

6 ALBERT TERRACE, LONDON NW1 7SU



Prepared by

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on Behalf of

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As part of the consent of Planning Application 2018/2225/P it is proposed to carefully dismantled the unstable section of brick boundary wall between the two side gates as described in the Existing Side Elevation drawing 181(T).100.E9) above and re-build the wall as described in Proposed Side Elevation drawing 181(T).100.P9A drawing on the next page.



The wall is currently protected by a 2m high hoarding on the pavement side of the wall.

METHOD STATEMENT - DISMANTLING THE SECTIONS OF WALL

1. The hoarding will remain in position during the dismantling of the wall.
2. The columns to the side gates either side will be protected by 18mm WBP plywood and stabilised with a braced stud work casing.
3. Prior to dismantling the two sections of wall a photographic record will be obtained.
4. The two sections of wall will be carefully dismantled by hand, brick by brick.
5. The number of damaged or broken bricks will be noted.
6. Attached mortar to the bricks will be carefully removed as necessary.
7. The internal face of each brick will be marked with chalk and care will be taken to avoid disturbance to the patina of the external face of each brick. The bricks will be safely stored

8. The corresponding footing of this section of wall will also carefully be removed brick by brick. The bricks will be safely stored (separately to the above ground bricks)

METHOD STATEMENT - RE-BUILDING THE SECTIONS OF WALL

1. Maintaining the protective hoarding to the highway 8No screw piles will installed from within the site and ground beams cast over. These piles will be installed between the existing Lime trees in order to avoid damage to their root system as described in Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan dated 15th May 2018 and forming part of consented approval of details application 2019/1623/P.
2. The walls will be carefully reinstated by a senior qualified bricklayer. The existing brick bond is Flemish and this will be maintained.
3. Bricks salvaged bricks from the existing footings will be used to replace any above ground, damaged or unsympathetic, bricks. This will ensure that original bricks of the period remain within the above ground, and visible, sections of the wall.
4. The above ground bricks will be reinstated to the existing brickwork pattern and the external face of each brick will be repositioned to face externally. This is to ensure that the existing aged patina of the wall will remain intact and visible.

REPLACEMENT BRICKS AND SIZE

1. It is anticipated that historic and matching imperial bricks will be provided from the existing footings of these walls to replace any above ground broken bricks. These brick are imperial size and match the above ground bricks in texture, size and colour.
2. Additionally salvaged and weathered London Stock bricks have been sourced and will be used for any additional requirement. A sample of this brick was shown to the Planning and Conservation Officers during their site on visit dated 25 February 2020 (regarding Approval of Detail application 2020/0203/P). The brick sample is still available on site and is pictured below from that visit and indicated by a red arrow in the sample image below.



POINTING

1. Samples of mortar will be prepared prior to the rebuild with varying colour dyes added to the mortar mix to match the adjacent aged mortar joints of the retained brick wall. The final mix to be approved by the project architect. The pointing will be flush as advised by the Conservation Officer.

DISTRIBUTION OF REPLACEMENT BRICKS

1. Given that the wall is to be removed by hand it is anticipated that the vast majority of bricks can be reused.
2. The distribution of any replacement bricks (from the existing footings) will be located as follows:
 - Internal face only
 - A replacement brick approximately 1/1.5metre in each course but randomly distributed.
 - If more replacement bricks are required then they will be located 1/1.m in each course.
3. Please see the drawing below for the proposed distribution of replacement bricks.



Planning Stage	Percentage
Vision	100%
Concept	100%
Preliminary	100%
Final	100%
Other	100%