

Ref:2016/3665/P 1A Montague Place

Method statement for the reinstatement of first floor railing to Montague Place

BDP 26/08/16

Following the discovery that the existing railings and parapet stones to Montague Place are not fixed down to the structure in any way, representing a significant safety risk, important repair and structural consolidation work is to be carried out. In order to carry out this work, it is necessary to temporarily remove the existing railings before reinstatement following the necessary repair works. Following a site visit with the case officer on the 18th August, we were advised to provide a fixing method statement to account for any railing that is to be fixed to the neighbouring listed building. Please see that method statement below.

Removal of Railings

Inspect the existing masonry wall and mortar to establish repairs based on a holistic evaluation of the elevation in terms of material, colour tone and mortar joint finish.

Clear out and prepare mortar joints immediately adjacent to existing rail fixing areas. Joints not to be raked out beyond the depth of the existing rail fixing.

Existing railings to be carefully removed from masonry wall, stored and protected for later reinstatement.

Preparation

Area to be cleaned of debris with soft brush to prevent damage. All loose and friable material must be removed prior to placing new mortar to ensure sound surface to adhere to. Thorough cleaning and damping down required prior to starting work.

Reinstatement of existing railings / Installation of proposed railings

Use natural hydraulic lime repair mortar (suggested NHL5) to reinstate railing mortar fixing.

Place railing within hole and press mortar firmly into the depth of the joint with a pointing tool.

When the mortar has stiffened up, it should be firmly compacted into the joints by beating with a bristle brush. The surface should then be lightly scraped back with the edge of the pointing tool to provide a rough open textured surface for maximum evaporation of moisture and the avoidance of shrinkage.

Dampen the new lime pointing regularly with a light spray to prevent rapid drying.

Allow for sooting down to match the finish of the existing adjacent mortar.