MFA / Malcolm Fryer Architects

Christ Church School, Hampstead
Designer's Method Statement for the Proposed Modification of Openings

The modification of historic masonry openings to Christ Church School are to be carried out in accordance with the following outline method statement, which is to be expanded upon by the chosen contractor prior to commencement of the works.

Structural Engineering Input
A method statement will be prepared by the Conservation Structural Engineer to support this method statement

Selection of Suitable Contractors and Sub-Contractors
Only contractors and sub-contractors with suitable masonry craft skills and experience shall be considered to carry out the masonry works to the heritage asset. Mason's references shall be requested at tender and all sub-contractors shall be approved by the Architects.

Recording of Masonry and Glazing Elements In Situ
Prior to commencement of any modification works, masonry elements will be labelled in situ and a record drawing prepared. This record drawing shall relate to a proposal for the modification of the opening, which clearly shows the reinstatement or re-use of elements as recorded. Any deviation from this drawing by the contractor shall require approval by the Architect. A record of this drawing shall be included in the as-built drawing issue upon completion.

Safe and Dry Storage
A safe and dry storage area shall be established on site for the storage and repair of masonry and glazing elements during the works.

Temporary Support
In consultation with the Conservation structural Engineer, temporary support is to be provided to masonry above and below openings to be modifies in order to retain maximum levels of existing fabric in situ. Needle type support of masonry may be required where an opening is to be raised and a new floor level instead.

Removal of Masonry and Glazing
Masonry elements will be carefully removed and new openings carefully formed using hand tools only. All bricks are to be cleaned of mortar and set aside for re-use. All stone and glazing elements proposed for re-use are to be cleaned and set into the designated storage area.

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Selection of Stone for New Elements and Indent Repairs
Samples of suitable replacement Bath Stone (Stoke Ground top and base bed, Hartham Park, Monks Park) shall be provided for assessment and selection by the Architects and contractors. Stone property sheets are to be provided along with each sample to assess strength, durability, porosity etc

Quality of New Masonry Work
The new stonework and brickwork is to be carried out in strict accordance with the workmanship and materials specifications. These shall include specifications for tolerances, tooling finished, mortars, mechanical fixings and armatures, and temperature control during the works.

Profiling for New Stone Elements
Profiles for new elements are to be those of the original with sharp arises and no artificial weathering to match retained elements. A clean honest junction between stones is desirable, though any exposed top weathering edges of new stones should be filled with a lime repair mortar of matching colour as outlines below.

Lime Mortar Repairs to Retained Stone Elements
Heavily weathered stones which are salvaged for re-use are to be repaired using NHL 3.5 Lime Mortar with Brass armatures in accordance with the specification. Stone dust is to be used in the mortar to ensure a good colour match.

Stone Indent Repairs to Retained Elements
For substantial areas of damage to stone elements, stone indent repairs may be considered and carried out in accordance with the specification. Profiles and arises of indent repairs should seek to closely match the originals.

Stone Replacement
Only as a last resort should entire original stones be replaced on a like for like basis and in strict accordance with the specification.

Reinstatement and Replacement of Glazing
New stonework must ensure that it is profiled for the tight fit of reinstated glazing elements. New glazing elements should be profiled once the masonry elements have been constructed.

Finish Shelter Coat
A shelter coat of heavily dilute lime putty with stone dust may be considered to unify and weather protect the modified elements.. This should be carried out in strict accordance with the specification and following the cleaning of adjacent masonry.

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