



18 Grove Terrace, NW5 1PH

Design and Access Statement & Method Statements - Repointing

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Introduction

The property at 18 Grove Terrace is to be refurbished and renovated according to LBC & Planning Permissions. 2017/1847/L & 2017/1726/P

The exterior of the building is in poor visual condition, years of soot and airbourne dirt has taken its toll on the facade.

This Design and Access Statement is for the proposed repointing works on the front facade.

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2.0 Site and Location

18 Grove Terrace is located within the Dartmouth Park Conservation area.



Existing Location Plan

Aerial views of 18 Grove Terrace



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3.0 Background

3.1 Existing Buildings

The existing building is a Grade II* listed single dwelling / house set within a terrace which is thought to have been built between 1780

The existing house comprises 5 floors including the lower ground floor level. It is largely constructed in London Stock brick.

3.2 Historical Background

Neighbouring context: Terrace of 22 houses. Nos 6-14, c1793 built by R Cook; Nos 14-17, c1793;

Nos 19-22, rusticated stucco ground floors. Most with slate mansard roofs and dormers. 3 storeys and attics, No.14, 3 storeys. 2 windows each except Nos 14, 21 & 22, 3 windows; Nos 27, 4 windows.

Nos 18-27, c1780 built by J Cheeke. Yellow stock and brown brick. Most with wooden doorcases carrying simplified entablatures with Doric columns, panelled reveals, some with open pediments and arched fanlights.

Most have radial fanlights and panelled doors.



View from Grove Terrace



Images of exterior and existing pointing conditions - poor, weathered and dirty.



Method Statement

Repointing

See photos showing current condition of front façade. Photos of properties either side also supplied for context.

Note 19 Grove Terrace was refurbished in the past 10 years and the difference between the façades.

Mortar for repointing to comprise of moderately hydraulic lime and well-graded sharp sand as per 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. Every effort will be made to match the mortar colour of the properties either side which are a true representation of what the original mortar would have looked like.

Existing façade is to be cleaned to assess the condition of the pointing area by area.

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 fine joints. On no account shall angle grinders or other power tools be used.

Where it is necessary to remove dense, strong mortar, it shall be cut out using a plugging or a claw chisel. After removal of existing mortar, joints shall be thoroughly cleaned and wetted immediately before filling.

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.

When biscuit hard, the mortar can be brushed back from the face of the brick to expose each edge.

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. Repointing shall be carried out from the top of the wall downwards. 11. Include for repointing areas as indicated on the drawings, using lime mortar described (to match existing).

All work and work of making good shall be finishes to match the existing original work in respect of material, colour, texture, profile.



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