



BRUNSWICK MILL Bradford Rd Manchester M40 7EZ

METHOD STATEMENT FOR discharge of condition 7

Repair works to the interior and exterior masonry and stonework

Contractor

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Brunswick Mill Bradford Rd Manchester M40 7EZ – Method statement for the discharge of condition 7- Works associated with the repair works to the interior and exterior masonry and stonework

This note seeks the discharge of Condition 7- Works associated with the repair works to the interior and exterior masonry and stonework

Condition 7 stipulates

Prior to the commencement of repair works to the interior and exterior masonry and stonework including insertion of terracotta vents, a detailed method statement and specification (including material specification) for the removal, alteration, repair, repointing, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage brick work and stonework and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

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The following method statement applies to works to the associated with the works to raking out repointing & raking out of existing mortar / alteration and repair

All works to the exterior and interior of the building are carried out by Heritage Construction Projects and managed by Peter Jamieson (Formerly Aura Heritage)

Raking /repointing

Working from a ground and scaffolding provided areas will be raked out by hand using handheld tools and mechanical tools using the required PPE fit for task. In many areas the original pointing has been over pointed with a cementitious mortar which is much harder than the brick. Trying to take out the mortar with hand tools was causing damage to the brick face and taking off the edge of the brick. A 2mm diamond blade was used to cut through the centre of the mortar and then hand tools were used to release the mortar with no damage to the brickwork. No bed joints were opened up using the diamond blade and when viewing the areas of the brickwork where the pointing is missing all of the joints are staggered and are different sizes due to the brickwork.

The raking out will be carried out to a depth of not more than twice the width of the joint and any loose matter or materials will be brushed out of the joint leaving the area clean and washed out using a water spray to make sure that area is clean,

Any loose materials will be cleared leaving the area clean and tidy and materials removed into skips provided.

Using different sands to achieve the required mortar match the mix will be evenly in buckets using the right amount of sands to a ratio of sand and lime to achieve the required texture and colour.

Once mixed the mortar will be taken to the place of works and protecting the round with sheeting to collect any fall of materials on the ground the area will be dampened down and the mortar will be firmly pushed into the joint as deeply as possible and left to start curing until it can be tamped back with a stiff brush and struck off to a neat mason finish exposing the aggregate in the mortar,

On completion of the works the area will be cleaned and any fallen materials will be bagged and skipped into skips provided and the area

Areas of sample pointing have been carried out on Bradford Rd with 3 different types of mortar pointing carried out for one to be chosen to point the whole project. There have been many different types and colours of mortars used in areas of the building and some areas have been over pointed using a cementitious mortar. The colour of the mortar has also changed due to carbon build up over the years and in some areas the use of clinker has been used to colour the lime mortar. On our initial investigations we found that if we raked the mortar back as far as possible that the original mortar was found to be a light lime mortar which we would trust would have been a 3 parts Nosterfield 1 part Sherbourne and 1 part NHL 3.5 to be the best match. We have carried out a number of pointing samples to gain as near as possible match to the original mortar and texture for approval.

One sample of raking out has been carried out – sample 3 in photos below and three samples of pointing with different mortars (see photos below)

Photo 1. 3 parts Nosterfield 1 part Sherbourne and 1 part NHL 3.5



Photo 2. 3 parts Sherbourne 1 part Nosterfield 1 part NHL 3.5.(Suggested option)



Photo 3 - Raked out cutting through the centre of the mortar with a thin blade and then taken out the mortar using handheld tools to the required depth and brushed out leaving the area clean.



Photo 4. parts 2 Sherbourne 2 parts Leighton Buzzard 1 part NHL 3.5.

