

1) Bedroom 2.

The walls were covered in soft-board so underneath were some areas that need addressing. In the corner of the room and either side of a disused chimney stack the lime plaster had fallen off.



This will be plastered with lime hemp plaster.



At the end of the room there is a copper pipe that comes up from the toilet below, into the room in one corner above the skirting board and across to the other corner, through the wall and externally across to the waste pipe. This pipe carries the saniflow sewage waste. The plumber will be removing this very

inappropriate layout but the exact route to be used is not fully defined but it will be done according to the pertaining rules and be discreetly hidden.

The opposite wall (which was originally covered in soft-board) is of a modern timber frame that has been erected to divide this large open area into 3 bedrooms. The other faces of the partitioning is clad with modern plasterboard so we would propose cladding this section with plasterboard.



2) Bedroom 4

In this room the original lime plaster was very soft and falling off. To minimise the loss of the original plaster I injected some areas with glue to reattach it to the laths and strengthen the plaster. However there are a number of large patches that require plastering which will be done with lime hemp and a small amount of laths will be replaced. All of the walls in the room will need to be painted with a vapour open mineral primer then skimmed with a lime top coat to firm the plaster up and provide a good surface for painting with a breathable paint.



The front wall



The wall between bedroom 4 & 3

3) Bedroom 3

This room has the only oak floor which has been carefully lifted, numbered, and temporarily removed. The floor slopes from the front end corner, across to the doorway, requiring up to 175 mm of “packing” to level the surface. The wooden packing illustrated below is resting on the original oak beams but not fixed, so the cables and pipework can be located between the original beams and the oak floor which will be re-laid after the wiring and plumbing is finished.



The ceiling was covered in sagging soft-board which has been removed. A couple of spars had to be replaced due to excessive woodworm and in one case due to a large rat hole gnawed through the middle.



For simplicity we would prefer to replace this ceiling with modern plaster board as has been done in the dividing walls between bedrooms 1,2,and 5.

There are some sections of the wall where the lime plaster has come away from the brick wall and lath walls.





On this picture you can see the way the sprayed cement rough render coating was applied over a steel mesh across the entire front of the house

These areas will be plastered with lime hemp, after missing laths are replaced.

4) Upstairs hall

On the outside brick wall some modern plaster was used to patch up the original lime plaster. This new plaster had subsequently failed and was coming off the wall, so it was removed.



Top of the stairs



the area between windows



Inside the bathroom

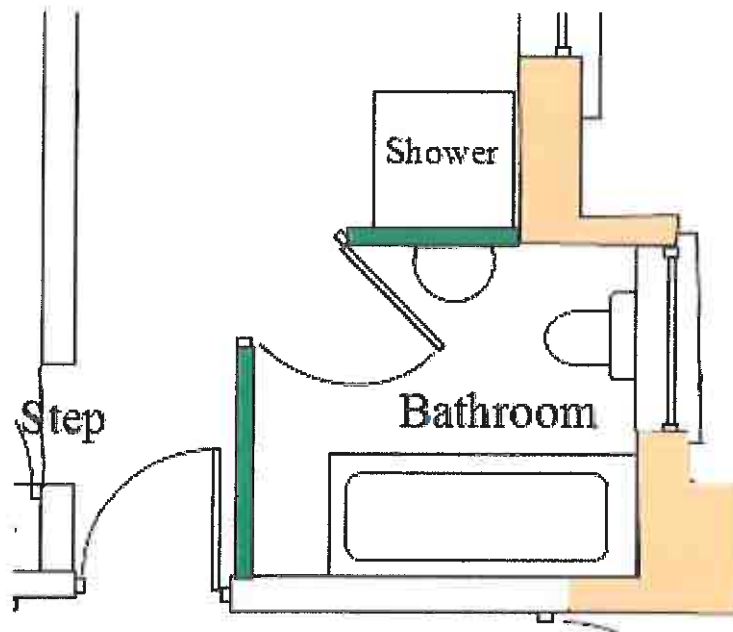
This will be plastered with lime hemp plaster.

5) Bathroom ceiling

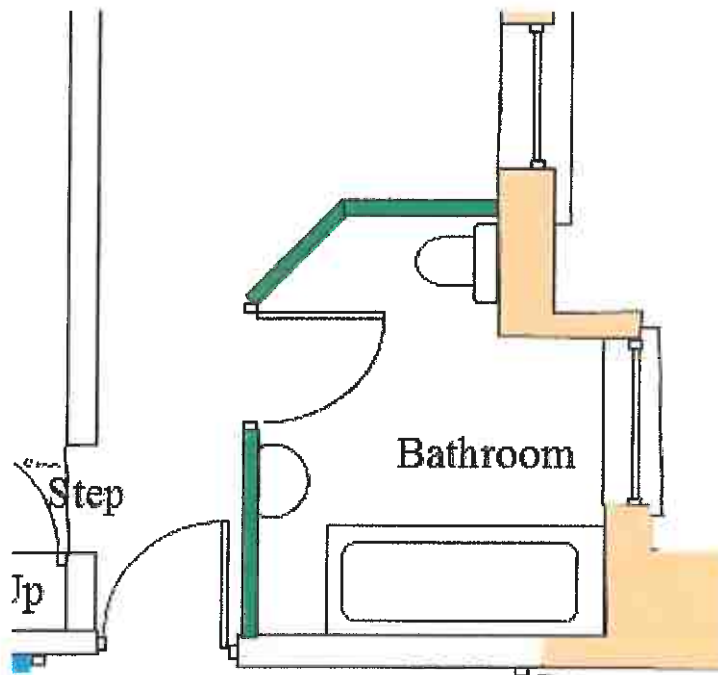
There is a section of the bathroom and hall ceiling which has been water damaged due to a slipped slate tile on the roof. The laths have rotted and have black mould on them. This section of ceiling will have to be removed back to sound laths and plaster then new lathes replaced and plastered with lime hemp.



A small change is proposed to the bathroom, with the original layout below. The walls were modern timber frame with soft-board covering. The toilet was backing onto the window with no privacy unless the curtains were closed. An external shower (made out of a converted metal hearing aid testing booth) was added later for the elderly residents.



The proposal is to slightly adjust the partition walls as indicated below. The wooden framework would be clad in modern plasterboard.



First floor Repairs 1

North

Scale 1:100 @ A4

- Oak framed, externally mesh and sprayed cement rough render, internally lime plastered lath except where indicated
- Stone external sprayed cement rough render internally lime plastered
- Brick external sprayed cement rough render internally lime plastered
- Wood
- New plasterboard or new plaster

