

# **Molyneux House 21 High Street Prescot**

**Plastering Schedule For  
Proposed Conversion Of Ground  
Floor Into 2 x Apartments**



**BPS  
DEVELOPMENTS LTD**

**September 2026**

# Plaster To Flat 1

## Living Room/Front Elevation



All sand & cement has been removed from front wall due to extreme mould & to check for dry rot mycelial strands.

Wall is to be refinished in a lime based system comprising lime base coat, lime floating coat & fine lime finish coat.

Studwork beneath frames to be removed & step in wall to be followed with new plasterwork

# Plaster To Flat 1 Living Room/Gable



Existing sand & cement wall appears in reasonable condition & is to be retained.

# Plaster To Flat 1 Bedroom/Gable



All sand & cement has been removed from front wall due to extreme mould & to check for dry rot mycelial strands.  
Wall is to be refinished in a lime based system comprising lime base coat, lime floating coat & fine lime finish coat.

## Plaster To Flat 1 Bedroom Rear Wall



All sand & cement has been removed from front wall due to extreme mould & to check for dry rot mycelial strands.  
Wall is to be refinished in a lime based system comprising lime base coat, lime floating coat & fine lime finish coat.

## Plaster To Flat 1 Bedroom/Side Wall



Plasterwork to side wall is in reasonable condition & is to be retained.  
Areas of old tile adhesive is to be scraped back & area to have minimal patch skimming carried out.

## Plaster To Wall Backing Up Existing Front Door



This image shows block wall that backs up front door that is to be re-opened, highlighting the rot in the area.  
All of the blockwork is to be removed.  
Existing masonry behind is to be refinished in a lime based system.

## Plaster To Wall Backing Up Existing Front Door



Note as per previous image

## Plaster To Wall Adjacent to Existing Side Door



Sand cement to side door to be patched

# Plaster To Flat 2

## Living Room/Front Elevation



Wall is finished in sand/cement & some insulation work that commenced in error by maintenance Team. Insulation work to be removed.

1m band of sand/cement is to be removed from wall to check for dry rot mycelial strands (the floor has dry rot)

Following investigation the wall is to be patched in sand/cement & also to window reveals

## Plaster To Flat 2 Living Room/Gable



Wall is in sand/cement & is generally in reasonable condition.  
1m high band of the sand/cement is to be removed to check for dry rot  
mycelial strands (the floor has dry rot)  
Following investigation the wall is to be patched in sand/cement.

## Flat 2 Bedroom / Rear Wall

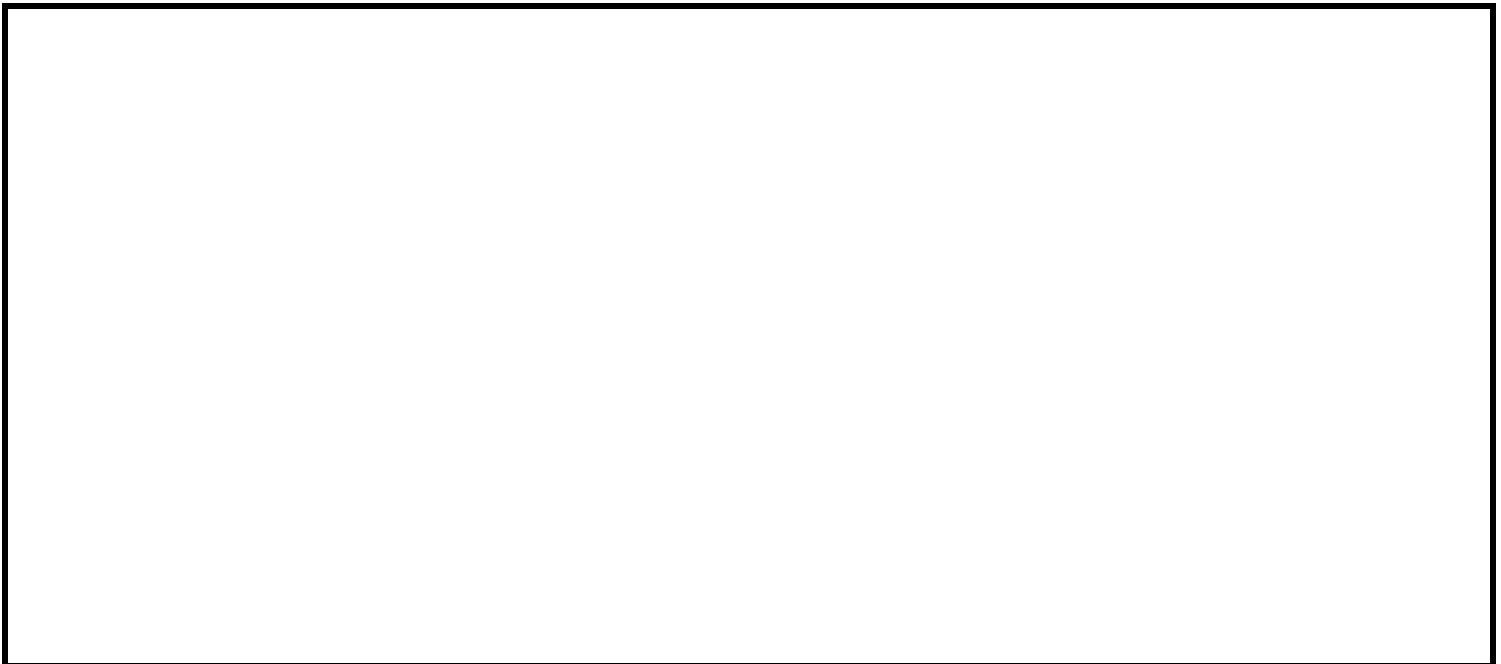


The rear elevation is in sand/cement & is in a poor condition, showing signs of damp in areas.

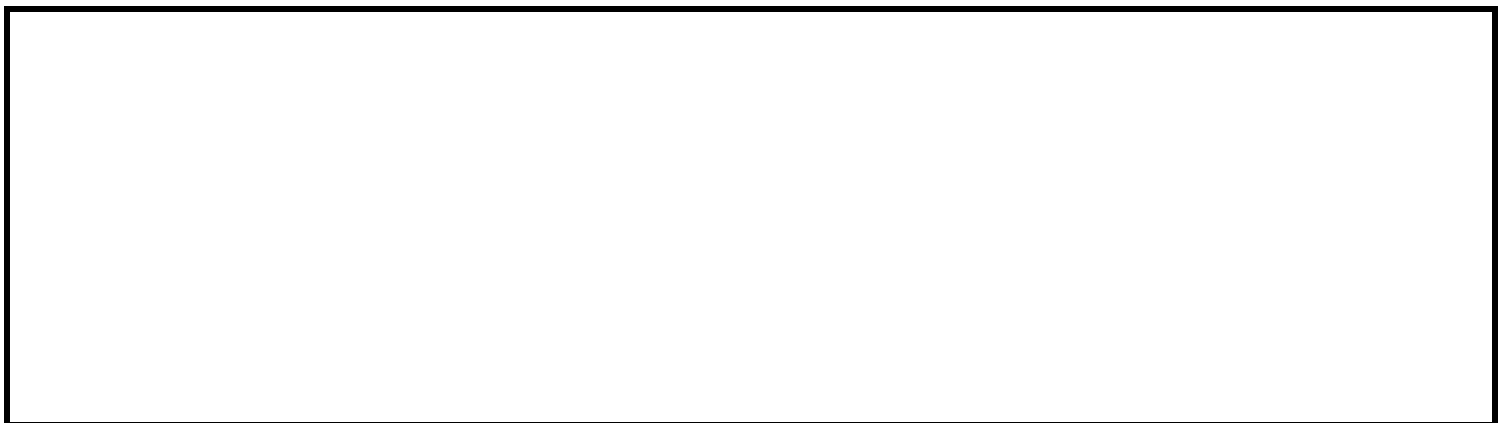
A 1m band needs to be removed to check for dry rot, so it is felt that so much is proposed to be removed that this should be removed fully.

Consequently renewal will be in a lime based system

## Flat 2 Bedroom / Rear Wall



## Flat 2 Bedroom Rear & Side Wall



## Flat 2 Bedroom / Side Wall



Side wall to bedroom is in sand/cement.

There is a patch in the corner that is damp & needs to be removed, but other than that is Generally sound.

A 1m high band needs to be removed to check the dry rot mycelial strands, but this still leaves The majority of the wall in fair condition so patching in sand & cement is proposed.

## **General Observations**

It appears that all original plasterwork & features were removed/replaced during the conversion in the 1980's.

No original coving or ceiling finishes are in situ.

External walls appear to be sand/cement and newer internal walls are plasterboard with gypsum skim coat or newer block walls have been finished with gypsum plaster.

The general philosophy we are adopting is one of minimum intervention; where patching is to be carried out, this will be in matching material.

Where larger areas are to be replaced, this will be with a lime based system.