PLANNING CONDITION 6

Planning Application Reference Number (143193/LO/2025)

Glazed Bricks at Ground Floor

Discharge Prior to Commencement

Prior to the commencement of any works in relation to the original glazed brick located at ground floor, a methodology for their protection during the carrying out of the development, as well as their restoration, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In the event any brick requires replacement, material samples of the replacement brick shall also be submitted as part of the proposals.

TMT to provide illustrated document to provide context to the Cleaning of the Existing Glazed Bricks Works, inclusive of photographs and commentary where required.

METHODOLOGY

Existing Glazed Brick Cleaning and Protection Works

1. Scope of Works

To carefully clean and protect circa 50m2 of existing Glazed Bricks as follows - :

- All cleaning will be undertaken using the least Intrusive methods as practical. The Intention is to retain the historic character and Integrity of the Glazed Surfaces, avoiding any processes that may damage, erode, or alter the original material.
- A trial test cleaning area will be undertaken prior to the full works commencing, to confirm that the selected method is safe and appropriate.

2. References & Standards

- Project drawings and specifications
- Manufacturer's installation guidelines for use of cleaning materials
- Health & Safety regulations to be fully adhered to during the works

3. Materials

Use of materials and suitable cleaning products / methodology for the historic masonry / glazed brick cleaning works to be employed –

- Neutral pH conservation masonry cleaners
- Biodegradable non-acidic cleaning solutions
- Clean water
- Soft natural bristle brushes
- Microfibre cloths and sponges

Non – use of the following -

- Acid-based brick cleaning products
- Abrasive pads or wire brushes
- Sandblasting or abrasive blasting methods
- High pressure jet washing
- _____

4. Tools & Equipment – operated by competent personnel

- Low Pressure water washing equipment
- Manual pump sprayers
- Soft bristle brushes
- Buckets & cleaning cloths
- Protective sheeting and coverings

- Scaffold access or MEWP platforms where necessary
- PPE (gloves, goggles, dust mask)

5. Sequence of Works

5.1 Methodology

- Minimum Intervention as required will be employed during the cleaning operations
- Use of non-abrasive techniques will be adopted throughout the cleaning process, to ensure no damage occurs during the works
- Protection of the historic fabric on completion of the works

Inspection Hold Point: Supervisor will monitor operations as the works progresses.

5.2 Cleaning Methodology

- A survey will be undertaken to assess the condition of the materials prior to start of the works
- Once work commences. gentle manual cleaning techniques used as required
- Use of low-pressure water rinsing techniques
- Use of neutral pH approved cleaning agents only where necessary
- No use of high pressure washing, abrasive blasting, acidic cleaning agents or mechanical grinding techniques will be used
- Where staining is light- clean water, micro fibre cloths and soft brushing techniques alone may be sufficient

Quality Check: Testing Panel - Prior to any large surface area cleaning, an Initial Test panel and survey will be undertaken to confirm material condition prior to the works

- Typically select an area of approximately 1-2m2
- Take photos and document condition of the materials and joints at the outset
- Photo A and B below show current condition as of 17.03.26
- Assess the effectiveness of the proposed cleaning method
- Confirm that the process does not damage the glazed finish
- Ensure no deterioration of mortar joints or surrounding fabric
- Establish the appropriate pressure levels and cleaning materials
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The test panel / area will be –

- Documented prior to the cleaning and on completion
- Cleaning using the proposed methodology
- Inspected after drying to ensure no adverse effects have occurred

Only upon satisfactory review will the cleaning methodology be confirmed and applied to the remaining areas. Should any concerns arise, the methodology will be revised accordingly in consultation with the client.

5.3 Sequence of Operations

1. Pre commencement survey undertaken – undertake a documented, photographic and visual inspection of all glazed brick surfaces
2. Identification of any cracks, loose units or deteriorated joints
3. Photographic / detailed records will be formulated prior to commencement of any work is carried out

Quality Check:

- All damaged bricks, joints are documented prior to works are commenced

Please see Photo A and B below – current condition 17.03.26

5.4 Site Set Up

- Installation of access equipment (scaffold or MEWP as required) to safely undertake the works
- Protection of any surrounding features including windows, stonework, metalwork and adjacent materials

5.5 Test Cleaning Panel

- Undertake an initial sample cleaning area ready for approval
- Assess results and confirm cleaning approach
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Quality Check: Pre inspection survey, take photos and maintain records prior to any works

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5.6 – Pre Wet Surfaces

1. Lightly wet the glazed surfaces using clean water to soften deposits and prevent staining
2. Application of cleaning solution (If required)
3. Apply neutral pH cleaning solution using low pressure spray or manual application

5.7 Manual Cleaning

1. Gently agitate deposits using soft natural bristle brushes or cloths

Quality checks: Supervisor will continually monitor the materials during operations

5.8 Low Pressure Rinse

1. Rinse areas with clean water at controlled low pressure to remove residues

5.9 - Inspections

1. Continuous monitoring during cleaning to ensure no damage occurs

5.10 – Completion / Checks

1. Final Inspection of all cleaned surfaces – assess condition of finished areas
2. Removal of all protection and access equipment

6. Health & Safety

- All operatives to undertake a site induction on first day at site
- All operatives will be trained and competent
- Use of appropriate PPE (helmets, goggles, gloves, safety footwear)
- Safe use of access equipment
- Controlled use of water and cleaning chemicals
- Compliance with COSHH requirements where applicable
- Safe cordoning of work areas

7. Protection of Glazed Brick / Joint Materials

- Use of ply / sheeted materials will be in place to ensure protect surrounding areas, materials, windows, metalwork, stone
- Use of clean materials, water
- Avoidance of abrasive tools or pads
- Immediate rinsing of cleaning solutions to prevent residue staining
- Surfaces will be inspected to ensure no residues remain
- All protective coverings will be removed on completion of the work
- Waste materials and water run-off will be managed appropriately
- The area will be left clean, safe and free from debris

REDFERN - NOMA

Photo A

Lower Ground Floor



Photo B

Ground Floor



REDFERN - NOMA

PROTECTION SYSTEM DURING THE WORKS

PLYWOOD SYSTEM

LINK OF THE SYSTEM BELOW

https://chatgpt.com/s/m_6a102c6d9d6c8191a35fe762427b7c46

