HeritageCollective

Method Statement

66-67 Guilford Street, Camden

Introduction

1. This method statement has been produced by Heritage Collective on behalf of the client to satisfy Planning Condition 5 set out in the Decision Notice issued by the London Borough of Camden (ref. 2013/3938/L). It describes the method for cleaning and repointing the front and rear elevations of Nos. 66 and 67 Guildford Street. Condition 5 states –

   A method statement for cleaning/soot and repointing including proposed colour and texture of any new pointing shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

   Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Core Strategy and policy DP25 o the London Borough of Camden Local Development Framework Development Policies.

2. Also covered in this method statement is the application of a soot wash to No. 66 Guilford Street. No. 67 is currently stained with No. 66 appearing fair faced. The application of a soot wash will provide a uniform external appearance to both houses and will allow the two buildings to better match the neighbouring terraces.

Background

3. Nos. 66 and 67 Guilford Street are two terraced former townhouses within a row of properties along the north side of Guilford that are listed Grade II. The architectural and historic interest of two is derived from being good examples of late 18th century townhouses but their significance has been

eroded by their current state. Both Nos. 66 and 67 Guilford Street are included on Historic England's Heritage At Risk Register and are in a considerable state of disrepair both internally and externally. The refurbishment of the two properties in order to convert them to multiple residential units will restore and improve the appearance of the original fabric.

4. The front elevation of the two properties is covered in a rusticated stucco at lower ground and ground floor levels and comprises darkened multi-coloured stock brick to the floors above. The condition of these two elements has been degraded by a lack of maintenance and are in need of sympathetic repair.

Method Statement

5. This method statement is based on suitable means of discharging Condition 5 of Planning Application No. 2013/3938/L and ensuring that the methods chosen have a low risk to both the historic fabric and the environment.

Cleaning/Soot Washing

i. In order to remove soot and other deposits from the brick sections of the front and rear elevations of Nos. 66 and 67 Guilford Street Stonehealth Limited's TORC cleaning system will be used. The TORC system combines compressed air, fine abrasive and water and is best suited to the removal of brittle soilings and coatings.

ii. The areas to be cleaned will be examined by a supervising officer and additional precautions are to be taken due to the historic/delicate nature of the substrate.

iii. It should be normal practise before commencement of the cleaning operation that one or more sample areas are evaluated. Due merit should be given to the following;

   a. Areas should be representative of the substrate, soiling and detail of the main works.

   b. Test panels should be positioned discreetly.

c. Location of the test areas must be recorded and protected from further alteration.

d. The parameters by which the result in obtained must be recorded.

e. An acceptable test area should be retained as a control panel for the main works.

f. Measures adopted as a result of the tests must be attainable and controllable in the main works.

iv. The cleaning of the building surface should be carried out by a capable operator, who has received instruction from Stonehealth Limited into the correct use of the TORC cleaning system. Stonehealth Limited maintains a record of the induction of each operator, together with subsequent monitoring information.

v. If the Test Supervisor is not familiar with the TORC system they should seek such information from Stonehealth Limited as to correctly identify the principle components.

vi. The material to be used in the TORC system must be that supplied or approved by Stonehealth Limited.

vii. If working adjacent to a watercourse, prevent contamination by solid or other residues. In preference, use natural abrasives i.e. Calcite, Dolomite and Calcium Carbonate.

viii. Windows, doors, delicate features or any other areas not required for cleaning should be protected.

ix. Gutters and down-pipes leading to soakaways should be diverted in order that the solid matter does not impair the drainage system. Consider the use of a geotextile such as 'Terram' or 'Typar' to aid the separation of solid waste from water.

x. Recommended minimum ambient temperature for operation is normally 5C. The release of compressed air at the nozzle induces a temperature drop 2-3 degrees.

xi. It is advisable that work commences at the uppermost level and continues downwards.

xii. Rinsing of the surface should take place every 2-3 square meters or at least before the unrinsed surface is dry. This can be achieved by use of the wash-down nozzle, or by using the TORC nozzle with the granulate turned off.

xiii. Following the completion of any repair work it is recommended that a final rinse be given to remove any residue.

Repointing

i. Cracked or spalled bricks in the affected existing face work to be cut out and replaced with matching reclaimed bricks bedded in lime mortar to match existing, before repointing adjacent joints as specified.

ii. Mortar for rebedding or repointing is to comprise moderately hydraulic lime (NHL 3.5) gauged with well-graded sharp sand as manufacturers recommendations. The finished colour of the mortar will depend upon the sand used and samples must be prepared to ensure a good colour match to the existing mortar it replaces. Samples are to be prepared and presented to and approved by the Council before works commence.

iii. Repointing where specified, old mortar in the joints shall be raked out square to a depth not less than 15mm in order to give an effective key. Extra care shall be taken where the old mortar is hard or tightly adhering, and with fine joints. On no account shall angle grinders or other power tools be used.

iv. Where areas of brickwork are to be removed, carefully taken down the existing defective brickwork and clean, sort and stack bricks and cover to protect from the elements for re-use as works proceeds.

v. Where it is necessary to remove dense strong mortar, it shall be cut out using a plugging or claw chisel.

vi. After removal of existing mortar, joints shall be thoroughly cleaned and wetted immediately before filling.

vii. In filling the joints the mortar shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the brickwork.

viii. When biscuit hard, the mortar can be brushed back from the face of the brick to expose each edge.

ix. Where arrises are worn, the pointing shall be kept back from the edge to avoid an apparent increase in thickness of the joint and the creation of feather edges.

x. Repointing shall be carried out from the top of the wall downwards.

xi. All work and work of making good shall be finishes to match the existing original work in respect of material, colour, texture and profile. For brickwork this is to also include matching the existing face bond and pointing.

Application of Soot Wash

i. In order to blend the unwashed brickwork of No. 66 with No. 67 and the rest of the terrace on Guilford Street, Dyebrick's proprietary Soot Wash Replication will be used. The Dyebrick Soot Wash Replication is designed to replicate black, carbon-based pollutants.

ii. Before applying to the front elevation sample panels are to be prepared in discreet locations to assess the effects that can be achieved with the brick type of No. 66 Guilford Street and to ensure the correct shade is produced for use on the rest of the elevation.

iii. Soot Wash replication should only be used on dry, untreated brickwork and should not be applied to old blackened brickwork or brick that has previously been 'sooted'.

iv. Preparation and mixing of the product should be carried out following the manufacturer's instructions.

v. After mixing the prepared product it should be stirred regularly to avoid particle settlement. A soft, good quality pure bristle paintbrush should be

used to apply the product to the masonry to an inconspicuous area. The product should be left to dry (roughly ½ hour in warm weather). If after drying the colour is too dark the product may be diluted in line with the manufacturer's instructions and procedure repeated.

vi. Dyebrick should be applied to the masonry using a uniform smooth action with consistent pressure being applied to the brush. When drawing a new brush load adjacent to a newly tinted area this must be carried out as soon as possible, so as to avoid a dark 'over-tint' line.