Method Statement

Works to External Fabric

To be read in conjunction with commentary and schedule of work submitted with this discharge application for Discharge of Planning Condition 5 of Planning Permission SMD/2019/0105 for the Conversion of Offices/Workshops to a Large House in Multiple Occupation at 1, Chorley Mill, West Street, Leek.

Brick Scarring and General Repairs following Demolition

Plaster/Render Removal and Repair of Brick Scarring

It is anticipated that demolition will reveal areas of the original masonry facades of Building Elements I, II and III. These areas will be predominantly of non-contemporanous plaster finish and/or paintwork. Where applied directly to brickwork face paintwork is to be removed as described elsewhere in this statement. Areas of exposed brickwork damaged by demolition and/or removal of embedded structural elements are to be thoroughly cleaned of dust and debris, damaged bricks cut out to nearest adjacent intact joint and matching bricks built in properly jointed and bedded in lime mortar, pointed to match exististing.

Plaster Removal.

The removal of plaster and/or render is to be carried out by hand with guarded brick bolster and bolster hammer. To start the removal of the render a circular saw will be used to cut the plaster/render to 75% - 90% of its thickness. The protrusion of the saw can be set to ensure the brickwork is not cut.

Repair/Replacement and New Brickwork

All brickwork is to be reconstructed using the original bond and bricks should be replaced in their original position unless otherwise agreed with the architect (for instance where re-using a brick from a hidden area to replace damaged facing brick). Bricks must be reinstated in their original orientation – e.g. not turned to expose a previously hidden edge. Damaged bricks may be used for cutting if required. The mortar for the brickwork is to be hydraulic lime (without cement) in accordance with the methodology for pointing noted below. Where bricks need to be replaced, stitch in reclaimed bricks. Reclaimed brick samples are to be a close match.

Mortar

Lime mortar to be used with well-graded sharp sand and other aggregates that may appear in the original mortar. Samples to be allowed to set before comparing with original mortar.

Pointing

Mortar should be applied cleanly to the mortar joint, avoiding contact with the face of the brickwork and packed firmly into the back of the joint. A pointing key with a blade narrow enough to fit into the joint should be used. Newly placed mortar should be protected from rain, wind and direct sun with suitable covers and kept slightly damp for several days to avoid cracking. Do not repoint if there is a risk of frost. Soot wash may be used to aid with the blending of new brickwork with old. The trial area is to be first approved.

External Paint Finish Removal and Brick Cleaning

Brickwork cleaning to be undertaken by a qualified specialist cleaning contractor with listed building experience. A JOS / TORC cleaning system - a chemical & abrasive free solution - is proposed to provide gentle, efficient means of removing dirt and accumulated grime from the brickwork surface without causing damage to the substrate's surface

External paint finish to be removed using Torik 'superheated' water system. Prior to commencing:

- Mask all areas such as windows, doors and any other surfaces where contact with water or chemical is not desirable.
- Set up drainage or collection system if required to divert waste water or prevent ingress into areas where it is not wanted.
- Ensure close proximity to a consistent water supply.
- Works and use of the Torik system should be carried out by an experienced operator.
- Proximity of other trades and working environment must be considered.
- A safe working area should be set up around the lengths of high pressure hose to safeguard other workers and trades in the event of a hose bursting.

Repointing

Missing or damaged areas of pointing to be carefully removed back to solid material and repointed with a lime based mortar to match colour and pointing style of host building.

Render Finish

Where indicated on permitted drawings apply 3-coat lime mix render to brickwork.

Background Preparation

Follow good working practices, thoroughly clean the background surfaces, if is found that the background is saturated check externally for cracks or other causes of water penetration. Causes of damp should be remedied and cracks should be cleaned out and sealed with an NHL pointing mortar.

Keying

Joints should be raked back (normally 10mm) to provide a key for the under coat.

Application

- Dub out any deep holes in the wall with a Haired Lime Mortar. Rebuild defects with bricks, stone or cob blocks as appropriate.
- Treat wooden lintels with preservative and counter batten with lath if rendering over them.
- Apply a 3 mm hand harled coat of Secil Consolidation Mortar to provide a key to the wall. Leave to dry for a minimum of 24 hours.
- 15 mm scratch coat of Haired Lime Mortar with added pozzolan (Argical) to smooth the contours of the wall. The hair reduces any slumping whilst applying and shrinkage cracking whilst curing. Key with a scratch comb. Leave to dry for approximately 5-7 days.
- 10 mm float coat of Unhaired Lime Mortar with added pozzolan (Argical).
- For a rough cast finish, apply an additional coat of hand harled lime mortar or Secil Consolidation Mortar.

Safety: Lime is caustic. Always wear eye protection and protective gloves and clothing and follow the safety instructions on the labels.

Control and Protection

Control suction by lightly spraying the surface with water half an hour before applying each coat. In warm weather it may be necessary to spray with water afterwards.

Protect each render coat during the curing process from the elements such as hot drying wind, strong sun, rain and don't apply in temperatures below 5 degrees centigrade when there's a risk of frost. Cover with hessian sheet and should leave in place as long as necessary.

Curing

Allow sufficient time for all coats to dry before applying subsequent coats.

Test whether a coat is 'green hard' by checking that the surface is resistant to a fingernail. Many factors will influence the timing, such as the season, exposure and the thickness of the coat. It's normal to expect a day for the harled coat to dry and harden and up to one week for each of the thicker scratch and float coats.

Decoration

Use a hard-wearing, highly breathable silicate paint such as .SecilTek Silicate Paint These paints have a longer life expectancy, require fewer coats and are generally more water repellent.
SecilTek Silicate Paint is available from Mike Wye in over 2,000 possible colours.