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Royal London House, 196 Deansgate

For AM Alpha

Basement Brick Cleaning Method Statement

December 2024

JB+CO

www.jeffreybellarchitects.co.uk

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Introduction

1.0 Introduction p3

1.0

1.0 Introduction

This document has been prepared to discharge Condition number 3 ‘Brick Cleaning Method Statement’ of application no. 140939/LO/2024.

Prior to any works to remove paint and clean the glazed brickwork to the basement, full and final details of the methodology shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, product specification and in situ sample. The approved details shall be implemented as part of the development.

Method Statement

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2.0

2.1 Paint Removal Methodology

Test a small, inconspicuous area first to gauge how the brick and glaze will react to the method. Identify the type of paint used—whether oil-based, water-based, or lead-based—to determine the appropriate product. Apply a suitable poultice paste, which absorbs the paint when left on the surface for a period of time. Once the poultice is removed, the paint will be stripped from the brickwork, exposing the original finish. Repeat the process until all paint layers have been removed. Any residual paint / product can be removed using soft brushes and warm water. Avoid using wire brushes or abrasives that may scratch the glaze. Also, avoid steam cleaning, high-pressure washing, sandblasting, and harsh chemicals. Once the glazed brick has been cleaned and the paint removed, it should be repaired as needed using colour matched to existing.

Specification

3.0

3.0 Specification

Apply a suitable poultice paste, such as Let’s Clean Heritage Natural Paint Removal Poultice, which absorbs the paint when left on the surface for a period of time. Once the glazed brick has been cleaned and the paint removed, it should be repaired as needed using Keim restoration hydraulic mortar, colour matched to existing.

Samples

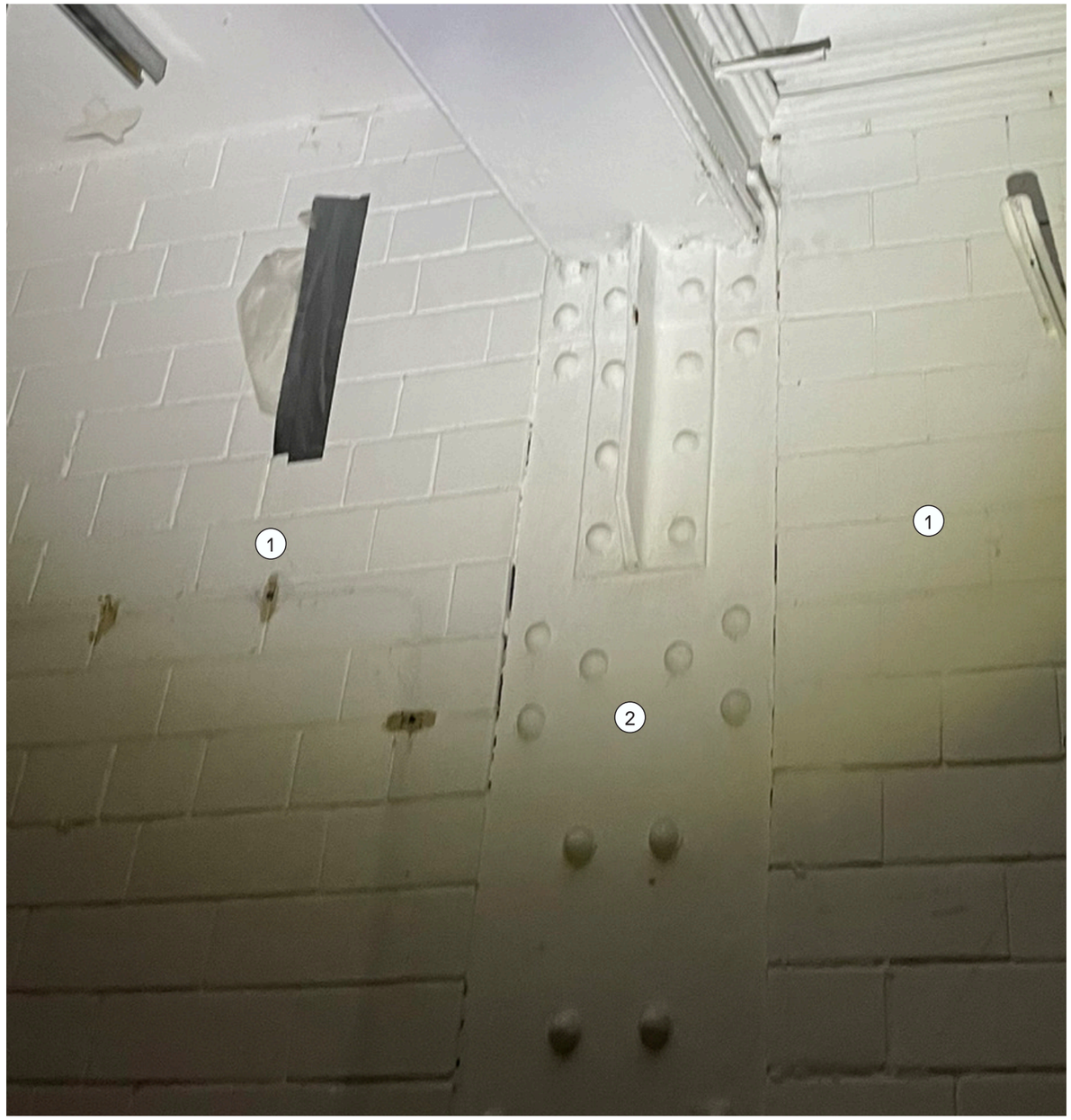
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4.0

4.1 Existing Glazed Brick Sample

A samlple of the existing glazed brick can be seen below. Where this is currently painted, the proposal is to uncover the original surface.

1. Original glazed brickwork
2. Original steelwork



Paint Removal Testing Sample Area

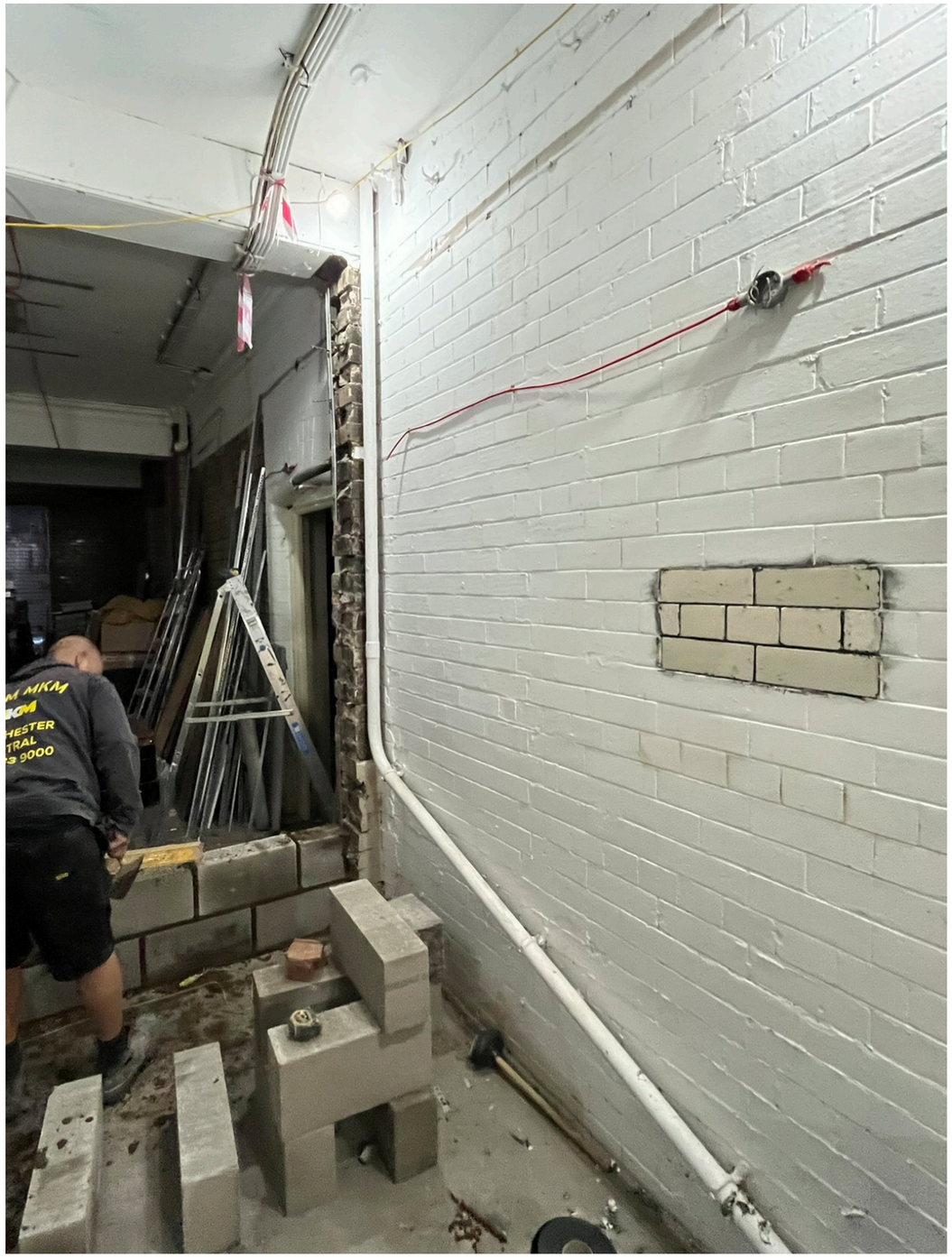


Exposed Glazed Brick in the Flat Iron Basement: Our Aspiration for a Similar Look

4.2 Paint Removal Sample

Paint removal testing sample.





ARCHITECTS + DESIGNERS

Jeffrey Bell + Company

3 Cobourg Street
Manchester M1 3GY
+44(0)1612280651
studio@jeffreybellarchitects.co.uk

www.jeffreybellarchitects.co.uk

JB+CO