



59 St Giles High Street - Facade repairs
Discharge of Conditions - Brickwork cleaning and re-pointing

22nd June 2020

59 St Giles High Street
Ian Chalk Architects

Application Reference 2012/6872/L

Condition 3

A trial sample of brick cleaning and re-pointed shall be inspected and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

To discharge the above condition, sample areas of re-pointing and brick cleaning were prepared in May 2020 and photographs sent electronically to Colette Hatton at Camden on 16th June 2020. The methodology was described via e-mail and an invitation was extended to visit site in person to inspect the sample areas. A transcript of the e-mail correspondence is appended to this application; this correspondence includes a response from CH that the sample areas and methodology are satisfactory and a site visit is not required.

EXISTING CONDITION

The existing pointing to the façade is in varying states of condition and is a mixture of lime mortar and later sand cement repairs – the later repairs sit slightly proud of the brick face in places.

BRICK CLEANING:

Surface doff cleaning treatment to remove surface debris only accepting that the bricks are heavily sooted and there should not be any attempt to remove this.

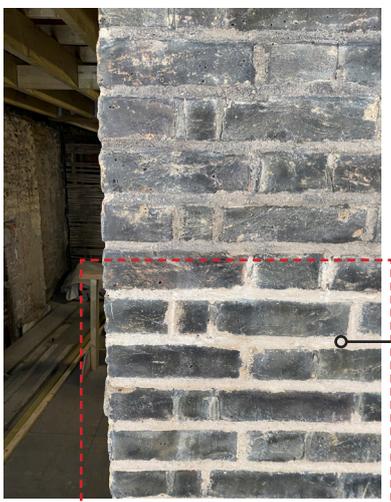
MORTAR RE-POINTING

As a rule, due to the nature of the mixture of mortars, the intention is to only patch repair the mortar where necessary in lime mortar. Loose pointing will be raked out and new pointing is to be flush with the brick face which largely matches what already exists. No attempt will be made to rake out or remove sand cement pointing as this is highly likely to damage the existing bricks.

Following re-pointing, the new mortar repairs will be sooted down to blend them into the existing facade. The photos below show the sample areas that have been re-pointed, as well as an area that has been subsequently re-pointed.

METHODOLOGY

A full description of the methodology to be used in undertaking the works is described overleaf.



Sample area - loose debris and surface dirt removed with Doff clean - re-pointing to lower portion in lime mortar



Sample area - method as image left, with pointing subsequently sooted down to soften appearance and unify existing and new

Area of new lime mortar pointing, with soot wash

Area of new lime mortar pointing

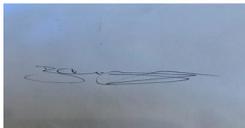
Method Statement -30

59 St Giles High Street Brickwork Repairs



DOCUMENT CONTROL SHEET

	Name (Please Print)	Signed	Date
Author	Bernard Hggins		18.06.20
Checked (Site Manager)			

Optional Review (Please tick boxes as required)	Name (Please Print)	Signed	Date
SHE Manager	Bernard Higgins		18.06.20
Project Manager	Joe Haysler		

Briefing Attendance Record and Declaration

I confirm that on this date and in accordance with Company Health and Safety Policy and Procedures:

- I will be working as part of the discipline described here
- I have been given a briefing on the method statement / risk assessment and I confirm I am aware of the emergency arrangements
- I have been given a briefing
- I declare that I am not under the influence of alcohol or drugs
- Will not consume such alcohol or drugs during my working hours
- I am not required to take, and I have not taken any medication which may cause drowsiness

Cord

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GENERAL

Introduction and General Proposals

This method statement relates to the brick mortar repairs and finish in 59 St Giles High St.

If approved, it is the intention to rake out and repair all face brickwork mortar joints to the required areas.

This Method Statement assumes all third-party approvals and consents are in place and agreed.

Supervision

Projects Director:	Bernard Higgins	07813 976244
Safety Officer (visiting):	Liberty Safety Services	01634 799186
Project Manager:	Joe Haysler	07515 685874

Duration

It is anticipated the works will take no longer than 3 weeks to complete from the date of commencement.

The works will commence on receipt of planning approval and approval of the RAMS.

Contact Numbers for key members of staff are as follows: -

Bernard Higgins - Managing Director:	07813 976244
Joe Haylser – Project Manager	07515 685874

Working Hours

Monday to Friday:	0800am to 18.00pm
Saturday:	0800am to 13.00pm

Site Labour

Site Supervisor / Manager

All labour will be suitably qualified and experienced in their fields of work. Operatives will hold current, CSCS, CCDO, or other CITB recognised training.

Plant to be used

The completion of these works will require the use of the following

- Access Scaffold
- Hand tools.

CDM Regulations

The Risk Assessment and Method Statement prepared will be developed on consideration of information received from the Principal Designer/Client and any significant changes to the scope or method of works and sequence as may be required.

General Safety

All site personnel will be inducted into the method statement, prior to attending the Cord induction if required.

All necessary PPE will be issued prior to the commencement on this phase of the works. Failure to wear the correct PPE will result in an official warning being issued to the individual. Any further breach will result in removal from site.

All access scaffolds will be constructed with handover certificates issued prior to allowing access to carry out the works.

Independent site safety audits will be carried out on a fortnightly basis, along with Managers site safety audits on a weekly basis. Reports will be provided to senior management and client team for review / reporting purposes.

Hot Works Permits, if required will be issued daily - work to stop two hours before working day finishes. A final check to be made by the nominated supervisor at the end of the working day before permits are signed off. Fire Watch period will be a minimum of 1 hour before the end of each shift or 1 hour after the hot works activities cease.

The work area will be cordoned off to protect the public and ensure only authorised personnel can access the work zone.

Safety signage will be posted, and relevant documentation will be made available to all personnel advising of any substances hazardous to health (refer to COSHH regulations).

The area will be left clean and tidy at the end of each working day.

Following completion of the works the area will be cleaned and left ready for the following trades.

General site practices:

- Only qualified operatives will be assigned to any works associated with this method statement, and allowed on site, these are minimum requirements for working on site. These documents will be held in a site-specific folder in the Cord site office. Copies of these documents will also be provided to the Skanska project management
- All operatives will receive a full Cord Contracting site induction and receive a full method statement briefing prior to commencing on site. Any operatives who will be working within the Skanska site demise will also undertake a Skanska site induction.
- Operatives will wear full personal protective equipment whilst working on site, consisting of steel toe and midsole capped boots, hard hat, Hi-Viz vests, gloves. Note: It is a requirement to wear safety glasses whilst on the Skanska site
- The foreman responsible for managing and monitoring the works will be first aid trained. A first aid kit is located in the Project Office in Book Mews.
- All works will be supervised by trained and competent supervisors.

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Planning

The works will be fully coordinated on site between the site management and the architect

Sequence of works

- Safe working area to be established.
- Façade scaffold and internal towers to be installed
- Sample area to be agreed with the architect
- Supervisor to advise nature and methodology for the works
- Sample panel to be prepared
- Architects inspection
- Planning consent to proceed
- Brickwork Doff cleaned, raked out and repointed
- Architectural approvals and sign off
- Access scaffold removal

Brick and Mortar Joint Repairs - Method of works

A suitable area and sample size will be agreed with the architect prior to commencement of the works. Due to the fragile nature of the historic brickwork, all works to remove the existing mortar will be communicated by the site supervisor and carried out carefully with hand tools only. The surface is then to be carefully rubbed down to remove any additional fragments and brickwork made good in matching reused bricks where the mortar removal has resulted in brickwork becoming unstable in localised areas. Following removal of mortar, a sample repair area has been prepared to show the following

- Hydraulic lime mortar and aggregate mix
- Flush pointing with a slight recessed finish
- Repaired brickwork where applicable

Once the brickwork has been repointed, it will be 'sooted' down using a charcoal mix, to create a uniform finish throughout.

In preparation of this method statement, the following photos show areas of brickwork that have been prepared for approval by the architect and planning officer



Once samples have been approved the remaining brickwork will be repointed and finished in accordance with agreements reached.

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Doff Cleaning - Method of works

Doff cleaning is the method of choice when working on listed or conservation buildings.

This process uses hot water at high pressure to remove the unsightly atmospheric soiling and reveal the original colour and texture of the brickwork.

The Doff system allows the removal of various surface coatings, including mosses, lichen and algae which have become bonded to brick, stone and other substrates and at the same time allows cleansing without the use of chemicals. The heat of the water also helps kill the spores of organic matter.

Pre-Commencement

1. All operatives to sign in and receive induction
2. Supervisor to discuss and inform the content of this method statement with all operatives.
3. Suitable PPE to be issued to all operatives.
4. Operatives to sign to confirm understanding and acceptance of the works.
5. Discuss and agree an area of area for the test panel with the Architect.
6. Protect the surrounding walls, windows and doors with polythene sheeting or similar.
7. Cover over areas immediately adjacent to the works and not requiring cleaning with heavy duty polythene.
8. Ensure the area below is controlled and segregated from public access
9. Before using the Doff machine ensure all operatives are wearing suitable protective clothing, including gloves and eye/face protection.



Works

1. Use a soft brush to remove any loose debris and paint.
2. Start at a low temperature and pressure to ensure no damage occurs to the brick work.
3. Both temperature and pressure will be increased slowly to obtain maximum cleaning without causing damage to either the brickwork or pointing.
4. Continue until the test area is completed.
5. Remove all protection from the windows, doors and surrounding area and allow the brickwork to dry naturally prior to any required renovation or re pointing.
6. Remove any debris from the surrounding area.

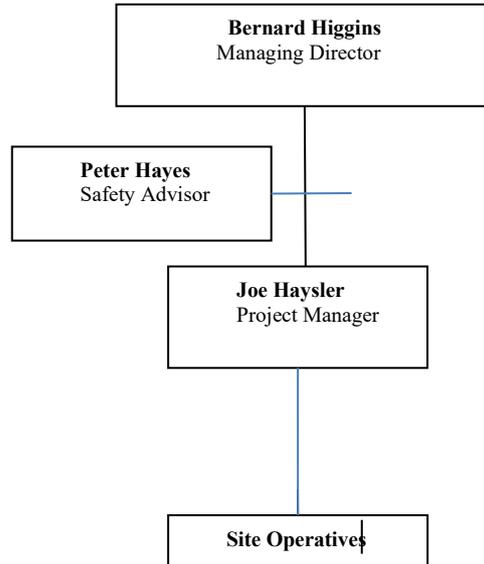
Conclusion

1. Inspection to be carried out by the Listed Planning Officer and the Architect to ensure acceptance of the level of clean.
2. Subject to any comment and issue of formal notification, the works can proceed.

Control Measures (Permits, Exclusion Zones, PPE etc.)					
Permits Required	Yes	No	Assessments required	Yes	No
Hot works		✓	COSHH	✓	
Crane check list		✓	Noise	✓	
Excavation		✓	Manual handling		✓
Confined space entry		✓	Electrical Isolation		✓
Riser shafts		✓			
Further Control Measures / Security Requirements.					
Personal Protective Equipment	Yes	No		Yes	No
Safety Helmet	✓		Gloves	✓	
Protective Footwear	✓		Hearing Protection		✓
High Visibility Clothing	✓		Overalls		✓
Eye protection	✓		Body Harness		✓
Face Respirator		✓	Other?		
Equipment to Be Used	Yes	No	Equipment to Be Used	Yes	No
Lifting		✓	Cradle		✓
Mechanical hoist		✓	Back propping		✓
MEWP		✓	Ventilation Equipment		✓
Ladder		✓	CAT		✓
Hoist		✓	Mechanical tools		✓
Test Equipment		✓	Lifting slings/chains		✓
Task Lighting		✓	Hand tools	✓	
Scaffolding	✓				
Mobile scaffolds		✓			

Resources

Management / Supervision



SMSTS/ SSSTS supervisors

- Paul Marshall

Site first aiders

- Joe Haysler

Labour

- 1x Site Supervisor (first aider)
- 2x Operatives

Plant & Equipment

- Access Scaffold
- Hand tools

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<u>Training & Supervision</u>					
Training Certificates Required					
	Yes	No		Yes	No
Scaffold	✓		Cherry Picker		✓
Forklift		✓	Mobile Access Towers		✓
Dumper		✓	Banksman		✓
Excavator		✓	Abrasive Wheels		✓
Others (Please state):					
Overall Assessment of Risk after the Implementation of Control Measures (tick one)					
Low	Moderate		Substantial	High	
	✓				

<u>Emergency Arrangements</u>	
First Aid Measures required	Rescue / Security Measures required
First aid and eye wash dispenser kits to be located at point of works	In the event of an emergency, first aid to be given to the injured person. All accidents to be recorded in the accident book.
Emergency / Out of Hours Contacts:	Bernard Higgins 07813 976244

Completion

As the works are completed the site will be left clean, tidy and secure.

This method statement has been produced specifically for the tasks as outlined above and may be updated to accommodate any changes to the site conditions or outlined methodology.

All changes will be relayed to the operatives as they become apparent via a toolbox talk, to be attached to the method statement.

From: [Hatton, Colette](#)
To: [edward](#)
Cc: [ian](#)
Subject: RE: 1466/SGC - 59 St Giles High Street - brickwork cleaning and repointing
Date: 17 June 2020 10:06:22
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)

Hi Ed,

I'm happy with the photos you sent and will not need to view the sample patches on site.

Kind regards,

Colette Hatton
Planner (Conservation)

Telephone:



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: edward <edward@ianchalkarchitects.com>
Sent: 16 June 2020 17:18
To: Hatton, Colette <Colette.Hatton@camden.gov.uk>
Cc: ian <ian@ianchalkarchitects.com>
Subject: RE: 1466/SGC - 59 St Giles High Street - brickwork cleaning and repointing

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Colette,

Thanks for the call earlier and outlining the points we discussed below. Appreciated that you are trying to minimise travel on public transport and on the basis of the approach we have taken for the sample areas you are satisfied that you do not need to see them in person.

We will prepare the documentation for the Discharge of Conditions and look to submit as soon as possible,

Best,

Edward Whiteley ARB

Ian Chalk Architects
[70 Cowcross Street](#)
[London](#)
[EC1M 6EJ](#)

020 3780 7355

email: edward@ianchalkarchitects.com

web: ianchalkarchitects.com

From: Hatton, Colette <Colette.Hatton@camden.gov.uk>

Sent: 16 June 2020 15:09

To: edward <edward@ianchalkarchitects.com>

Cc: ian <ian@ianchalkarchitects.com>

Subject: RE: 1466/SGC - 59 St Giles High Street - brickwork cleaning and repointing

Hi Edward,

Thanks for sending these details and our recent telephone call.

At present the building has flush or slightly proud sand and cement mortar joints. Some of the joints have deteriorated and need to be repaired.

Your suggestion is that the damaged mortar is carefully removed and repointed with a lime based mortar with a flush joint and then soot washed to match the rest of the building.

Ordinarily we would seek a recessed mortar joint, however you explained that as 60-70% of the existing flush mortar joints would remain, a flush joint to match the existing joints would look better overall. Furthermore, as the brick arises are damaged in some parts, a recessed joint would not be appropriate.

You also explained that the soot wash will unify the building to ensure the new work cannot be differentiated from the old.

The photos you attached to your email show sample patches of the proposed works. Without the soot wash the pointing does look fairly prominent, however once the soot wash is applied the pointing fades into the brickwork.

I'm happy for this information to be submitted as an application.

Kind regards,

Colette Hatton
Planner (Conservation)

Telephone:



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: edward <edward@ianchalkarchitects.com>

Sent: 16 June 2020 14:24

To: Hatton, Colette <Colette.Hatton@camden.gov.uk>

Cc: ian <ian@ianchalkarchitects.com>

Subject: 1466/SGC - 59 St Giles High Street - brickwork cleaning and repointing

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Colette,

1466/SGC - 59 St Giles High Street - brickwork cleaning and repointing

As I think you're aware, works are underway at no. 59SGHS to repair the external and internal fabric. As part of the conditions attached to the Consent we need to discharge the cleaning and repointing to the brickwork. Sample areas have been prepared to the front elevation – images attached. The existing brick face is heavily sooted and we have not attempted to remove this, but have done a general wash down to release debris and other loose dirt.

The existing pointing to the façade is not in very good condition and is a mixture of lime mortar and later sand cement repairs – the later repairs sit slightly proud of the brick face in places. This has proved tricky when approaching the repair works. As a rule, we intend to only patch repair the mortar where necessary in lime mortar. Loose pointing will be raked out and new pointing is to be flush with the brick face which largely matches what already exists. The intention is to then soot down the repairs to blend them into the existing. The photos show a sample area that have been repointed, as well as an area that has been subsequently repointed.

We intend to submit a formal discharge of conditions that will include a method statement and the sample photos, but I was hoping we could review the repairs on site to get your thoughts before we submit.

Are you available either this week or early next to meet?

Kind regards,

Edward Whiteley ARB

Ian Chalk Architects

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07795 224 955

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