

12 New End

Condition Discharge

REFERING TO APPLICATION 2023/0679/P
DECISION NOTICE 8 AUGUST 2023

DETAILED APPLICATION:

Condition 5:

Prior to the commencement of any works on site, a method statement describing how the render to the rear elevation will be removed without harming the underlying brickwork, shall be submitted to and approved in writing by the local planning authority.

Reason:

To ensure that the development will not have an adverse effect on the building and in order to maintain the character and appearance of the building and the area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Conditions Discharge Method Statement:

The inspection of the wall reveals that some areas of the cement render has cracked and de-bonded. The wall will be tap tested to identify areas of the render that are hollow and have de-bonded from the brick core of the wall. It is expected that areas of cement render that has de-bonded, will account for approx. 35% of the cement render surface. The investigation and sample areas of render removal demonstrate (see photos drawing Sk98) that removal of the cement render will have a varying effect on the brickwork forming the wall.

Therefore, the extent of the brick repairs to this face will remain uncertain at the outset. The aim is to retain as much historic brickwork as possible and salvage, wherever possible, historic fabric, to leave a coherent brick wall face ready for a lime render finish.

The cement render will be removed in small areas working away from areas where the surface has cracked and de-bonded from the backing brick core. Once the render has been removed from an area where cement has de-bonded the adjoining area of cement render will be prised away using a bolster and mason chisels directed at the interface of the brick and cement. At all times the cement will be considered sacrificial, and the face of the bricks will be preserved. All work will be carried out by a skilled brick layer familiar with this type of work.

On completion of the removal of cement render a judgment will be made and broken, or heavily damaged bricks only will be marked before being individually drilled, cut out, removed and replaced with salvaged or imported bricks to match existing bricks and laid in bond pattern to match the existing. The aim is to create a coherent surface for new lime render finish.

The methodology for removing the cement will be as follows:

- Remove the rendered seat and block work plinth construction from bottom of the rear wall using hand tools only cutting any metal ties to the main wall surface
- Tap all surfaces of the wall using a mallet to identify and dislodge de-bonded cement render area and mark up with chalk
- Remove the de-bonded areas of cement render to brickwork in patches in a hit and miss pattern, using hand tools only
- Remove the rest of the cement render by working in from the edges of de-bonded areas of cement render that are easily removed using a bolster and mason chisels working at the interface of the brick and prised away the cement render where possible
- Wall surface carefully cutting away using a mason chisel/comb to remove any remaining residual lumps of cement render from the brickwork and the face of all bricks
- Leave bricks and brickwork in place and undisturbed wherever possible

- Clean all cement render from brickwork face using a hydrochloric acid to soften cement residue and wash off wash off thoroughly after application and removal of remain cement residue to leave a clean cement free brick surface
- Inspect and mark up brickwork for repair where necessary after cement render has been removed
- Photographically record face of brick wall
- Architect to mark up and agree all damaged/broken bricks to be careful cut out and replaced
- Cut out and damaged individual bricks or small patches of brickwork in face of wall using hand tools
- The cutting out of individual brick should be carefully executed ensuring that no damage is done to the adjoining brick edges. Where necessary damage and broken bricks to be removed can be drilled out first and residue mortar and brick carefully cut into cavity using hand chisel
- Import secondhand bricks to be used for brickwork repairs shell match existing in size, colour, and texture of existing bricks to an approved sample
- Bricks shall be handled, laid, and stored in accordance with CP122
- Replace individual bricks to original bond pattern to match existing
- Complete repair of brickwork in small areas using salvage and imported new bricks laid in 3.5 NHL sand lime mortar to approved sample
- Once brickwork has been cleaned of cement render and repaired where necessary to form a coherent substructure, the wall will be rendered in 3 coats lime render using 3.5NHL lime in 1:3 sand lime mix, the render is to have a wood trowel finish to complete making good of wall surface

Conditions Discharge Documents:

Please refer to BHA drawings:

- 0.004_Existing Rear Elevation
- 1.003_Proposed Works to Rear Elevation
- 1.004_Lower Ground Floor Rear Elevation
- Sk97_Lower Ground Floor Rear Elevation