

2038 134 : Method Statement for external works

All lime plaster works to be undertaken by a contractor experienced in its use.

Part 1 : Method Statement for repointing to upper ground, first and second floor to the front & rear façade

The existing mortar to the front façade is believed to be cementitious mortar. The existing mortar to the rear façade to believe to be lime based with some areas with cementitious elements. All works to take place when temperatures are above 5°C and below 30°C.

1. Mix is assumed to be 1 part lime : 3 parts sand with well-graded sharp sand & NHL 3.5 moderately natural hydraulic lime. Mix ratios may vary slightly between different brands of Natural Hydraulic Lime, so contractor must double check the manufacturer's recommended mix ratios. Sand colour will need to match the existing pointing to the front facade to the neighbouring properties. A sample must be prepared for Architects approval to ensure a good colour match to the existing mortar it replaces.
2. Old mortar in the joints shall be raked out square to depth of not less than 15mm to give an effective key. The cementitious mortar must be removed with extreme care. Where it is necessary to remove dense, strong mortar, it shall be cut out using a plugging or a claw chisel. On no account shall angle grinders or other power tools be used.
3. Where areas of brickwork need 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. Any recovered face bricks are to have loose debris removed before reinstatement.
4. After removal of existing mortar, joints shall be thoroughly cleaned and wetted immediately before filling.
5. 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.
6. When biscuit hard, the mortar can be brushed back from the face of the brick to expose each edge.
7. Where arrises are worn, the pointing shall be kept back from the face to avoid an apparent increase in the thickness of the joint and the creation of feather edges.
8. Repointing shall be carried out from the top of the wall downwards.
9. All incomplete brickwork to be covered in polythene sheet and hessian at the end of each day to protect from the elements and to minimise efflorescence.

Part 2: Method Statement for replacement of cement render & plaster to lower ground floor internally & externally.

The based of the historic walls are brick and render is cementitious. All works to take place when temperatures are above 5°C and below 30°C.

1. The render to the lower ground floor masonry walls must be removed with extreme care, using a hammer and chisel at a shallow angle, and no more that a maximum of a 45° angle to the render surface. All will be disposed in a skip on site and at all times the site will be cleaned and left tidy at the end of every day.
2. In certain situations, small power or air chisels can be used to remove larger flat areas. However their use may de-stabilise the wall below.
3. Base wall should be repointed as detailed in Part 1 above prior to re-rendering & re-plastering.
4. After removal of existing render & plaster, walls shall be cleaned and dampened lightly immediately before re-application of the render / plaster. .

5. External: apply a 9-12mm thick coat of Lime Green Duro Lime following manufacturer's guidelines. Once the backing coat has had sufficient time to cure whilst still green, with a "nail" or "devil" float before applying the topcoat and finish with a topcoat of Lime Green Natural finish. Prevent all coats from drying out too rapidly. Lightly spray each coat with water if it is hot or the product is drying too quickly. Protect from adverse conditions such as frost, rain, direct sun etc. Adequate curing of decorative topcoat should be more stringent, ideally using a fully sheeted scaffold.
6. Internal walls : apply a 12mm thick coat of Lime Green Solo Onecoat lime plaster following manufacturer's guidelines. Do not allow the one coat plaster to rapidly dry and do not force dry. Solo plaster should be applied to uniformly flat walls. Uneven walls should be rubbed out using lime green Duro first. Finish to a smooth surface.
7. External render & internal plaster to be finish with 2 coats of silicate paint. External colour White. Internal colour to be agreed.

Part 3: Method Statement for repair to lath & plaster walls & ceilings

1. Once services have been removed there needs to be an assessment of the areas where repair of the lath & plaster is required including to ceiling to the communal stairwell where there has been water damage. Also infill areas are required to the hatch above the entrance door to Flat 2 and the removal of the modern doorway to flat 4.
2. All areas of damage to be removed . Repairs would normally be carried out following the reinstatement of the key to the rest of the ceiling.
3. For existing laths clean old plaster from between the laths and vacuum to remove dust. Cut the legs of any existing plaster to halfway of the nearest joint; angle the cut on the old plaster at 45° so the new material is applied over the bevel holding the edge of the original plaster in place. Ensure all laths are securely fixed and re-nail if necessary.
4. If new laths are required they must be Oak or Chestnut with riven lathes for ceilings and sawn lathes for walls. Lath will be nailed to the joists using stainless steel fixings. Ensure spacing has a 10mm gap between each lath. Fix every lath the same way until you come to fix the eighth lath, move this one over one joist, to create a staggered joint, this will help prevent long, continuous cracks from developing. Larger infills to walls may require new softwood studs below to match stud depth of existing wall.
5. Thoroughly wet laths to remove the absorption from the laths and spray with "Westox RAP primer or similar" , thoroughly wetting the laths top and bottom, also wet the exposed edges of plaster around the repair with the primer to "kill" suction. This also helps to remove the problem of warped laths when the wet plaster is applied.
6. Once the ceiling or wall is lathed it should be dampened about 10 minutes prior to the application of the first coat, to give time for any excess water to run off. There shouldn't be any droplets of water on the laths, as this will cause the plaster to slide across the laths rather than stick.
7. Lime plaster mix to be determined by specialist contractor but would assume a 2-3 layer build up. Ensure keys/nibs are formed by pushing the lime plaster between the lath spacing with a steel trowel. Backing coats of lime plaster must contain animal hair to help plaster keys stay in place during drying and to minimise shrinkage.
8. When curing do not allow the plaster to rapidly dry and do not force dry.
9. Finish with 2 coats of silicate paint. External colour White. Internal colour to be agreed.