



Kinsale Regional Museum

Old Courthouse, Market Square, Kinsale, Co. Cork. P17 D962

Tender Stage

Proposed Works and Method Statements

June 2026

**JAMES
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Figure 1: View of First Floor Exhibition Space



Figure 2: View of Ground Floor Exhibition Space

1.0 Introduction

1.1 Overview of Report

This report has been prepared on behalf of our clients, Cork County Council, as part of as part of the Tender Package for the Proposed Repair Works to Kinsale Regional Museum. The proposed works are required to carry out essential repairs to the external walls, windows, lath and plaster ceilings, fire door and the rainwater goods.

1.2 Overview of Methodologies

This report is based on site visits, historical research and the input of various consultants. The conclusions of the report are generally based on visual inspection.

1.3 Project Management

A team of conservation specialists will be involved in overseeing the project on site, comprising a conservation architect and conservation engineer. The works will be undertaken in accordance with Department Guidelines and will be frequently inspected on site to ensure that they meet the required standards for best conservation practice.

The design team involved will be as follows:

- **James Bourke**, James Bourke Architects - RIAI Grade 2 Conservation Architect
jbourke@jbarch.ie / 0863923234
- **Martha Stapleton**, James Bourke Architects – MArch Architectural Graduate
mstapleton@jbarch.ie / 0894095804
- **John Kelly**, David Kelly Partnership - M.I.E.I Conservation Accredited Engineer
john@dkp.ie / 0872257918

1.4 General Requirements

The contractor is to furnish the following to the design team prior to the commencement of works on site:

- Tax Clearance Certificate
- Insurance Details
- PSCS Health & Safety Plan with RAMS
- Site Specific Work Method Statements
- Programme of Works

A weekly record of the works on site is to be furnished to the design team as works progress on site.

1.5 Statutory Protection

All development should be assessed on consistency with statutory heritage policies, designations and guidelines. Ireland has ratified European and International conventions in relation to the protection of its built heritage. These, along with a large body of conservation charters and associated conventions and documents, are an essential framework for good practice in the protection and enhancement of the Historic Environment.

1.5.1 Planning and Development Act 2000

The Planning and Development Act 2000 (as amended) requires that Planning Authorities compile and maintain a Record of Protected Structures. The RPS is a mechanism for the statutory protection of our built heritage. A protected structure may be included in the RPS on account of its architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance. Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and protected from endangerment, whether by direct action or neglect.

When a structure is protected the protection includes the structure, its interior, the land within its curtilage and other structures within that curtilage (including their interiors), and all fixtures and features that form part of the interior or exterior of all these structures. All works which would materially affect the character of the Protected Structure, or a proposed Protected Structure, require planning permission even when those works would otherwise be exempt. There is provision under Section 57 of the Act for the owner or occupier of a Protected Structure to seek a Declaration from the relevant planning authority to determine works to the structure that would

materially affect its character and therefore require planning permission, and those works that may be carried out as exempted development.

Kinsale Regional Museum is a Protected Structure (Ref 02290)

In addition to the RPS the designation of historic areas as Architectural Conservation Areas (ACAs) under Section 81 of the Planning & Development Act is a way to protect the character of Ireland's historic areas. An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure.

Kinsale Regional Museum is located within Kinsale Conservation Area

1.5.2 National Monuments Act 1930-2004

Structures and/or sites may be protected under the National Monuments Acts 1930- 2004. This can be in addition, or as an alternative, to protection under the Planning and Development Acts. The protection of structures under the National Monuments Acts takes place at national level within the Department of the Environment, Heritage and Local Government. Sites protected under the National Monuments Acts are contained in the Record of Monuments and Places (RMP). The RMP is established and maintained by the National Monuments Section of the Department of the Environment, Heritage and Local Government.

Kinsale Regional Museum is a National Monument as well as 2 No. armorial plaques on the ground floor and a decorative fragment on the first floor.

CO112-034007- : Market-house

CO112-034009- : Armorial plaque

CO112-034010- : Armorial plaque

CO112-034012- : Architectural fragment

1.5.3 Historic and Archaeological Heritage and Miscellaneous Provisions Bill 2023

When fully enacted the Historic and Archaeological Heritage Bill will revise and replace the existing National Monuments Acts and other related legislation/enactments with a modernised legislative code for the protection of historic monuments and archaeological heritage. Under this new legislation the monument will become a Prescribed Monument.

The provisions of the new bill are planned to be enacted in the near future, and any promoters of works will need to be familiar with the new legislative provisions to ensure an efficient permission application and execution of any works.

1.5.4 National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage is a unit within the Department of the Environment, Heritage and Local Government engaged in compiling an evaluated record of the architectural heritage of Ireland. The NIAH survey was established on a statutory basis by the enactment of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999.

Kinsale Regional Museum is recorded in the NIAH (Ref. 20851076)

1.5.5 Wildlife Acts

The Wildlife Acts 1976–2000 are the main statutory provisions for protecting wildlife (flora and fauna) and regulating activities that may harm wildlife or their habitats. The Minister for the Environment, Heritage and Local Government is the Competent Authority for implementing several wildlife-related international agreements, as well as relevant EU Regulations, Directives, and Conventions.

Conflicts can arise between conserving natural heritage and built heritage. Conservation Rangers from the Department may be consulted and can often suggest measures to avoid damaging fauna habitats.

2.0 Description

2.1 National Inventory of Architectural Heritage

The NIAH description of the building reads:

'Freestanding triple curvilinear gable-fronted five-bay three-storey former market house built c.1610, also in use as courthouse from c.1705. Slate hanging and red brick arcaded facade to front (north-east), added c.1705. Now in use as museum. Pitched slate roofs to gabled bays. Hipped slate roof to rear (south-west) block with cast-iron rainwater goods and octagonal cupola having capped roof surmounted by copper weather vane. Slate hanging to first and second floor of facade over red brick dog-tooth stringcourse between first and second floors with clock to central gable. Red brick voussoirs to arcade arches with sandstone keystones and rendered piers. Blind arches to end bays. Painted rubble stone walls to side (north-west, south-east) and rear (south-west) elevations. Square-headed window openings with limestone sills. Six-over-six pane timber sliding sash windows to second floor and nine-over-nine pane timber sliding sash windows to first floor. Round-headed Venetian window to central bay of first floor comprising central twelve-over-twelve pane timber sliding sash surmounted by fanlight, with flanking six-over-six pane timber sliding sash side lights. Round-headed door openings to side and rear elevations having brick voussoirs and replacement double-leaf timber battened doors. Replacement timber staircase to interior south-east corner, square-headed door to interior having replacement timber battened doors. Centrally located in Market Square, fronting directly onto street with small, cobbled area to rear.'

The appraisal reads:

This high-status building occupies a prominent position within Kinsale town centre and is indicative of Kinsale's rise from a trading centre to an important administrative one in the 17th and 18th centuries. It was as a result of this change that the building came to serve as a courthouse which would eventually hold the inquest into the 1915 sinking of the HMS Lusitania. The mixture of materials used in its front facade adds textural variation whilst enlivening the appearance of the building. The structure is enhanced by the retention of features such as the clock and cupola. Once holding both economic and social importance as a combined market and courthouse, the building has been sensitively maintained and now serves as a museum.

2.2 "The Buildings of Ireland"

Frank Keohane in 'The Buildings of Ireland - Cork City and County' dates the completion of the courthouse element of the building, the addition of the two-storey façade with ground floor arcade, to 1707 built on the northeast elevation of the earlier c1610 market house. The Venetian central window on this façade with exposed sash boxes was an early example of this type in Ireland. The building is a notable example of Anglo-Dutch style in Ireland.

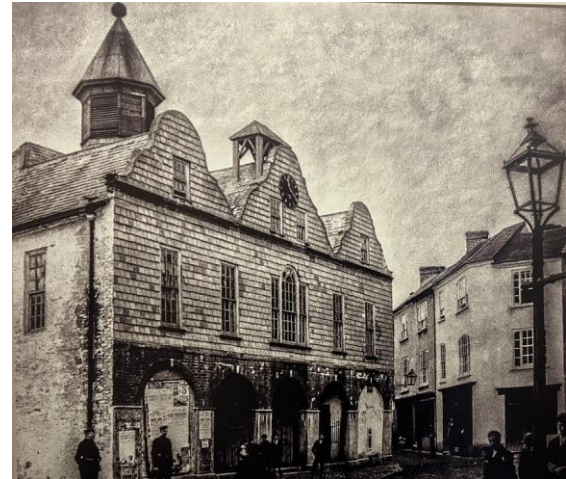


Figure 3: Historic Photographic of the Museum



Figure 4: Recent photograph of the Museum

3.0 Condition Assessment

The following items set out and assess the majority of the components included in the proposed scope of works. This condition assessment is not exhaustive with further items within the scope of works not assessed in this section.

3.1 External and Internal Walls

There is cracking in 2 No. of the brick arches on the northeastern (front) elevation. This is likely due to the rusting and thus expansion of the iron gate fixings. The brick has been repointed in the past with what is suspected to be a modern Ordinary Portland Cement (OPC) mortar which is inappropriate for traditional masonry and can trap moisture within the wall fabric.



Figure 5: Location of subject cracks highlighted



Figure 6: Detail of subject crack highlighted

Vegetation growth is present at the ends of the high-level brick cornice on the northeastern (front) elevation. This may lead to deterioration of the

brickwork and, over time, could result in issues with water ingress.



Figure 7: Locations of vegetation growth highlighted

There has been evidence of cracking identified in the stonework at both the southwestern and southeastern elevations of the original 17th-century Market House structure.

A significant masonry crack at the southern corner has been tagged and monitored over recent years and is reported to be stable. In addition, several minor cracks have developed on both the southwestern and southeastern elevations. Some of the cracks have manifested internally.



Figure 8: Location of subject cracks highlighted



Figure 9: Detail of crack on southern corner



Figure 10: Detail of cracking on southeastern elevation



Figure 11: Internal cracks which correspond to the external cracks



Figure 12: Internal cracks which correspond to the external cracks

3.2 Windows

There are traditional timber sliding sash windows (1No. casement to rear) with lead cills throughout the building. The majority of the windows appear to have been replaced during previous works. 2 No. windows on the southeastern elevation are in partially poor condition.

The window reveals on the northeastern (front) elevation and 1 No. window on the northwestern elevation are finished with what is suspected to be a modern OPC render.



Figure 13: A window on the southeastern elevation in poor repair



Figure 14: Window on the northeastern elevation with suspected OPC reveals

3.3 Lath and Plaster Ceilings

The historic lath and plaster ceilings that have sustained damage are located within the ground-floor arcade and the first-floor exhibition space directly above. The ceilings are exhibiting delamination, with three sections having fully collapsed.

Previous water ingress, which has since been identified and remedied, was a contributing factor to the deterioration.

The collapsed sections have been temporarily boarded over as a precautionary safety measure, as these areas are publicly accessible.

There are also sections of the ceiling on the ground floor arcade which have been repaired in the past with modern plasterboard.



Figure 15: View of Ground Floor Arcade looking Northwest - note vents on RHS.



Figure 16: Section of ceiling boarded up which previously collapsed - circled in red in Figure 15



Figure 18: Section of ceiling boarded up which previously collapsed - circled in red in Figure 17



Figure 17: View of Ground Floor Arcade looking Southeast



Figure 19: View of First Floor Exhibition space directly above the Arcade looking Southeast



Figure 20: Section of collapsed ceiling in the exhibition space prior to boarding up - circled in red in Figure 9



Figure 21: Section of collapsed ceiling in Figure 10 now boarded up

3.4 Fire doors

A pair of round-headed timber fire doors are located on the rear/south-western elevation of the museum. While the doors themselves are modern replacements, the large wrought-iron hinges securing them are historic. These hinges have become loosened at their wall fixings, preventing the doors from operating correctly. This presents a safety concern, as the doors are required for fire-evacuation purposes.



Figure 22: View of Fire Doors and wrought iron hinges



Figure 23: Detail of wrought iron doors hinges



Figure 24: Internal view of fire doors

3.5 Rainwater Goods

There is a mix of modern PVC and cast-iron rainwater goods throughout the building. Overall, the rainwater goods are in fair to poor condition with evidence of leaking from a broken gutter on the southwestern elevation.

An existing cast-iron rainwater pipe on the eastern corner of the building discharges above ground level onto a narrow, cobbled plinth. The water discharged at this point is pooling at the base of the adjacent masonry wall, resulting in repeated saturation of the fabric and associated dampness and water damage.

The rainwater goods in general are undersized for the amount of rainfall we are experiencing today.



Figure 25: View of southwestern elevation where there is evidence of a broken gutter as observed on a wet day

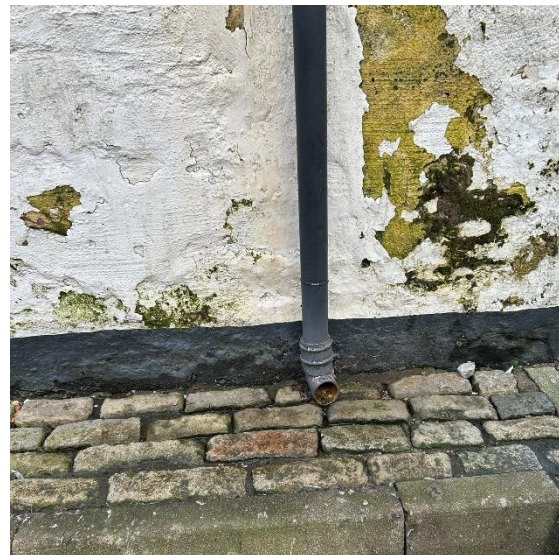


Figure 26: Detail of existing downpipe discharging above ground on eastern corner.

3.6 Attic Access

Access to the attic storey is currently gained via a moveable ladder and ceiling hatch. The attic hatch measures 940 mm x 500 mm and is positioned 3,520 mm above floor level. Regular access is required to maintain the internal open gutter; without routine cleaning, the gutter risks becoming blocked, which would lead to further water ingress.



Figure 27: View of attic access hatch

4.0 Proposed Scope of Works

To be read in conjunction with drawings 250102_T_001 - 250102_T_007 and the Engineer's Specifications Document.

The works are subject to Ministerial Consent (Ref: C001501) of which there are conditions which the works must adhere to. Works to comply with these conditions are included in the scope of works to follow. A copy of the Ministerial Consent is included in this Tender Package.

All fabric will initially be inspected by the conservation engineer with the contractor present to determine the extent of repairs required prior to works commencing.

Please see method statements and the engineer's specification documents for further details on the scope of work below.

4.1 Preliminaries

- Erect temporary access as required to carry out the full scope of works.
- Obtain necessary permissions from the council prior to commencement. Applications are typically required at least 14 days before works begin.
- Prepare and submit a Work Method Statement.
- Prepare and implement a Traffic Management Plan to ensure safety and compliance during works.

4.2 External Walls

- The vegetation on the high-level cornice on the northeastern (front) elevation is to be carefully removed during works.
- The masonry cracks on both the southwestern and southeastern elevations are to be stitched repaired and grouted using a lime-based grout. The corresponding cracks internally are to first be pointed prior grouting works.
- The brick on the external walls is to be raked and repointed throughout using traditional lime mortar to prevent from spalling in the future.
- The cracks in the 2 No. arches on the northeastern (front) elevation are to be

stitched repaired with brick replacement works carried out as required.

- 3.5 NHL haunching is to be applied to top of all 6 No. piers on the front /northeastern elevation to ensure the effect run off of water.
- Loose paint shall be removed from the external walls. The walls shall then be cleaned using the DOFF / THERMATECH or similar approved system throughout, followed by repainting using a clay-based paint, 'Earthborn' or similar approved. .
- The brickwork and slate are also to be cleaned using the DOFF / THERMATECH or similar approved system.

Note: Exemplars of external rendering, jointing, brickwork, and masonry repairs shall be prepared the Conservation Architect for submission to National Monuments for approval before works to which those exemplars relate are carried out, and such works shall not proceed otherwise than in accordance with such approval.

4.3 Internal Walls

- The southeastern wall of Store 1 on the first floor, where the plaster is coming away from the underlying masonry, is to be replastered using a traditional lime-based plaster. The surface area of the subject section of wall to be plastered is approx. 3.16sqm.
- The internal cracks on the external walls which correspond to the cracks visible externally are to be repointed using a traditional lime mortar prior the grouting works.
- There is crack sticking to be carried out to the spine wall at first floor level next to the stairwell were indicated on the section drawings. To help prevent further cracking in the spine wall, there are structural works to the staircase required as detailed in the following section.
- Following internal crack repairs, the corresponding walls are then to be painted with a breathable clay-based painted as approved by the conservation architect.
- Further to the painting works mentioned above, the walls of the ground floor Arcade, and Store 1 on first floor level are to be painted

with a breathable clay-based painted as approved by the conservation architect.

4.4 Staircase

- The ground floor arcade ceiling next to the stairwell is to be opened up locally for inspection by the engineer to confirm the extent of works required.
- An allowance is to be made for the installation of a 200x75x23 Kg PFC channel at approx. 3.8 linear meters at first floor level in the stairwell to prevent further deflection in the stairs.
- 60-minute fire rated plaster board with skim finish to match surround wall is to be applied to either side of the new channel.

4.5 Windows

- Repair/replacement works are to be carried out to 2 No. first floor windows on the southeastern elevation.
- The remaining timber windows and doors are to be stripped and repainted to match existing colour.
- Large centre window on the northeastern (front) elevation - install a lead trim under lead sill, fold and secure existing lead sill to trim and include welded joint.
- The suspected OPC render is to be carefully removed from all window reveals on the northeastern (front) elevation and 1 No. window reveal at first floor level on the northwestern elevation. The window reveals are to be re-rendered with a traditional lime render with smooth finish.
- Any slates that may become loose or damaged during works are to be reinstated or replaced to match existing.

4.6 Works to the Ceilings

- The existing historic Lath & Plaster ceilings in the ground floor Entrance Arcade and first floor Display Area 3 and adjacent stores are to be repaired / replaced as required with any reinstatement works carried out using traditional lath and lime plaster.

- The ceiling is to be painted on completion using a breathable clay-based paint as approved by the conservation architect.
- The works will involve the temporary removal and disconnection of surface-mounted fixtures, which shall be reinstated and reconnected upon completion of the works.
- There are vents in the ceiling above the arcade which are to be maintained on completion of works.
- The timber floor finish above the ground floor arcade ceiling shall be temporarily lifted in its entirety to assess the condition of the joists to determine of any required remedial works, including joist replacement or sistering. The lifting of the floor finish will also facilitate the execution of works required to suspend the ceiling below. The floor will be reinstated on completion of repair works to the ceiling below.

4.7 Repair of Fire doors

- The fire doors on the southwestern elevation, including timber doors, hinges and fixings, are to be repaired on a like for like basis and the door rehung on completion.

4.8 Rainwater Goods

- The existing rainwater goods shall be removed in full and replaced with new cast iron rainwater goods to be sized up throughout with 150mm half round gutters.
- All downpipes are to be connected into existing surface water drains with new gulleys installed if required.

4.9 Attic Access in Store 1

- The existing hatch will be partially closed up and finished to match surround ceiling fabric, namely traditional lath & plaster.
- A new hatch is to be provided which will align with a new mobile ladder.
- The hatch will be approx. 940 mm x 500 mm and be positioned 3,520 mm from the floor.
- Trimmers are to be installed on all side using double 225x44mm trimmers fixed together with M10 bolts.

- The new hatch is to have a 30-minute fire rated access panel.
- A new mobile ladder certified to EN 131 is to be purchased and assembled in Store 1 by the contractor.
- The contractor is to ensure that the following specified ladder will indeed fit the subject storeroom for access through the newly located hatch attic prior to ordering.

4.10 Anchor Points

- Install 2 No. safety anchor points are to be installed to the timber frame of attic hatches that lead out to the roof valleys. Final positions shall be confirmed by the engineer following inspection of the existing structure and verification of suitable load-bearing substrate.
- Specification - PEWAG PLGW-PSA MAX (160MM) M12 FALL PROTECTION ANCHORAGE EYE BOLT-1 PERSON
- The anchors are to be tested following installation, to certify that they comply with The Safety, Health and Welfare at Work (General Application) Regulation 2007 SI no. 299 of 2007.

5.0 Method Statements

5.1 Health and Safety

The contractor is to ensure that the site is always secure and that every effort is made to protect construction staff, visiting clients, inspecting consultants, general public, etc. from injury from the works. The contractor is responsible for the disposal of all waste material through a licensed waste disposal company.

A copy of all the certification attained from the licensed waste disposal company is to be provided to the employer with the project Safety File. The successful contractor is to undertake the role of PSCS for the entire project and a PSCS Health & Safety Plan is to be furnished to the PSDP prior to the commencement of works on site. An AF2 HSA Form is to be clearly positioned at the site.

5.2 Scaffolding and Temporary Works

Any scaffolding required is to be erected in such a way as to avoid any mechanical damage to the fabric of the structure / building. Extreme care will be taken to avoid any damage to the existing fabric by the scaffolding during erection, while in place and when being dismantled.

The scaffolding will be designed to take the weight of any materials that are temporarily stored on the platform. Scaffolding signs, tags and all other safety notifications as required under Health and Welfare at Work (Construction) Regulations 2013 are to be displayed on completion of scaffolding.

5.3 Protection of Fabric

Hand operated equipment is required when working directly with historic fabric or otherwise agreed with the Conservation Professional. The contractor is to provide such protection as is necessary to prevent any damage to the historic fabric when removing, storing, transporting and replacing components or materials.

The items and elements to be protected and the methods of protection are to be confirmed by contractor before commencement of work.

5.4 Crack Repair in Masonry

5.4.1 External Cracks

Refer to Engineer's Specification Document for further details on the below.

Brick Arches

From the outer face at mid height on the arch drill inwards horizontally approximately 250 mm through the perpend joints every third brick (approximately 225 mm centres) with 8 mm diameter stainless steel helibar set in Helibond grout. Recess the end of the helibar 25 mm from the outer face and re-point the joint in NHL 2 mortar to match the adjoining mortar.

Stone masonry cracks

Cracks in the stone masonry will be opened and cleaned of loose mortar. The crack will be packed tightly with new lime mortar and pinning stones. In thin walls (less than 500mm thick) the infilled crack will be reinforced by recessing horizontal stainless steel helical bars in the masonry bed joints at 400-600mm vertical centres, set 50-75mm back from the wall face in new mortar, and pointing over the recessed bars with lime mortar.

For walls greater than 500mm thick the infilled crack will be reinforced with approximately horizontal stainless steel helical bars drilled at 45 degrees to the plane of the wall face and with a slight downward slope into the wall. The holes will be filled with NHL grout and the helical bar pushed into the grout filled hole.

For the crack on the southern corner of the building, 1.2m long sock anchors are to be installed across the crack.

5.4.2 Internal cracks

Internal cracks corresponding to external cracks identified for grouting shall first be pointed using traditional lime mortar prior to the commencement of grouting works.

5.5 Raking and Repointing Works

Refer to Engineer's Specification Document for further details on the below.

Prior to commencing the works, the Contractor will attain samples of the existing mortar, from an area as advised by the conservation architect, to be sent to a specialist for analysis and report on the samples. From this report, the determination as to

the original mixes used will be informed to the design team.

The brickwork joints are to be raked out to a depth of 25mm or 2.5 times the width of the facing joint, whichever is greater, and re pointed using a Natural Hydraulic Lime (NHL) 3.5 based mortar, mix ratio 3:1 to be agreed with the inspecting Architect/Engineer on site prior to application of mortar.

Raking works are to be carried out with due care for the historic fabric to avoid any damage or breakages to the brickwork. The joints are to be cleaned out using handheld tools only such as a hacksaw blade.

NOTE: Where at the requisite raking depth the bedding mortar is found to be unstable, the joint is to be raked back until a stable mortar bed is met within the joint.

All works are to be suitably protected from inclement weather during and after operation.

Refer to Engineer's Specification Document for further details on the above.

5.6 Brick Replacement Works

Carefully cut out all damaged bricks (including those affected by spalling, cracking, or other defects) along with the surrounding mortar to a depth of 20–30 mm. Clean out the opening thoroughly, removing all loose dust and debris. Pre-wet the substrate to ensure it is adequately damp before repair.

Apply matching lime mortar to ("butter") a replacement brick of the same size and type as the existing masonry. Insert the new brick into the opening and tap it gently into position using a brick hammer. Ensure the replacement brick is level and flush with the surrounding brickwork.

Finish and tool the joints to match the existing lime pointing, ensuring a consistent appearance with the original masonry.

5.7 Rendering / Plastering Works

On site, when works commence, the appointed specialist contractor will prepare an agreed number of sample panels for the Conservation Architect to choose from and to submit to National Monuments for approval.

The rendering operations will apply to all window reveals on the northeastern elevation and the reveal of 1 No. window on the northwestern elevation.

The plastering works will apply to the southeastern wall of Store 1 on the first floor only.

5.7.1 External Rendering

The successful application, bonding and correct hardening of hydraulic lime mortars, requires that the background should be clean, free from vegetation, free of containments and reasonably dry throughout the wall mass. The wall should be structurally sound and the masonry and bedding mortars in good condition.

Where natural weathering or incomplete repair works have previously been carried out, considerable further repair work will be required to correct these defects. In masonry, the natural weathering process can result in the loss of small stones, known as pinnings or spalls, which are traditionally placed into wide bed joints between larger stones. Where these are missing, their replacement should be carried out during general re-pointing work which needs to be undertaken. (See 'Pointing with Lime' method statement).

Where walls are covered in vegetation, lichen or moss, these should be removed. Cut stems, treat with biocides and eventually clean down with brushes. Any remaining biological growth can retain water and may in time grow back through the new lime coatings.

The application of various coats of hydraulic lime should not be seen as remedial repair works to the masonry background. The replacement of loose or defective mortar, replacing missing stone pinnings, repairing damaged brickwork or stonework are distinct separate operations. The eventual outcome of remedial works should be to present a reasonably flat and even surface, which is structurally sound and clean ready for the rendering application.

Sands

Particular care shall be taken in the selection of a suitable sharp sand. The sand used will have a determining effect on the colour and texture of any external plaster that is to remain unpainted. The contractor should allow for the delivery of relatively small quantities of a number of sharp sand samples in the first instance to allow for the preparation of trial samples. The sand used should comply with current standards including BS 1200, BS 882, BS 1200:1976, BS 4551-1:1998, BS EN 998-2:2002, and the European normative references EN 1015-1.

Suction Control and Bonding

Before the application of any new lime coatings, hydraulic or non-hydraulic, it is vitally important to check to the degree of suction within the background. Poor or excessive suction can result in a weak bonding with the substrate caused by rapid de-maturing of the newly applied render, which will result in a weak and powdery interface which will lead to later failure and separation.

Where there is little or no suction, further action will be required to help bond the coating to the substrate. In situations where suction needs to be controlled, wetting down will be required, on dense blocks or near impervious masonry, simply dampening the surface with a mist spray may be all that is required, but on very porous surfaces such as old brickwork considerable wetting will be required. Wetting the wall by use of a hose, working from the top of the structure, downwards, may need to be carried out the previous day or several times throughout the day before rendering commences. The objective of the suction control is to achieve a thoroughly damp surface, but not wet, i.e., the surface must not have running or standing water remaining on the masonry or brick, this will form a barrier between the coating and substrate, also lime mortars adhere and stiffen through a certain amount of suction.

On dense or near impervious background, it may be necessary to apply a sand/splatterdash coat to the background to act as a mechanical key.

Salt Contamination

Where new lime coatings are to be applied to masonry which is salt contaminated, the masonry should be allowed to dry fully before applying new renders. This will allow salt to be detected on the masonry and mortar joint surfaces, if excessive salt is identified clay or lime mortar poulticing may be required. Specialist advice should be sought. If the technique is considered where salt is detected on the mortar joints, rake out the joints to a depth of 50mm, as this is likely to be heavily contaminated and in a weakened condition and re-point (See 'Pointing with Lime' method statement).

Salt contaminates should never be washed from the surface, as this will result in the crystallized salt returning to a soluble state and retreating back into the pores of the masonry or brick. Where detected on the masonry surface, the salts should be brushed from the surface and cleaned away from the structure.

Techniques for render application (2 or 3 coat work)

The techniques employed in the mixing and application of lime renders should be to ensure a correct bonding with the background while striving to minimise drying, shrinkage and cracking during the curing process. The first coat of lime render is applied by use of a laying on trowel or float, the coat is applied to a thickness of approximately 8-10mm, coats much thicker than this will result in shrinkage cracks.

In 2 coat work, the first coat will need to be straightened by use of plastering straight edges, once flat the coating should be left to stiffen up, sometimes known as tightening, as this happens, the render should be compacted and compressed by scouring the render with a wood or polyurethane float, i.e., rubbing up in a circular motion. The over working of the surface should be avoided as this will draw lime to the surface. During the scouring process any shrinkage cracks should be closed, by pushing the crack back with the edge of the trowel and rubbing new material into the depression. Once this process has been completed the surface is keyed by use of a scratcher in a diagonal pattern.

The inclusion of hair or other fibres in the backing coat mixes will greatly aid the minimising of shrinkage cracks and is strongly recommended.

Before the application of the second coat, the first coat should be left for a minimum of 4 days, during which time the first coat should be checked for shrinkage cracks and also kept damp to avoid rapid drying out. Before applying the second coat the first coat should be damped down, making sure the water is absorbed into the render and not sitting on the surface. The second coat is applied using the same tools as the previous coat, if the work is 3-coat work, this second coat will act as the floating or straightening coat and should be treated as mentioned in the previous coat, and again applied to the same thickness.

If this second coat is to be the final coat, the coat thickness should be 8mm and no thicker, the coat is applied, left to stiffen and then scoured up to the required finish, as before over scouring should be avoided. Good curing once the work has been completed is essential if shrinkage cracks are to be minimised .

Surface Finish

Where possible, the texture of the finished surface should be left slightly open or coarse, as this will allow better evaporation of moisture from the surface, the finished work should not be closed or "trowelled" up with a steel trowel.

Day-Joints

Where day joints are unavoidable, they should be hidden wherever possible behind down-pipe runs or over the shortest possible areas. When working with NHL2 or NHL3.5 mortars the reworking of the joint is usually achievable the next day by lightly spraying the surface with water and rubbing up the joint with a wooden or polyurethane float. If this process proves difficult, cut away approximately 50mm of the previous days render, it is this perimeter zone which is most open to the air and will therefore dry first.

Preparation of samples

The contractor shall prepare a number of sample areas of plaster for review with the project architect. The purpose of these samples is two-fold - to establish the required standard of finish; and to allow for the a variety of plaster colours to be considered (based on varying the sand type). Adequate time should be allowed for the preparation of samples to match the methodology to be used in the finished product. The contractor is to liaise closely with the conservation architect in arranging such meetings. The contractor shall, from time-to-time, provide the conservation architect with samples of the new plasterwork for testing.

5.7.2 Internal Plastering

The defective plaster sections will be removed, carefully, back to the masonry substrate. Any required remedial pointing works will be undertaken using a Natural Hydraulic Lime based mortar (NHL 3.5). The render will be applied in three coats with a smooth natural plaster finish.

See Appendix for Internal Plastering Specifications.

5.8 Floorboards (incl. skirting)

A photographic survey shall be undertaken prior to works. Each floorboard shall be individually identified, labelled underside, and recorded to confirm location, condition, and orientation.

Floorboards shall be lifted carefully from the perimeter using hand tools only. Power tools shall not be used.

Following structural repairs, boards shall be cleaned and reinstated in original positions using labels and photographic records. Fixings shall match existing traditional methods. Missing or damaged boards shall be replaced with reclaimed timber to match species, age, and profile.

5.9 Timber Joists Repair/ Replacement Works

The timber floor finish above the ground floor arcade ceiling shall be temporarily lifted in its entirety to allow the engineer to assess the condition of the joists and determine any required remedial works, including joist replacement or sistering.

Any decayed timber shall be carefully cut back to expose sound, solid material, ensuring the ceiling below is locally and safely supported throughout the works to prevent damage or deflection. Temporary propping shall be provided to the ceiling plaster as required for the duration of the operation.

New timber splice repairs shall be installed and securely fixed back to sound timber using M12 coach bolts, with a minimum 100mm overlap onto solid material. Splice timber shall match the existing joist dimensions but shall be not less than 44mm thick.

Joist ends bearing onto masonry shall be treated with bituminous paint prior to reinstatement to provide protection against moisture ingress and decay.

New bearing pockets shall be formed to suit the location of the spliced joist ends, and any redundant pockets shall be infilled as required. Provide 50mm solid timber bridging to both sides of the joists to prevent rotation and improve structural stability.

5.10 Support of Detached Lath and Plaster

Prior to works commencing, an assessment of the ceiling will be carried out by the conservation consultant to determine the best route out of the following to support the ceiling.

Route 1: At 300mm parallel to and perpendicular to the timber joists to with the laths are fixed, set countersunk washers into the ceiling centres from below suspended by 1mm stainless steel wire tied to flexible galvanised steel straps (20mmx1mm) run at right angles over the timber joists and screwed to them. 6 No.(3.45mm dia.) screws per side.

Route 2: Stainless steel “mushroom” screws are to be affixed at 300 – 350mm centres through the laths onto the ceiling joists. The existing plaster along the joists where the “mushroom screws” are to be inserted is to be core drilled (to the size of the fixings, approximately 50mm in diameter, using a low gear speed in order to avoid over vibration) and removed carefully, leaving the laths in place.

The fixtures (washers or “mushroom” screws) are to be filled out on completion with a proprietary filler such as Toutpret conservation filler finishing slightly proud of surface and smooth to line of adjoining surface.

5.11 Lath & Plaster Crack Repair

Enlarge and undercut cracks as required with a sharp tool to minimum 2mm width. Vacuum out dust and flush out with 50/50 water/alcohol solution spray. Prime cut edges of plaster with PVA primer.

Fill with proprietary filler such as Toutpret conservation filler, finishing slightly proud of surface and smooth to line of adjoining surface. All plaster areas to be worked on are to be thoroughly wetted down prior to the application of the material in order to ensure successful adherence to the existing fabric.

5.12 Lath and Plaster Ceiling Reinstatement

Any section of failed lath and plaster or modern are to be carefully cut out in preparation for ceiling reinstatement works.

Reinstated sections of lath and plaster ceiling to be constructed as follows: chestnut or oak riven laths, pre-soaked in lime-water before fixing will assist slow drying-out of the plaster and will give a stronger key and reduce the risk of the laths from splitting when nailed.

Laths should be set out approximately 8-10mm apart to allow for the plaster to pass between them, thus forming a nib behind the lath to anchor the plaster in place.

Care should be taken to make sure there is always space behind the lath for nibs to form. Laths should not be but-jointed. A small space should be left at the end of each lath to allow for any potential expansion.

Joints should be staggered every ten to twelve laths to avoid long runs of joints. Internal ceilings to be executed with high calcium lime putty plasters. External ceiling over the ground floor arcade to be a weak NHL2 plaster.

Plaster to be well-haired, hair should be added to the mortar at a ratio of no less than 5kgs per cubic metre of mortar. Natural animal hair needs to be teased and worked into the plaster to avoid it clumping.

See Appendix for Lath & Plaster Specifications.

5.13 Masonry Paint Removal

Carefully remove all loose and flaking paint from external stone walls by manual scraping, lifting any defective material back to a firm and sound edge. Use a hand-held wire brush where necessary to remove stubborn residues, taking care not to gouge or damage the underlying lime render.

Lightly abrade the surface using 40–80 grit sandpaper to feather and blend edges, ensuring a consistent transition between bare and coated areas. Finish the surface to achieve a smooth, even profile without over-sanding or compromising the integrity of the substrate.

5.14 Cleaning of External Fabric

Clean existing brickwork/stoneworks and vertical slate cladding using a DOFF or ThermaTech (or equivalent approved) low-pressure superheated steam cleaning system. The system shall deliver superheated water at controlled low pressure, with a flow rate of approximately 3–5 litres per minute, suitable for the gentle cleaning of historic fabric.

All works shall be carried out in accordance with Historic England and English Heritage guidelines for the cleaning and conservation of historic masonry, ensuring no damage to the substrate or loss of original material.

5.15 Window Repair/Replacement Works

Only hand operated equipment is permitted when working directly with historic fabric. All work is to be undertaken by a competent joiner with experience working on historic windows and doors. All repairs are to be first agreed with the Conservation Architect.

The works will be carried out as follows:

- The windows and doors are to be carefully removed from their openings so as to not cause undue damage to the historic fabric.
- The joiner will prepare a Schedule of Repairs to be agreed with the Conservation Architect.
- Existing layers of paint are to be removed from all surfaces of the windows and doors.
- Decayed timbers are to be removed wherever practicable. Timbers are to be cut back a min. of 100mm beyond the affected area.
- When scarfing new ends to frame stiles ensure tight joints and angle cut minimum 150mm above the stone step which is prone to splashback from rain.

- High quality hardwood to be use for replacement works. If a species other than original used for repairs, ensure it expands and contracts at a similar rate and that the timber is not prone to twisting after seasoning.
- Glazing bars and other structural members will be copied to the original window design.
- Reuse original single glazing where possible and fix with linseed oil putty.
- Replacement single glazing to be Pilkington K Glass Opti Float or Similar approved.
- Sash windows will be repaired to allow proper functioning and the weights adjusted, as required, for proper balancing following reinstatement.
- Liquid preservative to be brushed onto exposed end grain of new parts or preferably use quarter sawn or radial cut sections of high-quality heartwood in areas where grain exposed.
- Windows and doors are to be sanded and painted on completion of repair works - 1 primer coat, 2 under coats and 2 finish satin coats of water-based paint.
- Readyseal or equivalent concealed brush seals to be fitted to the windows and doors.
- All ironmongery will be assessed by specialist conservation metalworkers for soundness and repaired and redecorated as required on site or in workshop in accordance with best conservation practice.

Note:

- Retain the maximum amount of historic fabric.
- Modern resin repairs are NOT permitted.
- Paint removal where necessary should be carried out using a non-destructive paint removing technique.

5.16 Stripping & Repainting – Windows and Frames

All windows and frames shall be thoroughly washed down using sugar soap (or a suitable mild detergent/degreaser) and rinsed clean to remove all dirt, grease, salt deposits, and other surface contamination.

All existing paintwork shall then be fully removed back to a sound base from all components, including sashes, glazing bars, cills, window boards, top, bottom and middle rails, parting beads, staff beads, sash boxes, architraves, and all associated mouldings. A shaped shave hook shall be used for detailed mouldings and profiles. Glazing shall be adequately protected using a suitable protective

shield throughout all works. The use of blow lamps, propane torches, immersion stripping, or acid bath treatments is strictly prohibited.

All exposed bare timber shall be spot primed immediately after preparation. Any missing or cracked putty shall be replaced, and all nail holes, cracks, and gaps shall be filled with an appropriate exterior-grade wood filler.

All prepared surfaces shall then be primed and undercoated, followed by two coats of primer system where required, and finished with one top coat of high-quality exterior-grade paint (Teknos Paint or equivalent), in a colour to be selected by the design team.

On completion, all exposed timber surfaces shall be fully covered. The final paint line on windows shall extend slightly over the putty line to ensure a continuous seal between the glass and putty joint.

5.17 Rolled Lead Sheet

Rolled Lead Sheet is to be applied to the large centre window on the northeastern (front) elevation. Installation is to comply with BS EN 12588:2006 and the guidance as put forth in “Rolled Lead Sheet – The Complete Manual” version ref LSA003 2015. Minimum Code 5 Rolled Lead Sheet is to be applied.

5.18 Fire Door Repair

The door shall be carefully removed from its opening. A temporary door formed from timber framing and sheeted in 18mm plywood inside and out shall be fitted in each opening including a temporary lock to ensure that the door can be securely locked.

Decayed timber in the door shall be identified, carefully removed (to be cut back at least 100mm beyond the affected area) and replaced with treated European Redwood, Pitch Pine, Oregon Pine, treated Douglas Fir or a resinous pine with minimum 5 growth rings per centimetre preferably 8 to 10. The wood shall be sourced as 100% heart wood, radially cut and air-dried. The spliced repair shall be angled to reflect water outwards. Loose mortice joints shall be opened, cleaned, sanded, glued and fitted wedges where necessary.

The existing ironmongery shall be left in place. A new weatherboard and brush strips by Exitex 35mm deep shall be fitted on the inside face of the doors. If required, new sliding locking bolts shall be fitted to the inside face of the door and new keeper

holes drilled if necessary. The doors shall open freely on completion of the works.

The ironmongery shall be carefully cleaned back to bright metal and painted as follows: three coats of Noxyde waterborne polystyrene acrylic with a finish coat of Pegacryl waterborne acrylic, colour black.

The repaired doors shall be repainted as set out below. The first stage preparation is to wash the timber thoroughly using sugar soap, followed by careful rinsing. All surfaces to be abraded by hand using sandpaper or sanding blocks. Thoroughly degrease by wiping down with white spirit. Apply two coats of satin finish Tikkurila or equivalent exterior wood paint.

5.19 Rainwater Goods

The existing rainwater goods shall be removed in full and replaced with new cast iron rainwater goods throughout. All new gutters and downpipes shall be upsized to improve capacity and performance.

The works shall include the removal of existing anchors and the installation of new, appropriately sized anchors to accommodate the upsized gutters. New anchors shall be chemically fixed into the existing anchor locations, unless otherwise specified or required due to site conditions.

The new elements will include Half Round Gutters, Outlets, Hoppers, Wrought Steel Brackets, Cast Iron Downpipes and Shoes.

2 No. new traditional style cast iron hoppers are to be installed to connect the gutters and downpipes at the northern and eastern corners of the building.

All downpipes are to be connected into existing/upgraded surface water drains with new gulleys installed if required.

5.20 Drainage

Refer to Engineer's Specification Document for further details on the below.

The existing drainage on the southwestern side of the building is inadequate and is to be upgraded during works. This upgraded system will serve the 2 No. downpipes on the southeastern elevation.

The 2 No. downpipes on the southeastern and northwestern elevation do not directly connect to a gully currently. There are gulleys very close to the outlets in both cases. During works to the rainwater goods, there are to be new gulleys installed to serve the 2 No. downpipes and then connected to the nearby gulleys.

The cobblestones at the above locations will have to be carefully lifted and reinstated on completion of works.

5.21 Cobblestones

Relaying of Cobble Surface/Channels

Undertake a trial area 1m x 1m for approval prior to proceeding with relaying.

Photograph the section to be re-laid prior to lifting. Carefully lift the section of cobble surface to be relaid. Separate any longer cobbles. These should be evenly distributed throughout the surface as 'anchor' stones to improve stability.

Remove the cobble bedding and pointing 'earth' to expose the formation level expected to be 150-200mm below surface level. Clean and compact the formation under the cobbles filling hollows with clause 804 material and compacting to provide a uniform and even surface.

Apply a 150-200mm layer of bedding 'earth' comprising semi-dry/slightly damp 1:2 sharp sand and clay subsoil free from organic matter adjusting the thickness of bedding to accommodate shorter cobbles.

Place the cobbles touching each other and embedded in the 'earth' layer rammed down with a timber mallet to an even gradient. When all the cobbles in the section have been fitted brush in dry, sieved clay and sand jointing material to fill the joints. Once filled, water to cobbles with a watering can and top up the joints with more jointing material and re-water.

Cleaning of Cobbled Surface

Undertake a trial area 1m x 1m for approval prior to proceeding with cleaning.

Remove weeds by hand. Brush in a 1:1 mixture of dry clay/sub-soil mixed with 1-2mm sand. Water with watering can rose. Brush in more jointing material if required and re-water.

5.22 Mobile Ladder

Product Specification:

- Height:3500 mm
- Width:1230 mm
- Depth:1810 mm
- Working height:4000 mm
- Platform size:600x500 mm
- Platform height:2500 mm
- Step depth:100 mm
- Internal step width:500 mm
- Material:Aluminium

- *Number of steps:10*
- *Load capacity:150 kg*
- *Wheel:With brake*
- *Guard rail:Yes*
- *Weight:63.2 kg*
- *Assembly:Delivered unassembled*

6.0 Appendix

Lath & Plaster Reinstatement Works

Internal Plaster onto Riven Oak or Chestnut Lath.

COAT	MIX (SAND : NHL)	NHL STRENGTH	FIBRES ADDED	SAND TYPE	APPROX. COAT THICKNESS	COMMENTS
SCRATCH (Pricking up Coat)	2.5 : 1	NHL2 or Lime Putty	YES	WASHED, SHARP and well graded 5mm down	10-12mm	MAN MADE FIBRES or ANIMAL HAIR added for extra tensile strength and reduced shrinkage. This coat should be layed on diagonally to the laths and partially squeezed through laths to form nibs behind. This coat is scratched to a heavy diamond pattern.
FLOAT	3 : 1	NHL2 or Lime Putty	YES	WASHED, SHARP and well graded 3mm down	8-10mm	MAN MADE FIBRES or ANIMAL HAIR added for extra tensile strength and reduced shrinkage. This coat is lightly scratched with a devil float.
FINISH COAT	PRE MIXED " SETTING STUFF"	Mature Lime putty binder	NO	Silica Sand combination	3mm	A combination of SILICA SAND & AGED LIME PUTTY 20L (37kg) BUCKETS mixed through roller pan mixer and provided ready to use. Finish with scouring float and steel trowel to achieve SMOOTH FINISH.

Table 1: Lath & Paster Specification¹

¹ Source: <https://www.stonewarestudios.com/newsite/wp-content/uploads/2016/07/Lath-Plaster.pdf>

Internal Plaster

COAT	MIX (SAND : NHL)	NHL STRENGTH	FIBRES ADDED	SAND TYPE	APPROX. COAT THICKNESS	COMMENTS
SCUD	1.5 : 1	NHL2	YES	GRITTY	standard scud	CAN ADD SMALL AMOUNT OF PEBBLE TO IMPROVE KEY FOR NEXT COAT
DUB OUT	2.0 : 1	NHL2	YES	WASHED, SHARP	N/A	MAY OR MAY NOT BE NECESSARY
SCRATCH	2.0 : 1	NHL2	YES	WASHED, SHARP	10-12mm	MAN MADE FIBRES or ANIMAL HAIR added for extra tensile strength and reduced shrinkage
A second scratch(sometimes referred to as the Float coat) coat may be required to 'straighten' wall, same detail and mix as first scratch coat.						
FINISH COAT	PRE-MIXED " SETTING STUFF"	Mature Lime putty binder	No	Silica Sand combination	3MM	A combination of SILICA SAND & AGED LIME PUTTY 20L (37kg) BUCKETS mixed through roller pan mixer and provided ready to use. Finish with scouring float and steel trowel to achieve SMOOTH FINISH

Table 2: Internal Plaster Specification²

² Source: Stoneware Studios, Youghal, Co. Cork.