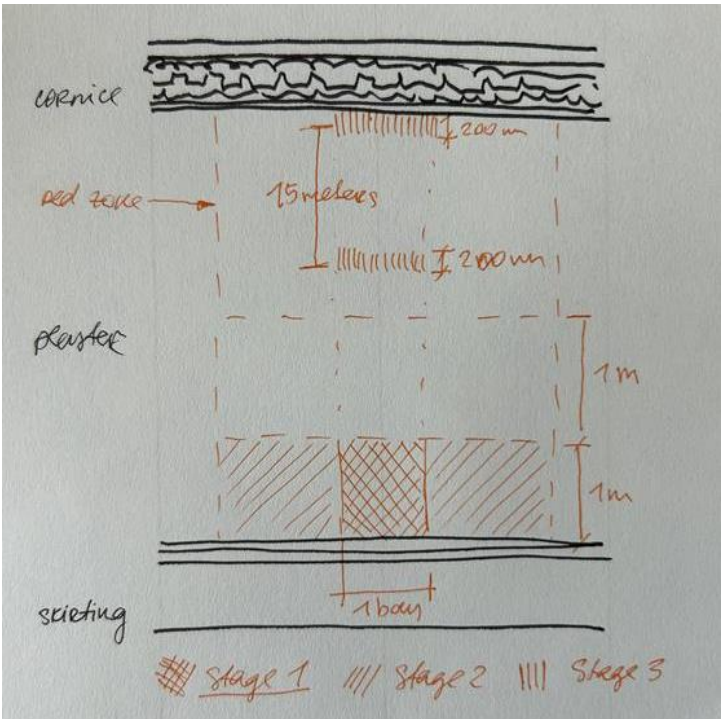
Specialist contractor to review the plaster areas identified for removal generally and highlight any discrepancies or concerns with areas highlighted for removal to the Architect.

5.0 METHOD

Red areas of lath and plaster

Removal works to be commenced at floor level as this is the typically most severe area of decay. If area of missing or fallen of plaster already present proceed with removal of decayed fabric at the centre bay (batten to batten) of identified red area one meter up from skirting and then move on to bays either side.

In the first instance only plaster should be removed to review the condition of laths and substrate. If these are found to be decayed proceed with works. Record removed area.



Sequence diagram

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If sound fabric encountered stop works. If all fabric removed has been identified as decayed proceed with removing 1m of plaster above with the same methodology of starting in the middle bay and if fabric decayed to proceed either side. Stop if sound fabric encountered.

If sound fabric encountered in a red zone and works stopped and there are no small power chases in the vicinity small sections of 200mm height opening up in zone's central bay to be carried out starting below cornice and proceeding downwards with 1.5m intervals.

Reason – red areas are high risk zones and examples have been encountered where rot is present at high level only.

Red areas of plaster to masonry

Proceed with removal sequence as above but instead of bays work in 400mm sections. If sound fabric encountered stop all works.

In red zones if sound fabric encountered and works stop do proceed with making small investigative openings 100x100mm commencing below cornice and proceeding downwards with 1.5m intervals to verify that plaster is safely bonded to masonry.

Reason – red areas are high risk zones and examples have been encountered where plaster has deboned from masonry in sections.

Green areas of lath and plaster

At the outset of works open up an area of plaster above skirting in the central bay of green zone to the height of 200mm to investigate. Notify architect for to review.

If fabric sound proceed with investigative opening up the wall every 1.5m. Notify architect to review. If fabric sound stop all works. Please not if small power chasing has already provided sufficient opening up to review a reasonable amount of fabric, no further investigative opening up required.

If fabric confirmed decayed by the architect at the first investigation site, remove central bay of the green zone up to 1m. If fabric decayed, proceed to remove bays to the outer edges of green zone. If sound fabric encountered stop all works, notify architect to review.

If first meter removed all fabric decayed, notify architect for review to confirm the removal of the above 1m of plaster commencing from central bay.

All stages to be recorded and images provided at request. Proceeding with next stages to be confirmed by Architect in writing.

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Green areas of plaster to masonry

Proceed with removal sequence as above but instead of bays work in 400mm sections. If sound fabric encountered stop all works. Investigative works to be carried out as 200x200 squares.

All stages to be recorded and images provided at request. Proceeding with next stages to be confirmed by Architect in writing.

6.0 ARCHIVING/DISPOSAL

Discard safely taking appropriate caution to prevent leakage of potentially harmful substances.

7.0 LIGHTING

The works will be carried out in daylight hours. Task lighting will be provided where required and will be either fluorescent tube or LED. No halogen or heat producing lighting sources are to be used.

8.0 TRAINING

All operatives will be experienced in historic plaster removal and conservation and will be sensitive to the nature of the works. A briefing will be conducted prior to works commencing to ensure the approach as detailed within this method statement is fully understood and will be adhered to.

9.0 HOUSEKEEPING

All working areas are to be kept clear at all times. Any debris arising from the works will be removed at the end of each working day.