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Brickwork Method Statement

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Brickwork Method Statement

Photograph 1 shows the existing condition of the central section of the rear façade prior to works commencing on site. The brickwork has been painted white. The existing cills and window lintels are made of concrete and set flush with the face of the brickwork. The existing rear sash windows are set back tight to the face of the existing brickwork.

Following removal of the lightwell structure and the internal floor structure and wall finishes, it was discovered that the brickwork condition across the wall was inconsistent in quality. The white painted brickwork was in good condition while the brickwork to the right facing into the lightwell (concealed by internal finishes) was in much poorer condition.

Photograph 2 illustrates the condition of the brickwork following the removal of the existing floor and wall structure. The brickwork to the right of the lightwell requires significant reconstruction to bring to the finish required for the external rear façade. The scale of works suggest that dressing with a new brickwork skin may be less intensive to the existing fabric while allowing for a unity of the brickwork finish on the refurbished elevation. The issue is the lack of plumbness to the brickwork face would also need to be addressed. In dressing the existing brickwork, a single plumb external face from lower ground to roof level can be achieved.

Photograph 2/3/4 illustrate the presence of concrete structure to the façade which would require dressing to allow gauged brickwork over the head of the window.

Photograph 5 shows the extension of the rear wall at third floor level. The new leaf of brickwork would sit in front of this element.

For full details on the proposed method please refer to the sections below and to the Detail drawing '300_106 Brickwork/Window Detail' appended to this statement.

Method of Construction

1. Existing face of brickwork to be cleaned back. All structural steel and floor connections to be removed.
2. New datum/set out to be set out at lower ground level.
3. External face of existing brickwork to be rendered to create a plumb face.
4. Wall ties to be fixed back to the original brickwork with steel fixings.
5. The leaf of new brickwork is to be tied back to the existing brickwork with metal wall straps.
6. Mortar bed and joints to be lime mortar mix.
7. Flat recessed pointing to be used for all brick joints.

Detailing to Windows

1. New window reveals to be created with new skin of brickwork.
2. Window frames to sit back 130mm from face of brick.
3. Existing concrete window cills to be replaced with new white painted window cills.
4. New concrete window lintels to be dressed in brick slip gauged brickwork.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5

