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## Deconstruction and Rebuilding of Chimney stack at roof level at 5 Great James Street WC1N 3DB

1. Temporary protection measures are installed to the central fire places located within Flats 2 and 3. These will consist of rockwool mineral insulation being packed into the flue.  
Polythene sheeting taped over the hearths, purpose-built Plywood casings installed to encapsulate the hearths to prevent the ingress of dusts and soot entering the flats, the protection will remain insitu for the duration of the works.
2. A photographic record has been taken of the stack in its current form as well as physical measurements and dimensions to assist in the reconstruction phase.
3. An access scaffold has already been erected around the stack for stability and will be used for the deconstruction and rebuilding process.
4. The existing flaunching will be carefully removed around the chimney pots, the pots removed and set aside for reuse.



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Drop plates are to be cut and inserted on ropes down the flues to catch any debris which will be cleared on a daily basis.

5. Deconstruction will be undertaken by hand using a piecemeal method, brick by brick and course by course by suitable trained and competent operatives under the supervision of the project supervisor.

The bricks will have any existing residual mortar cleaned off by hand and the bricks lightly brushed.

All bricks will be set aside and stacked for reuse.

This process will be repeated until we are at the new formation level which is 750 mm above the site datum set which is the existing roof box gutter.

6. Any shortfall of bricks for reconstruction will be sourced and imported from Horsham Stone and Reclamation based in West Sussex, a reputable company who specialise in traditional reclaimed London stock bricks.

7. Reconstruction will commence off of the existing footprint of the remaining stack. The brick bond and flue apertures are therefore pre-determined. All brickwork will be laid by competent, qualified, experienced bricklayers under the direction and supervision of the project Supervisor.

Bricks will be laid course by course using a bed mortar consisting 1: ½ :4/4 ½ Cement/Lime/Sand as specified by Howard Cavanna consulting Structural Engineers.

Bed joint brick reinforcement is required every second course at 150mm to aid the structural stability of the stack. This is manufactured by Bekaert Brickforce, Ref; Brickforce SBF.35. W. all to manufactures requirements. Mortar bed joints will be hand raked out as built.

8. Chimney pots will be re sited to their original locations. Traditional Slate will be used to cap the flue corners prior to re-flaunching the chimney pots using a 1: ½: 4/4 ½ sharp sand/ lime /cement mortar.

9. The rebuilt stack will be pointed using a traditional 6: 1 Sand/ Lime mortar, slightly recessed and brush finished.

10. Once the works have been inspected and signed off by Building Control the temporary scaffolding will be struck and arrangements made to remove the temporary protection from Flats 1 and 2.