



HERITAGE ARCHITECTURE LTD.

Architects & Heritage Consultants

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106 ALBERT STREET, LONDON NW1 7NE

Outline Method Statement for Repairs - Brickwork (Front and Rear Elevations)

Introduction

On 11th October 2018 a Listed Building Consent (2018/5431/L) and Planning (2018/4901/P) application was submitted to London Borough of Camden. The scheme includes the following: '*Erection of two storey rear extension, glazed balustrade in rear garden and alterations to rear boundary treatment. (Retrospective)*'

The external brick facade of the site has been subject to pointing with cement pointing. As requested by the Conservation Officer on 26th January 2022, the following method statement covers the suitable, conservation-based repairs and repointing to the external brick façades.

This method statement should be read in conjunction with Heritage Architecture's Addendum to Design & Access and Heritage Statement (Rev A, 2023), the Schedules of Works (2023), and drawings (as amended, 2023):

The following document **is not suitable for tender and is for planning purposes only.**

1. External Brick Wall

The following method statement for the external brick wall has been formulated into a total of 3 phases. Please refer to table below:

PHASE	REQUIRED ACTIONS
1	Preparation
2	Cleaning
3	Repair work

Phase 1 - Preparation

Defective areas:

- The existing joints will be raked out with hand tools to a depth of 20-25mm. An angle grinder may be used only in instances where the cement cannot be removed by hand and hand removal would cause more damage to the brick, but should not be used for vertical perp

joints. In such instances, a small cut will be made in the middle of the joint only to enable the cement to be removed by hand. This is in accordance with Historic England guidance “Repointing Brick and Stone Walls” (2017).

- Subsequently, remove loose debris from the joints using a dry brush / mechanical blower / industrial hoover / low-pressure hose.

Phase 2 - Cleaning

Cleaning:

- The appointed contractor must be experienced in cleaning historic fabric.
- The wall will need to be carefully cleaned appropriately and with no harmful methods/tools/chemicals that will damage the historic fabric. Recommended method: use clean water (cold or warm but not hot) with a hand-held low-pressure sprayer. Agitate dirt using clean sponges, or natural or plastic soft bristle brushes. Metal brushes should be avoided. A steam clean via a DOFF system is an alternative option, but should only be operated with a trained and experienced specialist who has experience in cleaning historic fabric.
- All existing vegetation/moss build-up should be removed. Use a soft bristle brush to remove all dust, loosely adherent material, efflorescence and any organic growth.
- If any, remove algae or lichens found in old-weathered joints using a biocide as approved by the Advisory Committee on Pesticide following HSE guidelines and COSHH Regulations. Leave the area clean, firm, and sterile. Wash area with clean water to remove any residual biocide.
- Allow the wall to dry thoroughly before proceeding to Phase 3.

Phase 3 - Repair

Repointing -

PLEASE NOTE:

- *Before the works commence the following work should be carried out by a skill craftsman or conservator. Please allow for individual replacement for dusting or damaged bricks to match the existing.*
- *Please allow for sample biscuits as per the mixes below to achieve the correct colour and finish.*
- *Please allow for sample panel of 1m² in selected mortar for sign-off by project architect prior to repointing the entire wall.*

Repointing Method:

- Where the wall is hollow, tamp or hand grout empty joints with mortar to a depth of 25mm from the face of the masonry.
- Clean the prepared face using a soft bristle brush.
- Flush the joint out thoroughly with clean water, taking care to avoid saturation.
- Remove all dust and loose material working from the top to the bottom of the wall.

- Lightly wet the joints and point neatly in the appropriate mortar mix using a flush profile. The joint should be filled slightly proud of the intended finished level to allow for slight shrinkage and compaction of the mortar as it firms up.
- Brush over lightly with a stiff bristle brush or dab with a piece of coarse sacking after the initial set has been taken to leave a slight textured finish.
- Ensure any mortar smeared over the brick surface is removed with a damp sponge prior to setting.

Repointing Samples and Mortar Mix:

- Repointing: Samples for the new lime mortar will be undertaken to achieve the correct texture and colour of mortar. The repointing will be carried out by a suitably qualified and experienced professional in accordance with best practice. Repointing is essential in ensuring the longevity of the wall and restoring its historic character.
- Mortar mix: Use lime, lime mix to be 1 part quicklime to 3 parts aggregate.

General Notes

- Follow all instructions and safety precautions as set out in any relevant product information or data sheets. This is particularly relevant for any lime-based products and cleaning products.
- Wear adequate protective clothing, gloves, masks and eye protection.
- Please note, it is not recommended to use lime-based products (lime mortars, renders and limewashes) when temperatures are liable to consistently fall below 5°C (41°F) for several weeks/months after the product has been used. Therefore, project programming must take this into account and ensure that works are carried out during warmer months.
- Adequate protection of the work should be provided against frosts, wind, rain and direct sunlight.
- Please ensure safe and appropriate storage of materials as per manufacturers guidance.
- It is essential that any repointing is not obtrusive or physically damaging to the brickwork by aggressive cutting out or use of the wrong mortar mix. Ensure that the mortar for the repair is the same strength or weaker than the existing. The original pattern of the pointing should be carefully determined, and the new pointing carried out to a historically appropriate profile and finish. All modern cement should be removed where possible without damaging the existing brickwork to restore the breathability of the wall.