

65 Kingsway (ref: 2019/6270/L) – Listed Building Consent Condition discharge 4 – External Brickwork clean

Scope of works

The external glazed brickwork and stone façade will be cleaned as per the approved LBC & planning drawings.

Methodology

The façade will be cleaned using a non-abrasive Doff cleaning system. The Doff system will be set at the precise temperature to ensure the dirt is removed from the stone without damaging the surface.

The methodology includes cleaning down thoroughly and carefully using the Doff cleaning system, incorporating as appropriate high reach lance water to the façade surface if required, special care will be taken to ensure that windows, spandrel panels all historic elements on facades are protected from our works as mentioned above. Cleaning in a uniform and controlled manner gradually working in a downwards pattern to allow all surface dirt and grime to run down away from the cleaned worked area. All superficial dirt, grease and soiling will be removed from the stone surface, as well as dirt that has absorbed into window cill surfaces and ledges using the Doff cleaner to its optimum distance and temperature. Water will be allowed to run freely down the façade below becoming part of the cleaning process, this in affect softens the areas below that will be Doff cleaned.

Doff is a steam-based stone cleaning system. It can achieve temperatures of up to 150°C at the nozzle end. The operator is able to vary the temperature and pressure to remove many different types of biological matter.

Heritage considerations

All operatives will be briefed on the listed nature of the façade and importance of preserving the existing facade prior to works beginning.

8build site management will be constantly monitoring the workmanship to ensure any risk of damage to the façade is reduced.

A sample selection of façade clean has been carried out and presented to the architect and heritage consultant for approval prior to continuing with the rest of the works. This is available to review on site by the LBC case officer and photographs can be seen below.

