CHAMBERS
ARCHITECTURE · CONSERVATION

32-34 Laystall Street, Manchester

Method Statement for Dismantling & Re-erecrtion of Terracotta Sample Panel.

1.0 Introduction

The building which forms the Site today was initially constructed in c.1879 as the offices, showroom and workshops of John Armitage & Son's terracotta and fireclay manufacturing company. The building was subsequently extended to form a clothing manufacturer's during the 1950s and further extended in the c.1990s.

The Site is bounded by Laystall Street (formally Lees Street) to the north, Brock Street (formally Bank Street) to the east, a rear alleyway to the south, and Pigeon Street to the west, which includes an area of surface car parking.

As part of the consented redevelopment of the site, the elements other than the offices and showroom are to be demolished. However, to the south-east of the site (beyond the entrance gates from Lomax Street) an important panel of rusticated terracotta blocks remains in-situ. It is assumed that this was originally a sample panel to advertise Armitage's products.

As part of the proposals this panel is intended to be carefully dismantled and re-used elsewhere on site. Below is a schedule of works and specification for the dismantling and re-erection of the sample panel, prepared by Chambers Conservation, specialist conservation architects. This is also produced in compliance with the relevant planning condition.

Terracotta Sample Panel (external view), March 2022.

Terracotta Sample Panel (internal view showing brickwork inner face), April 2022.

2.0 Schedule of Works

2.1 All works are to be undertaken by a specialist conservation masonry contractor. Proposed names and details to be submitted to CA prior to commencement of any works. Approval to be given before any works commence.

2.2 Prior to commencement of any works in the area or erection of any protection, Individual blocks are to be numbered, starting top left and continuing in sequence to bottom-right (when viewed externally), using chalk.

2.3 Undertake a full set of record photographs of the panel, ensuring that the numbering is clearly visible. Submit to CA prior to moving forwards.

2.4 The panel would appear to extend behind the brick wall which abuts it (north) and beyond the splayed (later) wall internally. So these will need to be dismantled first to facilitate careful dismantling of the terracotta.

2.5 Before any dismantling of masonry takes place, carefully remove corrugated iron sheeting above bull-nose brick course (at head of panel).

2.6 On completion, enclose terracotta panel (internally and externally) in 22mm ply boxing on softwood framing, separated from terracotta by appropriate geotextile, to enable dismantling of adjacent brickwork and splayed wall internal and adequate protection of exposed terracotta.

2.7 Dismantle section of brickwork adjacent and framing above (subject to engineer's appraisal of stability), in order to expose full extent of terracotta panel. Note, as specification dismantling of the panel AND adjacent works shall only be undertaken with hand tools.

2.8 Once panel exposed from adjacent structures, carefully undertake dismantling of internal facing brickwork (first) in accordance with the specification below (very carefully, using hand-tools only). Once brickwork internal face dismantled, photograph rear face of terracotta and allow for inspection with CA. Seek further direction if required. Number rear faces of terracotta to correspond with front.

2.9 Carefully undertake dismantling of terracotta blocks in accordance with the specification below (very carefully, using hand-tools only).

2.10 Set numbered blocks laid flat on pallets (**not** stacked), separated by suitable geotextile. Inspect with CA to enable determination of number and condition for reinstatement, then enclose in plywood boxes. Agree with CA a precise, secure (internal) location where the materials are to be stored prior to reinstatement in their new location. Boxes to be clearly labelled.

2.11 Agree setting out of new panel (as OMI drawing 1384/A 0004). Reference drawings to individual blocks following dismantling. Trials of mortar to be undertaken on area of brickwork initially, then further pointing trial to terracotta following erection, using agreed lime bedding mortar.

3.0 Specification Clauses

This Specification relates only to the terracotta sample panel, a separate specification is being prepared for the wider repair works to the building.

For rebuilding the mortar mixes referred to are for trial purposes only. Samples are to be provided for comment by the CA, confirming precise combinations and gradings of aggregates uses, approval to be provided prior to proceeding.

112 DISMANTLE SECTION OF WALLING (TERRACOTTA/BRICK) AND REBUILD

This is to be carried out to existing terracotta sample panel drawings.

a. Terracotta: as existing.
b. Mortar: C41/220A, 221& 225A for bedding and pointing.
c. Archaeological attendance: C41/301
d. Recording: C41/306
e. Releasing/Dismantling :C41/311
f. Preparing Salvaged Units: C41/321
g. Preparing Beds/Backing: C41/316
h. Laying/Bonding: C41/326
i. Joint treatment/finish: C41/331

220A AGGREGATES FOR MORTAR

Are to be crushed brick dust and well-graded sand. Select for colour and texture to match the original bedding material. Provide 5 no samples not less than 1 lin m in agreed location and as schedule of works. Mixes below (where specifically identified) to be verified by trials.

Aggregate sizes to vary according to the mortar used:

USE		SIEVE SIZE FOR AGGREGATE
Repair Mortar		1.8mm to 0.4mm

The following sand/aggregate to be trialed as outlined above (with others which may be put forward by specialist masonry sub-contractor):

- Pottal Pool
- Meriden
- Brick dust (colour to match facing work of main building).

221* MORTAR Preparation Generally.

a. Measure materials by volume using clean gauge boxes.
b. Proportions of mixes are for dry sand. Allow for bulking if sand is damp.
c. Mix ingredients thoroughly to a consistency suitable for the work and free from lumps.
d. Use mortar within four hours of mixing at normal temperatures. Do not use after initial set has taken place and do not retemper.
e. Keep planks and banker boards clean at all times.
f. Do not use additives other than those specified without the permission of the architect.

225A MORTAR

Repair Mortar. Subject to trials, bedding and pointing to Terracotta panel. Generally Assumed Mix: Hydraulic Lime (NHL 2): well-graded graded aggregate (see cl 220A) in proportion 1: 2.5. Addition of brick dust determined by trial and at CA direction.

301* ARCHAEOLOGICAL ATTENDANCE

a. The Contractor is to be aware at all times that any particular operation involving Terracotta (or brickwork) especially during taking down, opening up, or removal of vegetation operations, may be of interest to the county archaeologist/CA or someone appointed by him to watch operations. Every facility is to be given to this person, to provide access and information upon request.
b. Any object or anything at all that may be of interest to the archaeologist that is found/uncovered during such operations listed in a) above must immediately be advised to the CA, and further works in the immediate location of the find must be ceased for 2 days or less if the site is investigated and the 'all clear' given to proceed.
c. In scheduled items noting the need for archaeological attendance, the Contractor is to give said person sufficient advance notice, minimum 24 hours, prior to carrying out that item.
d. Certain objects, decorative terracotta (where to be removed), etc. are to be taken out/detached and taken down and delivered to the CA, all under his advice and attention. The object is to be labelled and logged, recording exact location and condition when found/taken out.

306* RECORDING

a. The schedules refer to take down and rebuild or to build up to match existing/adjacent areas.
b. All areas are to be fully recorded by the contractor using photography and marked up record drawings prior to taking down, noting position of units, the nature and style of the walling and style of the bedding and pointing.
c. All materials resulting from taking down operations are to be carefully handled, salvaged and stored on site. they will remain the property of the Authority until such time as they are instructed specifically for disposal.
d. Following inspection with the CA mark out area to be treated on site and transfer onto record drawing. Photograph areas to be treated and cross refer photo to record drawing.

311* RELEASING

a. Release by cutting out jointing material, cutting through anchors, fixings and the like and easing/levering terracotta units from their backing, by adopting such methods necessary to prevent damage to brick or terracotta being removed and surrounding work:
b. use manual tools only, i.e. chasing chisels and hacksaws. **Power tools will not be permitted.**
c. Lay dust by adequate sprinkling with water;
d. Number individual terracotta units on their underside as they are released (refer to schedule of works).
e. Wash each terracotta units in clean water, scrub off dirt, etc. Set out in courses on adjacent decking.

321* PREPARATION OF SALVAGED TERRACOTTA

a. Thoroughly clean bricks/terracotta units set aside/stored for reuse to the approval of the CA removing any remaining adhering mortar. Lightly clean (the intention is not to remove the carboniferous staining) using neutral PH soap and water.
b. Move and handle, loading, unloading and lowering or hoisting into position by adopting such methods necessary to prevent damage.
c. Provide to masons copies of all photographs, records, etc. necessary for the accurate resetting of the terracotta units in the agreed configuration.

326* LAYING AND BONDING

a. In the exact position as identified on the proposed drawing (to be finalised following salvage and assessment of condition).

b. Ensure that bond, joint size and any other special or unusual features are replicated as recorded and to match existing.
c. Provide and insert stainless steel (austentic grade 316) cramps and dowels as necessary for bonding in the new panel (to be confirmed following dismantling and determination if metalwork present).
d. Clean out and flush out or moisten with clean water backing area for new panel of terracottawork (preparation) to remove dust and reduce suction.
e. Dampen units to be reset/rebuilt and tamp into place on a full and even bed of mortar, including any necessary temporary support shims (i.e. lead or slate).
f. Pack remaining joint with mortar using a rammer and pointing key.

331* JOINT TREATMENT / FINISH

The intention is that the mortar finish/treatment is to match the original panel.

a. Finish joints ensuring consistency of colour, texture, profile, and overall appearance to match the existing surrounding mortar.
b. Set joint back from the face to match adjoining areas unless:
c. the joints are very wide or arises are broken; and/or
d. the CA instructs otherwise.
e. Where masonry arises are eroded or damaged, set joint face further back, but avoiding the creation of ledges, which may trap or hold water.
f. In order to match the original finish of the sample panel:
    - Carry out such surface treatments as water spraying and bristle brush stippling after the mortar has achieved an appropriate surface set (this may vary according to season from to 30 hours)
    - Bristle brush stippling should be carried out by tapping the brush into the mortar.