



CSM – Fox's Court LBC condition 3 & 4

Prepared for Chetham's School of Music

Buttress
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Certified



Corporation

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1.1 Introduction

This document has been prepared by Buttress for Chetham's School of Music to support a discharge of Listed Building Consent for works at Fox's Court within College House at Chethams's School of Music. The document provides method statements and confirmations of the information required in relation to Condition 3 and 4 of LBC permission reference 136415/LO/2023.

1.2 Condition 3

Condition 3) A phased programme and methodology of investigation and recording to include:

- archaeological watching brief. *Matrix archaeology have provided the attached WSi document.*

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

Matrix archaeology have been appointed to undertake this.

3. Deposition of the final report with the Greater Manchester Historic Environment Record. *Matrix archaeology have been appointed to undertake this.*

4. Dissemination of the results of the archaeological investigations commensurate with their significance. *Matrix archaeology have been appointed to undertake this.*

5. Provision for archive deposition of the report and records of the site investigation.

Matrix archaeology have been appointed to undertake this.

6. Nomination of a competent person or persons/organisation to undertake the works

Set out within the approved WSI. *Matrix archaeology have been appointed to undertake this.*

1.3 Condition 4

-Condition 4) Mortar analysis (external elevations, well and chimney).

Bullen Construction have undertaken mortar sampling and provided the specification below including samples of the work as per the images below..

1 Part NHL3.5 Hydraulic lime

1.5 Part waddington fell sand

1.5 Part Sherbourne yellow sand .



-Method specifications, full details and samples of the proposed works and materials, including new stone, mortar, removal of cementitious mortar and cleaning works to stonework. *The lighter coloured mottled Holington stone was agreed onsite to be a good match for use onsite. Refer to the following Method specification for Cleaning Stonework to Chimney and Pointing of Chimney Stonework Methodology.*

-Post stripping of the roof and prior to the works commencing on the Baronial Hall Roof, an inspection by the LPA [with five working days' notice] is required to confirm whether the existing detail does not need to be revised/amended accordingly.

The contractor will provide access and photographs of the roof once stripped.

1.4 Method specification for Cleaning Stonework to Chimney

The cleaning of masonry on any part of this project shall only be undertaken by experienced operatives who have regularly been engaged in or specialise in restorative cleaning of external and internal masonry and shall produce references of such activity with the tender return. The sub-contractor shall be a member of the Stone Federation's surface cleaning contractors.

The operatives shall be fully conversant with the method of cleaning specified and have had previous experience and knowledge of the system. The operatives shall have attended training sessions on the use of all items of equipment or chemicals contained in the specification.

Except where the cleaning is let as a main contract all access scaffolding will be provided by the main contractor. The sub-contractor is to advise the main contractor of their requirements during the tender stage (if known) or immediately on nomination.

PREPARATION

Scope of Work Stonework and masonry chimney .

Related Repair / Remedial Works: Ensure the following work has been carried out before the cleaning works commences, appropriate access and protection of windows / fixtures and fittings etc.

Control and Disposal of Wash Water and Detritus Disposal: Safely. Obtain approvals from relevant authority.

Control of Water: Avoid over saturation of the stonework and collect and divert to prevent ingress and damage to building fabric and adjacent areas.

Provide suitable temporary catchment boards / sheeting, gutters etc. to collect wash water and divert it to suitable discharge points.

Do not let wash water build up at outlets or above levels of flashings or anywhere where there is risk of it penetrating and causing damage to the building fabric.

Ensure that water does not penetrate interiors and damage finishes, etc. Monitor interior building and seek instructions when any signs of damp appear internally.

Above and below ground drainage systems: Keep free from detritus and maintain normal operation.

Brushing and scraping: Before commencing any other methods of cleaning, remove loosely adhered deposits and heavy deposits of biological matter using suitable corrosion resistant brushes and scrapers / wooden spatulas that do not abrade or gouge the surface. Do not use brushes with steel bristles.

Tooling: To remove thick encrustations of dirt carbon and limescale etc. it is recommended, providing that:

The works are to be carried out by skilled and experienced stone masons.

None of the original surface / detail is removed unless agreed with the CA.

Cold Weather: procedures using water: Do not use when air temperature is at or below 5°C. Protect damp surfaces from frost.

Chemical cleaning agents: Do not use.

Cleaning Generally

Operatives: Cleaning is to be undertaken by hand only by operatives who are skilled, having been trained and experienced with the equipment, materials, and procedures for the type(s) of cleaning and surfaces specified. Provide evidence of their training and experience to the CA on request.

Control of Cleaning: Confine cleaning to designated area(s) / surfaces. Do not allow cleaning agents or residues to stray onto adjacent or protected surfaces.

Detritus: Clean, collect and safely dispose of debris from scaffolding, ledges, etc. at the end of each day. Prevent debris falling to lower levels.

Prevent marking of cleaned areas from dirt and debris splashing up from scaffold boards.

Monitoring: Regularly monitor effects of each cleaning procedure against the degree of cleaning established by approval trial sample(s). Seek instructions immediately, wherever:

- Disruption to the surface occurs
- Anticipated level of surface cleaning is not being achieved.
- Discolouration or stains are revealed by cleaning.
- Do not modify cleaning procedures or materials without approval from the CA.

Record of Cleaning Works

Written Report: Record cleaning methods and procedures used for each type of surface and deposit.

Content: attributes of cleaning methods used to include:
Equipment and settings.

- Dwell times.
- Number of applications.
- Ambient temperature.

Additional Documentation: General photographic survey before cleaning to identify heavy soiling.

Submission: At completion of cleaning works.

Trial Samples: Trial Samples reference is required for all cleaning methods.

Surface: Masonry and stonework- see images below for further details.

Location / Size: Location to be agreed but no less than 2sq.m per sample.

Type of soiling:

- Atmospheric soiling.
- Biological growth
- Bird droppings

- Fire damage

Cleaning Methods: as specified.

HEALTH AND SAFETY

The Contractor shall be responsible for ensuring that all products used, and all procedures adopted comply in full with current Health and Safety requirements.

Ensure that all operations carried out in such a way that they do not represent a risk to health and safety of the general public or other operatives on site.

SAMPLE PANELS

The repointing is to match the sample panels as below as an example of workmanship.



PROTECTION

All surfaces not being cleaned shall be fully protected to ensure that no accidental over spray of cleaning occurs.

Where different cleaning techniques are specified for adjoining surfaces, the surfaces not being cleaned during either operation shall be fully protected.

Protection of surfaces shall include the following:

Windows to be boarded up with ply and covered in heavy duty polythene securely taped at all edges.

Painted surfaces not being redecorated shall be protected with heavy duty polythene and securely taped.

Inbuilt furniture / elements and components are to be boarded up with ply and covered in heavy duty

polythene securely taped at all edges.

Decorative ironwork is to be fully protected. Where ironwork would puncture polythene a protective layer of expanded polystyrene, foam or similar approved material is to be taped in position prior to installing heavy duty polythene which shall be fully taped.

The Contractor is to allow for all protection. Where the Architect considers the protection to be inadequate, the protection shall be augmented as directed at the Contractors own cost.

Protection shall be inspected at the start of each working day to ensure its integrity. Any defects noted shall be rectified by the Contractor prior to commencement of work.

No cleaning operations shall commence until all protection is in place.

No protection shall be removed until cleaning operations have been completed and have been inspected and approved by the Architect. Protection is to remain in place until "snagging" items have been completed and approved.

1.5 Method Specification for Pointing of Chimney Stonework

The Contractor's attention is drawn to the fact that the joints between stones are very narrow and will demand a great deal of care and attention on site to the preparation, filling and pointing.

SAMPLE PANELS

The contractor is to use the area above the entrance door as a precedent as to the workmanship to follow. The contractor has undertaken mortar testing of the existing as this is to be used as the basis for the proposals.

PREPARATION

All joints are to be raked out to a depth of 25mm using a fine-toothed saw blade or hooked knife. Extreme care is to be taken to avoid damage to the arris or dislocation of the stone. Under no circumstances shall a chisel and bolsters be used. Under no circumstances will the use of mechanical tools be permitted (disc cutters etc.).

There are power tools that use oscillating blades to clean out joints; care must be taken with these, especially if the stone is softer than the mortar, as the blade can slide off the mortar and cut into the stone.

Joints are to be flushed out using a large (30cc) hypodermic syringe and clean water until the water runs clear.

Due to the narrow nature of the joints the contractor should not need to allow for the insertion of a backing 'rod'. This item is to be confirmed during the preparation of the sample area.

The backing rod is to be fine waxed string or string coated with petroleum jelly, stretched, and twisted several times prior to inserting to the back of the prepared joint with a knife blade.

FILLING AND POINTING

Mortar is to be as described in the lime mortar specification as supplied by the contractor.

Filling is to be by the taping and pointing method.

The prepared joints are to be covered with 50mm heavy duty carpet tape applied to the stone. The tape is to be slit along the joint line with a sharp knife. It should be noted that the stone will need to be dry for the tape to adhere.

The mortar is to be introduced into damp joints and compressed with a purpose made pointing iron/key. Mortar is to be thoroughly compacted into the joints.

The mortar is to be pointed firmly into the joints and finished with a very slight recess (not more than 1mm deep).

Adhesive tape is to be carefully removed ensuring that no residue of adhesive is left on the stone.

Clean off any surplus or spread of mortar with a clean pointing trowel.

PROGRESS

Works are to be co-ordinated such that preparation is carried out to agreed areas and made available for inspection by the Architect/Employer's Representative. The Contractor is to give at least 48 hours' notice for inspection.

No taping or filling of joints is to proceed until preparation has been inspected and approved by CA.

Taping, filling, and pointing is to be carried out in small areas such that all operations in one area can be completed within the working day with due notice being paid to any potential adverse weather conditions.

Work is to be kept clean from mortar spillage at all times.

When pointing commences only area which can be successfully completed during the normal working day are to be attempted giving due regard to the weather conditions/forecast. Completed areas are to be protected until cured.

1.6 Method Specification for Repairing the Well

The text below is taken from approved drawing- Well Elevations As Proposed.

Dismantling the well: The well stonework must be carefully dismantled and the original positions of stones numbered and recorded. Following this process a further inspection should be conducted to confirm the condition of the stonework (Matrix archaeology have undertaken a 3D scan).

Cleaning Process: Vegetation emanating from open joints to be carefully removed by hand. All microbiological growth to be removed by hand with a stiff natural haired churn brush, any moss present is to be removed with wooden scraper. All loose, defective and open joints to be carefully raked out by and re-pointed with a lime based mortar.

Cement Mortar: Carefully remove historic cement mortar with hand tools. A sample area will be tested to ensure the mortar can be removed without damage. Following the cleaning process outlined elsewhere the stones will be re-bedded in a lime-based mortar.

Re-pointing Lime-based Mortar: To establish an appropriate lime mortar mix a test is to be carried out as part of mortar analysis. Analysis should include testing of any proposed mortar to ensure an appropriate strength compared with the surrounding stonework. Following the tests described and subject to the provision of samples the well can be rebuilt using the agreed lime composition.

Masonry Mortar Repair: Allow to repair all fractures with a masonry mortar repair in a lime based mortar. The lime should be mixed with stone dust to create an exact match with the existing stonework. The composition should be sampled and tested to ensure an appropriate match for the stone composition.

Stone selection: All stone repairs are to be carried out using Hollington mottled stone as agreed onsite (the lighter of the two samples pictured below). Following the site visit it was agreed that the well head stone can be retained and the central iron pin removed and plugged with stone to match.



Fox's Court Well stone samples (right hand chosen).



Fox's Court Well central stone to retain.

INDENT REPAIRS:

Carefully cut out area of stone identified to a depth of 50mm for indents of 100mm, 65mm for indents

up to 150mm and 75mm for indent repairs to a maximum of 300mm.

Carefully form neat arrises to all sides ensuring that no damage occurs to the adjoining stones. Carefully square off the back of the recess and clean out all debris, mortar etc.

New stone is to be inserted on a bed of resin with arrises tight to the original stone. Joint thickness to the original arrises of the block are to be consistent with the original mortar joints.

Ensure that resin is kept back from the mortar joint positions by 25mm to facilitate later pointing. Indent repair to any supported details is to be fully supported until the resin has cured.

Where carved or projecting stones are identified for replacement the decayed stone shall be cut back to a depth which will ensure that the centre of gravity of the stone to be inserted is contained within the line of the masonry wall.

FRACTURE REPAIR:

Resin repairs will be used in limited areas where the blocks exhibit minor cracks that do not warrant the replacement of the whole block. Any loose material is to be scraped away using a hacksaw blade and the joint widened sufficiently to accept the resin and washed out with a syringe and clean water to remove all dust and debris.

Resin is to be applied into the crack and finished flush with the surface of the stonework. It is important to ensure that the resin is applied to the full depth of the crack and that it is completely filled. The block is then to be lightly polished using carborundum pads to provide a smooth finish. If the colour of the block is lost through this process a natural pigment in a dilute of water is to be applied to the block to re-establish the colour.