

Schedule of Proposed Repairs 21 Harrington Square

GENERAL APPROACH

All assessments and repairs shall be undertaken in accordance with the British Standard (BS 7913:2013 *Guide to the conservation of historic buildings*) and *Practical Building Conservation* - English Heritage Technical Handbooks by John and Nicola Ashurst.

WINDOWS

- General overhaul of any original timber sash windows including repainting and draught proofing using brush seals.
- Replacement of modern incongruous windows with single glazed timber sashes with number of panes and glazing bars to match originals.

REPOINTING

- Any existing cement mortar should be carefully examined to assess whether it can be carefully removed. A balance will need to be struck between removing potentially damaging hard mortar and the risk of causing damage to the bricks by its removal. Only loose cement pointing should be removed using hand tools.
- The existing older mortar should be carefully examined so that aggregates used for re-pointing can be selected to match the original mortar for texture and colour.
- Joints shall be raked out to a depth of between 25mm and 50mm, by hand but NOT using a disc grinder. Cutting out the joint shall be done using specialised tools, such as quirks, plugging chisels and long-necked jointing chisels. The joints should then be brushed to remove loose material and can be flushed out with clean water but avoiding saturation of the wall.
- The joint shall be wetted to prevent the water from the mortar being sucked into the adjacent brickwork.
- Re-pointing shall be undertaken using a lime mortar that comprises of hydraulic lime and clean sharp sand or other appropriate aggregates. The colour and size of the sand particles determine the appearance of the mortar. The mortar mix is likely to be 1:3 or 1:2.5 (hydraulic lime: sand). The new mortar must be well compacted into the joint in layers and kept back from the face of the brick.
- The pointing finish shall have a flush or slightly recessed profile. Weather-struck pointing is inappropriate.

BRICKWORK

- Brickwork shall be examined and any significantly spalled bricks shall be considered for repair or replacement.

STONWORK

- To be assessed. Any necessary stone repairs or replacements would be discussed with the Council prior to any work being undertaken.
- Any required replacement copings shall exactly match the original.

TANKING

- Tanking of the vaults shall be undertaken using a cavity drainage system. Cementitious tanking shall not be used.

ROOF REPAIRS

- Lead flashings shall be replaced on a like for like basis with a neat finish.
- If natural slates survive, any replacements should be on a like for like basis.

PAINTING

- Only already painted surfaces should be re-painted. Paint colour should be appropriate to the historic appearance of the building.

CLEANING

- Facade cleaning using a light water clean only to remove soiling and pollution. No abrasive methods will be used.

REPLACEMENT OF RAINWATER GOODS

- Any new rainwater goods shall be replaced in cast iron.