

32-34 LAYSTALL STREET – NEW-BUILD RESIDENTIAL EXTENSION

17th April 2024

Specification for the removal of render/ making good to existing brick gable and repair of holes/ cavities left from the removal of AC units to rear elevation to satisfy the requirements of 138243/FO/2023 CDN 24 and 138244/LO/2023 CDN 03 & 04

APPROVED BRICKWORK & TERRACOTTA CONSERVATION SPECIALISTS

The work described below in this section should be carried out by qualified brickwork conservation specialists working for an approved sub-contractor whose name shall be supplied to the CA for approval before putting the work in hand.

CEMENT RENDER REMOVAL

Remove cement render patch repairs to terracotta brickwork using hand tools. This is best achieved by continual gentle tapping with a hammer at the centre of the repair until the different mechanical properties between the masonry and the cementitious mix causes the two to part without damage. The process is lengthy and time should be allowed for it. Care is to be taken to avoid damage to the substrate, particularly where the render is repairs are deep and well-adhered. Avoid damage to edges of sound masonry. Remove cement pointing to underlying masonry by using hand tools such as quirks or narrow chisels. Clean out joints using dry air sprays and non-ferrous or stiff bristle brushes.

PREPARATION FOR REPOINTING

Removing mortar:

Work from the top of the wall downwards.

Remove carefully and without damaging adjacent masonry, arrises or widening joints.

Recess for repointing: Form a neat recess of depth not less than 25 mm When mortar beyond this depth is loose and friable and/ or cavities are found seek instructions.

Dust and loose debris. Remove. Dampen joints to control suction as necessary.

POINTING WITH TOOLS/ IRONS

General: Press mortar well into joints using pointing tools/ irons that fit into the joints, so that they are fully filled.

Face of masonry: Keep clear of mortar. Use suitable temporary adhesive tape on each side of joints where necessary. Finish joints neatly.

MORTAR

Repair Mortar, Repointing to Terracotta and Brickwork Generally Assumed Mix: Hydraulic Lime (NHL 2): Sand (1: 2.5). Mix to be confirmed following provision of samples in discussion with the CA.

JOINT TREATMENT / FINISH

Finish joints ensuring consistency of colour, texture, profile, and overall appearance to match the existing surrounding mortar.

Set joint back from the face to match adjoining areas unless:

- the joints are very wide or arises are broken; and/or
- the CA instructs otherwise.

Where masonry arises are eroded or damaged, set joint face further back, but avoiding the creation of ledges, which may trap or hold water.

In order to match the existing texture:

- Carry out such surface treatments as water spraying and bristle brush stippling after the mortar has achieved an appropriate surface set (this may vary according to season from to 30 hours)
- Bristle brush stippling should be carried out by tapping the brush into the mortar.