CITY BUILDING MANCHESTER

GABLE WALL REFURBISHMENT

The gable wall can be divided into three sections:-

1. The upper section which is weathered and has always been an external wall.
2. The middle section has never been pointed as it was originally built against the wall of the former adjoining building. As a consequence of being built over hand the mortar to the brick joints projects from the face of the wall.
3. The lower section is the remains of the party wall from the former adjoining building.

Working down the wall from the top the following works are required:-

The existing chimney pots should be removed and put into store for future use and the top courses (minimum 4) of the chimney should be dismantled to make it safe and the stack capped temporarily.

The remainder of the chimney and the upper section of wall should be repointed as required. The weathered crumbling mortar joints should be raked out by hand using brushes and suitable chisels, power tools should not be used. All joints that are deeper than 12mm after raking out should be repointed using a lime mortar. The finished joint should be brushed while the mortar is still green to give a slight recessed joint.

The interface between the upper and middle sections of the wall is marked by the remains of the flashing between the buildings. The remains of the flashing should be removed and the wall repointed as above.

Excess mortar projecting from the joints in the middle section should be removed by hand using hammer and chisel; the wall should then be repointed as described above.

The lower section/remains of adjoining building should be removed and the remaining gable wall should then be treated as the middle section.

Once the internal works and the roof repairs are complete the chimney can be rebuilt using lime mortar and the chimney pots replaced.

There is vegetation growing from areas of the wall, this should be removed carefully to avoid disturbing the brickwork as far as is possible, all roots are to be removed and the wall rebuilt locally using lime mortar and reclaimed bricks from the lower section of the wall.