



## 18 Grove Terrace, NW5 1PH

Method Statements - Cleaning of Front and Rear Facade

# Contents

- 1.0 Introduction
- 2.0 Site and Location
- 3.0 Background
  - Existing Buildings
  - Historical Background
- 4.0 Method Statement

# 1

## 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 Method Statement is for the proposed cleaning works on the front and rear facade.

# 2

## 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





# 3

## 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



View from Rear garden



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



Existing Front Facade



4

## Method Statement

### CLEANING

### PAINT REMOVAL

The paint work on the rear of the building will be cleaned and repainted where appropriate. Damaged paint may need to be removed and would be done with wire brushes or chemical softeners if appropriate.

An appropriate cleaning method will be established on site that will include

### DOFF Cleaning or similar LOW PRESSURE HIGH TEMPERATURE Cleaning

- The use of low-pressure jets of heated water to clean stone and masonry. The hot water used in the process will reach temperatures of more than 150° and will be able to remove dirt and grime using low-pressure jets of water. This protects the substrate while thoroughly cleaning stone and masonry on the façade.

The high temperature and low pressure cleaning system will remove moss, fungi or vegetation on the structure,

as well as dirt and biological spores whilst causing no physical damage. No chemicals are used,

Before cleaning begins the brickwork will be prepared gently removing loose material and debris.

A specially selected biocide if appropriate would be used to kill mould, algae and other organic substances if the low pressure system was not sufficient.

Once the brick is prepped the steam treatment with low pressure jets is employed.





TTHS Architects

United Kingdom

e: [info@thethinkinghandstudio.com](mailto:info@thethinkinghandstudio.com)

w: [www.thethinkinghandstudio.com](http://www.thethinkinghandstudio.com)