



18 Grove Terrace, NW5 1PH

Method Statements - Repointing and Cleaning of Rear Facade

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Introduction

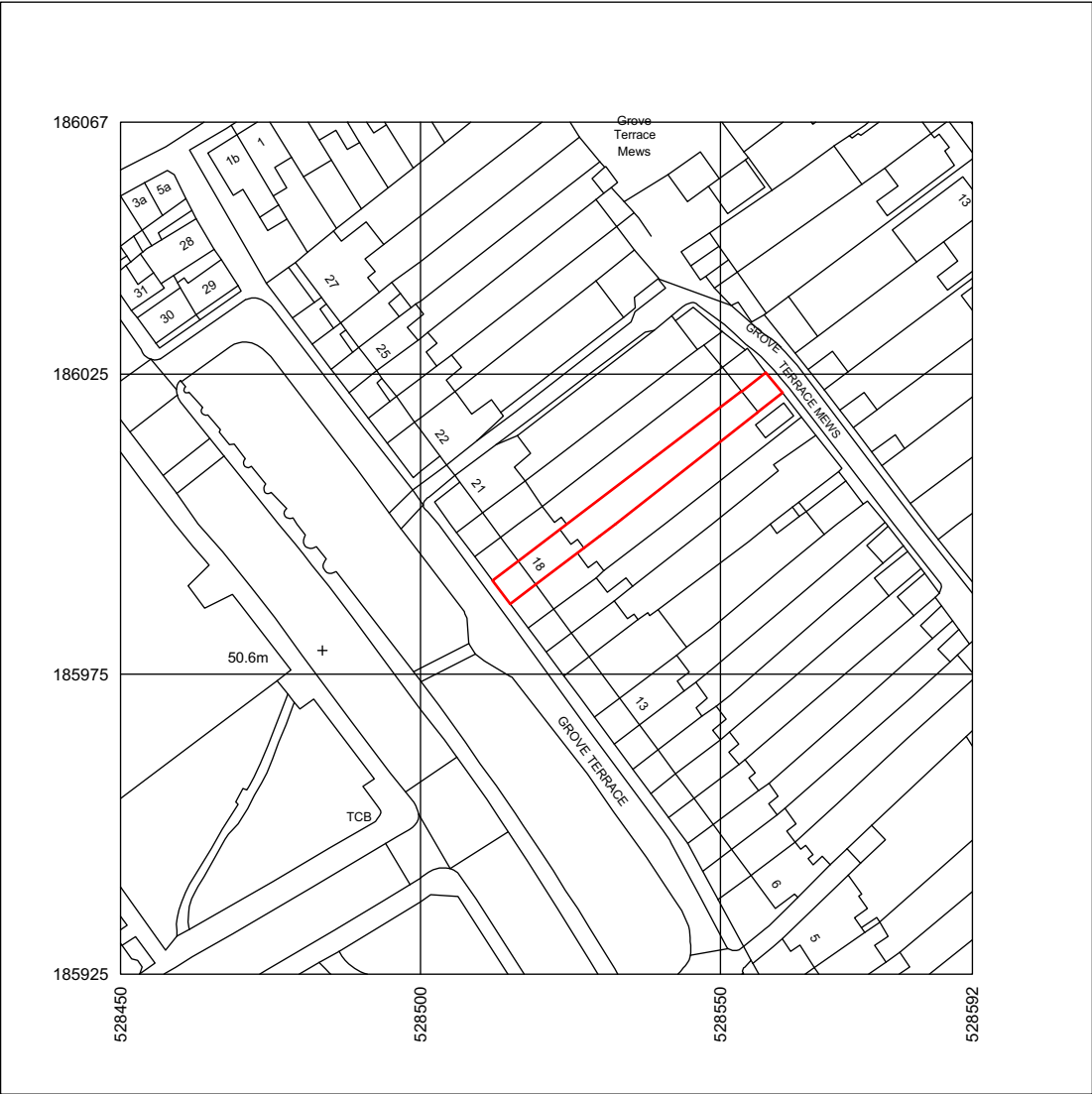
The property at 18 Grove Terrace is to be refurbished and renovated according to LBC & Planning Permissions. 2017/1847/L & 2017/1726/P

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 and rear facade.

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 Rear garden



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



Neighbouring properties

Method Statement

REPOINTING

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

Defective pointing will be carefully raked out manually using hooked tools or masonry chisels to a depth of at least twice the height of the joint. The mortar will be removed from the top and bottom of the joints leaving a square-cut joint. Dust and debris will be removed from the joints using brushes or even a vacuum cleaner and thoroughly rinsed with water so that no loose dry material is left. The masonry will be thoroughly dampened with a hosepipe with a spray nozzle or a pump-action water sprayer, before placing the mortar.

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.

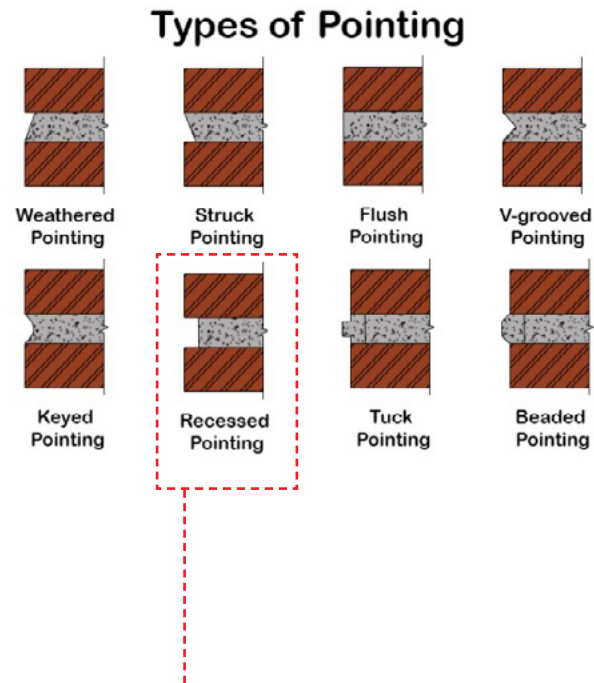
In filling the joints the mortar shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the brickwork.

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

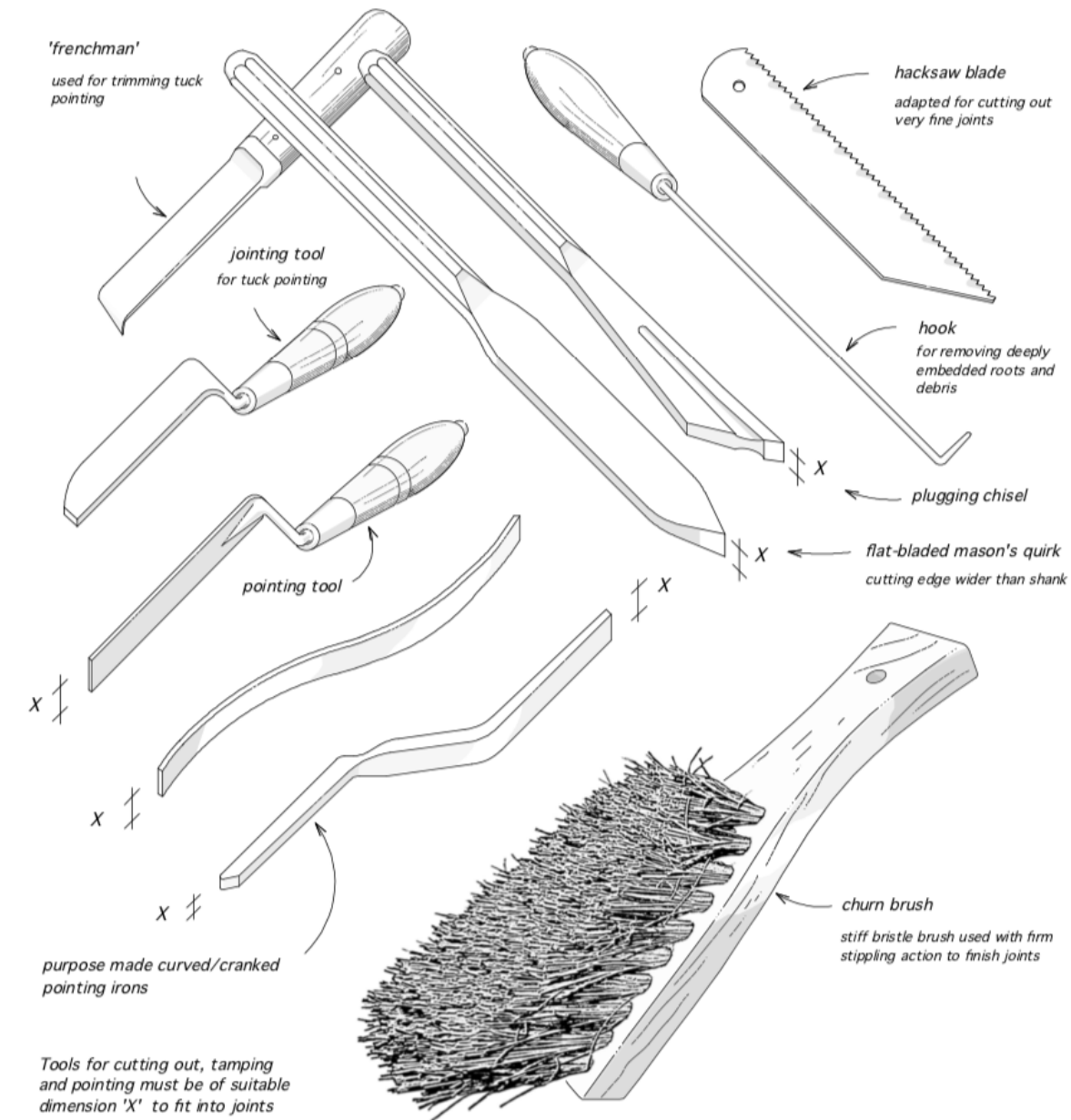
Where arrises are worn, the pointing shall be kept back from the face to avoid an apparent increase in the thickness of the joint and the creation of feather edges. Repointing shall be carried out from the top of the wall downwards. Include for repointing areas as indicated

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.



Flush pointing with a slight recess is what will be used to remain in keeping with the property.



Hand tools to be used in the repair work

CLEANING

Standard brick and stone cleaning techniques can damage the substrate of old brickwork.

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

- The use of low-pressure jets of heated water to clean stone and masonry. The hot water used in the process may 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.

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.

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

View from Rear garden



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



Neighbouring properties



TTHS Architects

United Kingdom

e: info@thethinkinghandstudio.com

w: www.thethinkinghandstudio.com