

BRICKWORK METHOD STATEMENT



PROPOSED ALTERATIONS TO
23 AND 24 MONTAGUE STREET, WC1

LISTED BUILDING CONSENT REF 2017/0044/L

Brickwork Method Statement

The following Method Statement refers to and forms part of the application reference number 2017/0044/L for Listed Building Consent for the proposed works at 23 and 24 Montague Street, London, WC1.

The brickwork repairs will be made locally where we propose to infill existing door openings to form windows to the front elevation at basement level, and dropping sills to form doors from the existing window openings to the rear elevations.

There will also be repainting to the rear painted brickwork, and also general repairs, including the chimney stacks as the proposal includes to replace the existing roof.

A survey will be carried out by a suitably experienced conservation brick worker of the adjacent brickwork recording its:

- Brick size;
 - Bond type – Flemish bond with English corners;
 - Exact time mortar mix, aggregate and colour;
 - Type of pointing – i.e. Flush and,
 - Exact size of joints.
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1. Brick specification – London Stock Bricks – to be confirmed using samples obtained from traditional brickworks. Reclaimed brick samples to be obtained for existing door opening infills and below existing window openings as close match to the existing brickwork.
 2. Crack 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 cracked joints as specified.
 3. Mortar for rebidding or repointing to comprise moderately hydraulic lime 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.
 4. Repointing where specified, old mortar in the joints shall be raked out square to depth of not less than 15mm, to give an effective key. Extra care shall be taken where the old mortar is hard or tightly adhering, and with find joints. On no account shall angle grinders or other power tools be used.
 5. Where areas of brickwork are to be removed, carefully take down the existing defective brickwork and clean, sort and stack bricks and cover to protect from the elements for re-use as work proceeds.
 6. Where it is necessary to remove dense, strong mortar, it shall be cut out using a plugging or a claw chisel.
 7. After removal of existing mortar, joints shall be thoroughly cleaned and wetted immediately before filling.
 8. 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.

9. When biscuit hard, the mortar can be brushed back from the face of the brick to expose each edge.
10. Where arises are worn, the pointing shall be kept from the face to avoid an apparent increase in the thickness of the joint and the creation of feather edges.
11. Repointing shall be carried out from the top of the wall downwards.
12. Include for repointing areas as indicated on the drawings, using lime mortar as described (to match existing).
13. All work and work of making good shall be finishes to match the existing original work in respect of material, colour, texture, profile. For brickwork this is to also include matching the existing face bond and pointing.
14. Face bricks recovered are to have loose debris removed before reinstatement.
15. All work should be carried out in suitable environmental conditions.
16. Soot wash may be used to aid with blending of new brickwork with old. Trial area to be first approved.
17. All incomplete brickwork to be covered in polythene sheet and hessian at the end of each day to protect from the elements and to seek to avoid efflorescence.