

Schedule of Works

Proposed Repointing of 2 Elevation Sections:

Sneyd Arms Farm, Basford Green, Leek, Staffordshire. ST13 7ER

14 March 2026

1. Introduction

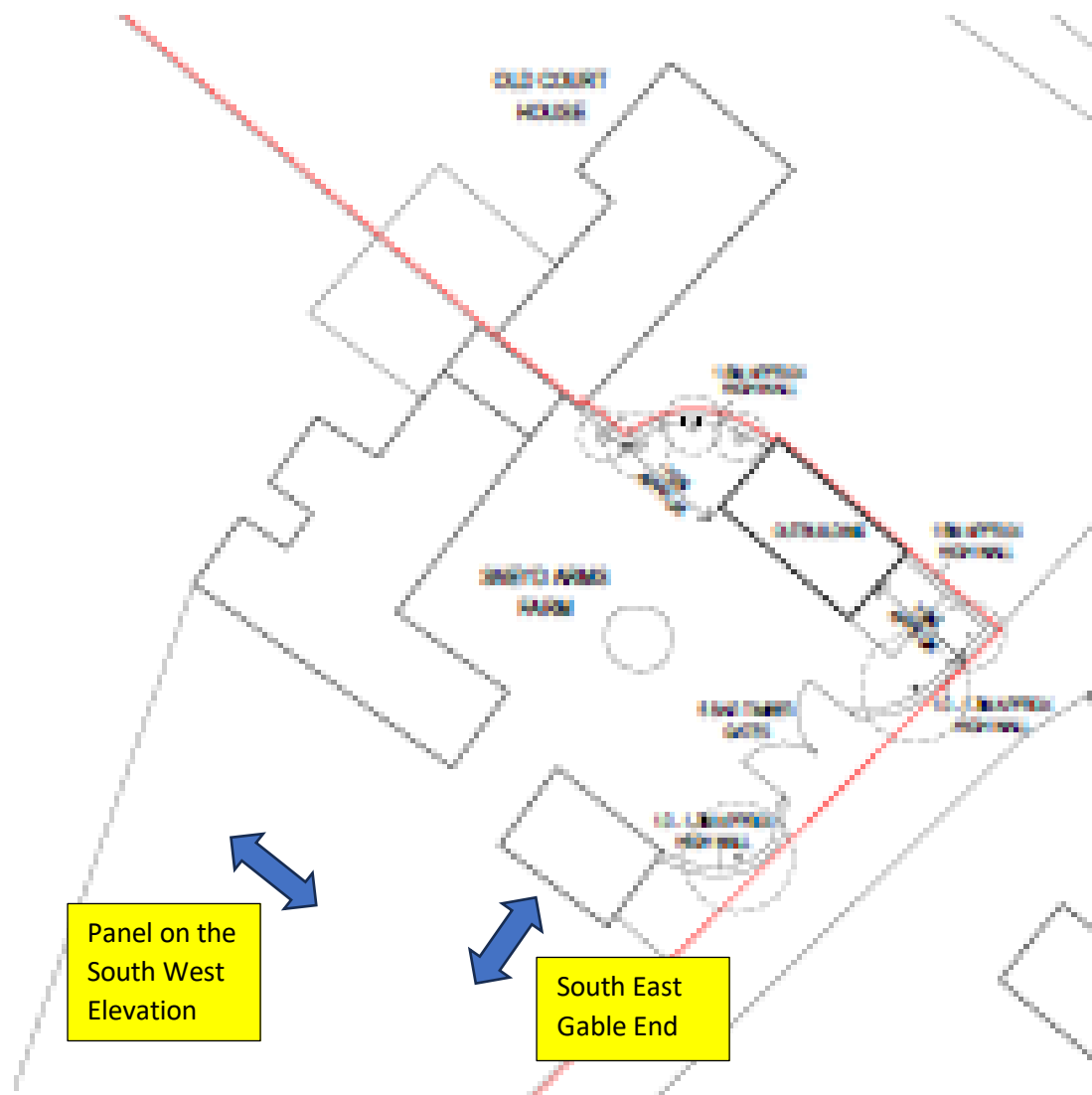
This listed building application is for the careful removal of the remaining pointing on 2 elevation sections (Panel on the South West Elevation and the South East Gable End) and repointing with a lime mortar at Sneyd Arms Farm, Basford Green.

The repointing is required as much of the existing is a mix of either lime and cement mortar that has spalled and has led to internal water ingress and damp issues.

The works will be carried out under the supervision of the Conservation Officer following the Conservation Officers approval of a sample panel.

2. Elevation Sections for Proposed Repointing

The below plan shows the elevation sections that are subject to this application:



The below photograph is of the Panel on the South West Elevation to be repointed.



The below photograph is of the South East Gable End Elevation to be repointed



3. Existing Condition

The below close up photographs of the each elevation help to show that the existing pointing has spalled.



Close Up of the Panel on the South West Elevation



Close Up of the South East Gable End Elevation

4. Schedule of Works

The repointing will be undertaken by a qualified and experienced builder, specifically with heritage buildings and the use of lime mortar. The builder will be referred to and carry out the works in accordance with Staffordshire Moorlands 'Pointing your Jointing' guidance document.

The document sets out that joints should be prepared properly:

'Joints should be carefully raked out to a depth of not less than twice the height of the joint for both stonework and brickwork. A screwdriver, chisel or spike is a suitable tool. Care must be taken to keep the edges of the stone/brick intact and joints should never be widened. If the joints are very fine, a hacksaw blade can be used. Power tools should never be used because of the difficulty of controlling the cut and the danger of damaging surrounding bricks or stones. When raking out is complete, all loose material should be brushed or gently washed out of the joints. Washing out also helps new mortar to bond to the joints and prevents it from drying out too quickly.'

The document advises the below regarding sand:

Sand or aggregate should be clean, well graded 'Sharp Sand'. The size of the aggregate to use will depend on the size of the joint to be pointed. Generally the larger the joint the coarser the aggregate used in the mortar mix. The colour of the sand used in the mix will determine the final colour of the mortar; it should compliment or match the colour of the bricks or stone. Red sand can be mixed with yellow sand to match the pink colour of some local stones. Crushed brick or stone dust can also be used to produce a coloured mortar. The addition of such materials will also speed up the setting time of the mortar

And below regarding lime:

Lime Mortar is a proven traditional material. There are two types of lime, hydrated and hydraulic. Hydrated lime relies on carbon dioxide in the atmosphere to set and therefore cures at a slower rate This makes it eminently suitable for pointing. Hydrated lime is available in tubs as a putty. Pre-mixed hydrated lime mortar is also available from specialist outlets. Hydraulic lime has a quicker setting time making it more suitable for building. Hydraulic is available in powder form in bags. If purchasing lime in bags ensure that it is freshly made. When mixed correctly both limes will deliver a mortar that is flexible and "breathes"

The document also advises on the mix as:

Mortar should always be slightly weaker than the walling material. Traditionally it was made from lime and sand. Nowadays, it is common to use a strong cement and sand mix, which produces a very hard mortar. This may be acceptable for modern mass-produced bricks, but it is too hard for local sand or grit stone, and for most local types of brick - especially old hand made ones. Cement is impervious to water so moisture in the walls will not be able to pass out through the joints. Where joints are cement rich, damp will either stay in the building or pass through the walling material causing damage to stones in frost or lamination of brickwork known as "spalling". A mix of lime and sand gives a softer, breathable mortar more suitable for traditional walling materials. The Conservation Officer can advise on the correct type of lime to use and its

ratio to sand as this will vary according to the strength of the material being pointed. In general for bedding and pointing a mix of 1 part lime to 2.5 or 3 parts of sand/aggregate is suggested.

The builder for the repointing is proposing 4 parts building sand, 1 part sharp sand and 2 parts NHL 3.5. The builder is also proposing to finish the pointing to be flat to the existing stone work and then brushed. The mix and finish will be agreed with the Conservation Officer following the Conservation Officers approval of a sample panel.

All works will be carried out during late spring when the weather conditions are favourable for lime mortar i.e. no frost, not too hot.