

## **WORKS TO FAÇADE, 187 KENTISH TOWN ROAD, CAMDEN.**

**These Details have been required under condition 3 of planning approval (ref: 2013/8301/P) providing as part of this Minor Material Amendment planning application submitted.**

### **Determining the Scope of Work and Undertaking the Works:**

The method for cleaning and upgrading of the façade will be determined by taking advice from restoration specialists.

This will include:

1. A conditions survey
2. A schedule of works- this will set out the approved materials and workmanship standards
3. Supporting drawing information
4. Method and sequence for undertaking the work. A risk assessment will be undertaken for working at heights, use of cleaning equipment, etc
5. Preparation of onsite sample panels for agreeing standards of work
6. Regular on site inspection of work to monitor performance to agreed standards

The work will be undertaken under the supervision of an expert in brick and stone restoration. The scope, sequence of work and performance requirements will be prepared. Operatives engaged to carry out the work will have the required level of skills to undertake the work to the required standards. Sample panels for the brick cleaning and re pointing will be prepared and the standards agreed for the remaining work.

### **Masonry Re-pointing**

The appointed expert will determine if re pointing is necessary and will arrange for the full specification for undertaking this.

Decayed or damaged bricks should be cut out carefully; using hand tools only and replaced with sound bricks to match the existing in size, type, colour and texture. Where structurally necessary, agreed areas of unsound brickwork should be carefully re-built, re-using the existing bricks where possible.

Stonework or brickwork should be re-pointed or bedded in an appropriate mortar mix (that is, one weaker and more porous than the adjacent masonry and usually in a lime- based mortar). Mortar mixes should be designed to suit each individual building, location and exposure. The material, texture and colour of the “original” construction mortar should be determined and matched.

Proprietary coloured mixes or colouring additives should not be used. Joints should be finished to match any specific "original" feature (e.g. lined-out or tuck pointed mortar joints in brickwork).

Samples of mortar mixes, finishing and surface texture should be agreed on site, prior to undertaking the work.

The joints should be filled with new mortar as far back as possible between the bricks or stones and finished flush, then brushed back with a bristle brush to expose both the aggregate and the edges of the adjacent stone - compacting the joint and promoting carbonation. Joints should not be struck, or finished proud of the masonry face to form "strap" or "ribbon" pointing, or feathered over the edge of eroded blocks. Care should be taken to finish the joints to match the surrounding work and the width of the original joints should not be increased.

Where the existing masonry is generally eroded, the face of the mortar should be kept back to the point at which the joint remains the original width. Re pointing should not increase the width of the original joints.

### **Rainwater Goods**

Generally, any new or replacement rainwater goods required should be in cast iron, to the original pattern. Cast aluminium gutters may be acceptable in cases where the original section is no longer obtainable in cast iron. Gutters and rainwater goods originally of a different material, such as lead, stone or timber, should be replaced accordingly, unless otherwise agreed.

### **Stonework Repairs**

Repairs to stonework should be carried out in natural stone to match the existing in both colour and texture, obtained where possible from the same quarry and beds as the original, and a detailed specification for this must be agreed before work starts.

Wherever possible as much historic fabric as possible should be retained. A knowledgeable specifier should be able to prepare a specification utilising the full range of repairs to stonework; ranging from adequately detailed and specified mortar repairs to stone replacement. Both the specifier and contractor need to have adequate skills and knowledge of traditional materials and quality conservation repair.

Generally, stone that has lost its structural quality or is too badly decayed should be carefully cut out and matching replacement stone pieced in. Replacement stone should be cut to the full dimensions of the existing blocks, unless otherwise agreed and face patches should never be less than 100mm deep. Samples of any new stone to be used should be approved: the face of new stone should be tooled to match the original unweathered finish, and all saw marks should be removed.

Stone should always be laid on its natural bed, unless otherwise specified and new stonework should be laid to match the existing wall (e.g. as ashlar work). All replacement stone details should be cut accurately to the original pattern and profile; this is particularly important for cornices, mullions, hood moulds and other architectural features. Where the existing stone is badly eroded, replacement details should be agreed before work starts. Dressing off should be limited to the removal of dangerous or loose material, and should be carried out with a bristle brush: chisels, particularly claw chisels, should never be used.

## **External Cleaning**

The inappropriate specification and undertaking of building cleaning may irreversibly damage building fabric and needs to be carefully considered.

Reference should be made to technical advice on this subject and assessment, trials and specification need to be fully considered before any work is undertaken. The time of year/ porosity of the material or presence of ferrous fixings may also make water washing unsuitable.

Any external cleaning of brickwork or stonework, if agreed to be appropriate, should be carried out to an approved detailed specification by an independent specialist.

Acceptable techniques may include cleaning by the following methods:

Limestone - low pressure, low volume water or soft dry abrasive or alkaline chemical cleaning and rinsing.

Sandstone brick and Terracotta - alkaline chemical degreaser and low concentration hydrofluoric acid cleaner and thorough cleaning.

Abrasive or high-pressure cleaning techniques should not be used, particularly unregulated grit or sand blasting. Cleaned surfaces should not be treated with any form of sealant or silicone water repellent.

## **Rendering**

Re-rendering and render repairs generally should be carried out in a lime mortar mix or an appropriate mix based on an analysis of original material. The mix and character chosen should match the strength of the original rendering or stucco, unless otherwise agreed.

Cracks in existing render should be cut back to the masonry face and the surrounding render undercut to provide a key. Coursing (or blocking) lines should be reinstated in areas of new render, where appropriate.

Samples of new render should be agreed before the commencement of work. The specification,

Consideration should be given to the moisture content of the masonry where cement based render has been removed - and possible drying out time needed before re-coating.

Cornices, window surrounds and other mouldings should be re-run *in situ* with a template in the traditional manner, building up in coats to the full original profile and accurately formed: mouldings should be copied from an undamaged existing section cleaned of all paint. It is important for all existing features requiring repair to be recorded by photographs, drawings and templates, if necessary, prior to starting work.

Subsequent redecoration of rendered areas should be with traditional lime wash/silicate paints/alkyd oil paints where appropriate (n. b. mineral paint may bond irreversibly to an historic substrate and may sometimes be inappropriate): otherwise, with a smooth, water-permeable masonry paint system. Textured or impermeable sprayed coatings are not acceptable. The proposed colour scheme for redecoration should be agreed.

### **Windows, Doors and Other External Joinery**

If possible, retain the existing windows and/or external doors. Replacement is unavoidable for many of the windows, therefore new windows should be replaced with as near a match as possible to the original design.

The quality of the timber for repairs should be stated e.g. for high quality softwood repair, the heartwood of a stated timber species and vacuum pressure impregnated may be appropriate.

### **Ironwork**

New or repaired ironwork should be painted with a gloss, or other technically appropriate paint system, to the original colour scheme. Any alternative colour scheme proposed should be agreed.