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Royal London House, 196 Deansgate

For AM Alpha

5th Floor Original Brickwork Method Statement

December 2024

JB+CO

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Introduction

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1.0 Introduction

This document has been prepared to discharge Condition number 6 ‘Original Brickwork’ of application no. 140931/LO/2024.

Notwithstanding the approved details in condition 2, prior to any wholescale treatments to original brickwork, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a detailed methods statement, product specifications and an in-situ sample of all treatments, including paintwork and plasterwork. The approved details shall be implemented as part of the development.

Method Statement

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2.0 Method Statement

The overarching strategy within the proposed work is to expose original fabric through removal of non-original finishes and interventions. Original fabric is to be retained, enhanced and celebrated.

The brickwork on site exists in three states:

- Exposed original brick to be sealed
- Exposed original brick to be replastered (where currently exposed below cornicing)
- Exposed original brick to be painted.

The different conditions require different approaches which are set out below

Sealed Brick

- All non-original finishes are to be removed including plaster, wall paper and dry lining.
- Where plaster is adhered, it is to be carefully removed using hand tools back to original finish.
- Localised pointing repairs are to be carried out to maintain integrity, where required.
- Once cleaned, the exposed surface is to be treated with Floorseal Interior Brick Sealer and Dust-proofer, in a Matt finish

Replastering

- Areas of exposed brick exist below original cornicing. These areas are to be replastered to maintain the original setting of the cornicing.
- The raw brick is to be brush cleaned to remove loose material.
- Two coat plaster is to be applied, building out to the line of the original finish.
- The skim coat is to then receive two mist coats and one top coat of paint.

Painted Brick

- Areas of brickwork that are currently painted in a non-original finish are to receive a new breathable paint finish.
- The surface is to be prepared removing flaking paint and debris.
- The brick is to be painted in Matt Earthborn Clay Paint, Colour White Clay

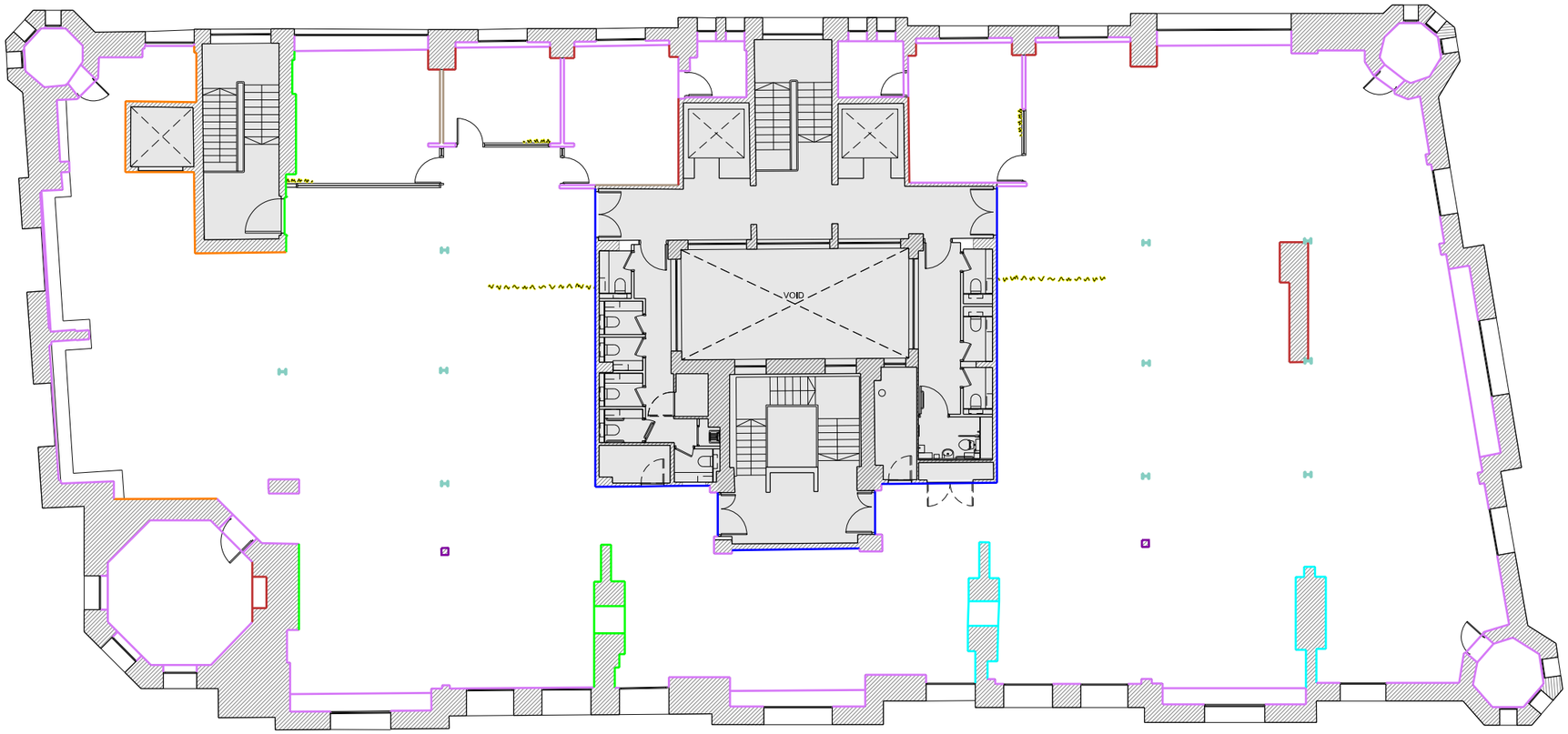
Specifications

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3.0 Specifications

5th floor proposed wall finishes plan, highlighting areas to be finished as exposed brick, painted, or plastered.

Drawing : AL(05)5200



WALL FINISHES KEY

EXPOSED BRICKWORK TO BE SEALED IN FLOORSEAL INTERIOR BRICK SEALER & DUSTPROOFER MATT BREATHABLE

FEATURE PAINT. EXPOSED BRICKWORK WITH 2 COAT SKIM PLASTER AND PAINTED WITH 2 NO. COATS DULUX HERITAGE VELVET MATT, COLOUR 'POTTERS PINK'. VIRGIN PLASTER TO RECIEVE 2NO MIST COAT CONTRACT MATT PRIOR TO TOPCOATING.

FEATURE PAINT. EXISTING PLASTER TO REMAIN & FINISHED WITH 2 NO. COATS DULUX HERITAGE VELVET MATT. COLOUR 'POTTERS PINK'

EXPOSED BRICKWORK TO BE BRUSHED CLEAR AND APPLY BREATHABLE MASONRY PAINT, MATT EARTHBORN CLAYPAINT COLOUR WHITE CLAY.

PAINT WALLS 2 NO COATS DULUX HERITAGE VELVET MATT, COLOUR 'ROMAN WHITE' VIRGIN PLASTER TO RECIEVE 2NO MIST COAT CONTRACT MATT PRIOR TO TOPCOATING

FEATURE PAINT PAINT WALLS 2 NO COATS DULUX HERITAGE MATT, COLOUR 'RED OCHRE' VIRGIN PLASTER TO RECIEVE 2NO MIST COAT CONTRACT MATT PRIOR TO TOPCOATTING

PAINT COLUMNS PREPARE EXISTING COLUMNS AND RE PAINT WITH NEW INTUMESCENT PAINT FINISH. ENVIROGRAF INTUMESCENT SYSTEMS LTD. EP/PSI/INWB WATERBASED & EP/FSP PRIMER. FINISH DULUX GLOSS ANTHRACITE GREY RAL 7016. AS PER 4TH FLOOR SUITE B.

PAINT PROPOSED PLASTER SURROUNDING EXISTING TIMBER COLUMNS. 2 NO COATS DULUX HERITAGE VELVET MATT, COLOUR 'ROMAN WHITE' VIRGIN PLASTER TO RECIEVE 2NO COAT CONTRACT MATT PRIOR TO TOPCOATING.

TIMBER FEATURES TIMBER JOINERY TO WALL CLADDING TO BE STRAIGHT GRAINED OAK FINISHED IN RUBIO MONO COAT OIL PLUS 2C INTERIOR WOOD OIL, COLOUR NATURAL WALLPAINT ABOVE.

CURTAIN PANAZ CONNECT 495CON2/005 COLOUR 005 CHALK WAVE FOLD. CEILING MOUNTED TRACK HEAVY DUTY GLIDE CURTAIN TRACK IN WHITE WAVE COMPATIBLE

REFER TO CORE DRAWINGS FOR INFORMATION

COVING - PERIOD STYLE MOULDED COVING PAINTED IN RAL 7016 EGGSHELL FINISH. TO ALL WALLS IN CIRCULATION SPACE NOT WITHIN CUBICALS.

PAINT JOINERY ALL SKIRTING, WINDOW CILLS AND WINDOW FRAMES TO BE FINISHED IN WHITE BS 00 E 55 GLOSS PRIMER, 1 UNDERCOAT, 1 TOP COAT.

Samples

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4.1 Brick Sealer Treatment Sample

Exposed brickwork to be brushed cleaned and sealed in breathable matt floorseal interior brick sealer dustproofer.



Typical example of exposed brickwork with sealer treatment

4.2 Brick Paint Treatment Sample

Exposed brickwork to be brushed clean and coated with breathable masonry paint. Use matt, Earthborn clay paint in a colour white clay.



Typical example of exposed brickwork with paint treatment

4.3 Plasterwork

Areas of exposed brickwork with a cornice above will be replastered. The exposed brickwork will be brushed clean, primed, and finished with a two-coat skim plaster application. The final surface will be smoothed and finished with Dulux Heritage Velvet Matt paint.



Exposed brickwork with cornice to be replastered



Exposed Brickwork



Plastered Sample

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