Stone Replacement Specification

at
NatWest
60 Portland Street
Manchester
M1 4QT



Specification for the repair & pointing apertures left after the removal of external ATMs, and making good of the façade to match existing

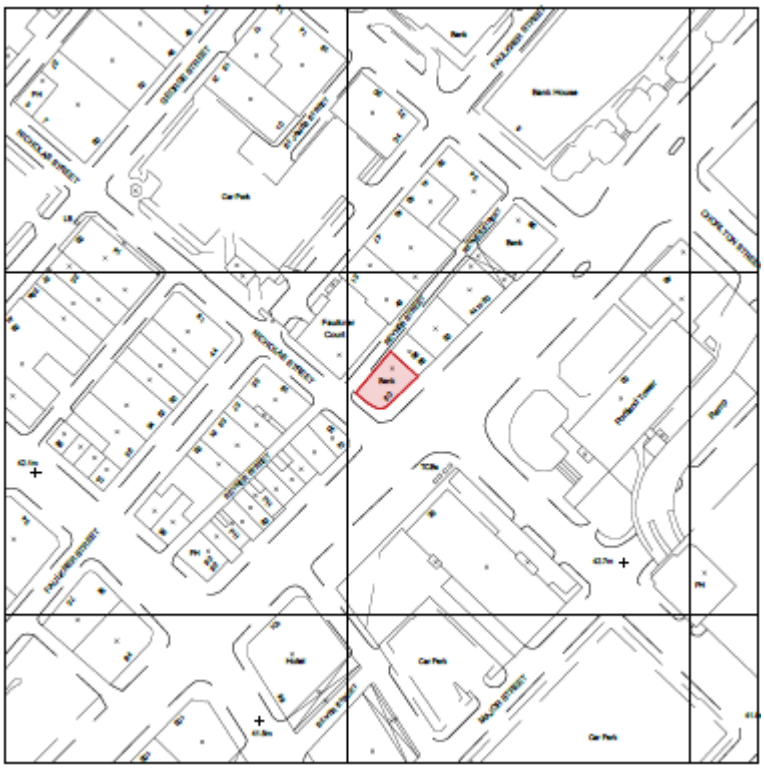
Discharge of Condition 3

Planning Ref: 142537/FO/2025.

TATE STEVENSON ARCHITECTS LTD

1.0 DESCRIPTION

1.1 Location Plan (NTS) –



1.2 Proposal Description

Stone repair & specification to discharge planning 142537/FO/2025 condition 3

1.2 **Methodology for removing the existing** ATM's

The ATM's as described on drawing 1206-18-20-D03 submitted with the planning application will be removed. The existing machines will be disconnected, their face plates removed, and slid backwards through the banking hall, out via the existing door into the branch/vestibule and then off site. The existing apertures will then be infilled with sand stone to match existing ensuring that coursing and pointing aligns with the adjoining panels.

Control:

- The contractor will provide an existing photographic record and notify the architect and local authority if any of the existing fabric is accidentally damaged during the works.
- An experienced contractor will be employed to carry out the works
- Prior to commencement stone sample has been lodged with the authorities approval
- The contractor will be required to protect all existing surfaces during the works

2.0 Specification:

Material: Proposed Sandstone as per sample lodged with planners.
Sandstone will be free from structural defects, vents, cracks, active fissures or severe discolouration Sandstone will be cut to size to suite stone panels with lined rustication finished to match existing and laid on its natural quarry bed parallel to the ground.

Mortar: Natural Hydraulic Lime mortar to match existing permeability. In a mix of 1 part NHL 3.5 lime to 2.5 parts graded sand. Care shall be taken by the contractor to colour match sand, texture and aggregate with the historic mix.

Dampening: Lightly mist dry masonry with water before application to prevent the thirsty stone from sucking moisture out of the fresh mortar too quickly

Structural Tie Fixings: Any structural pins, cramps, or dowels must be **non-ferrous** (typically Marine Grade 316 Stainless Steel or phosphor bronze) to avoid rust-jacking, and set using conservation-grade epoxy or polyester resins

Installing, Fixing & Finish: Butter the bed and vertical joints with the specified lime mortar mix, ensuring full, dense bedding without voids**.** Maintain the existing historical joint profile widths typically 10mm depending for fine ashlar stone & finish face with hand tools to match existing.

Curing & Protection: Freshly laid lime-bedded stonework must be kept damp and shielded from drying out too fast using damp hessian (burlap) sheeting Protect the installation from direct sunlight, driving rain, and freezing conditions for a minimum period of 72 hours, or until the mortar has achieved its initial set.

2.1 Stone Pointing: Preparation, Removal & Repointing of joints

Joint Raking: Hand-rake or carefully cut out decayed mortar joints to a depth of at least 2.5 times the joint height (or a minimum of 20–25mm), avoiding mechanical tools that can fracture stone edges

Cleaning: Flush out all dust and debris using clean water, ensuring the joints are free of loose particles

Dampening: Lightly mist dry masonry with water before application to prevent the thirsty stone from sucking moisture out of the fresh mortar too quickly

Mortar: Natural Hydraulic Lime mortar to match existing permeability. In a mix of 1 part NHL 3.5 lime to 2.5 parts graded sand.

Application and Pointing

Packing: Firmly pack the mortar into the joints in layers if the depth requires it, avoiding hollow pockets

Compression: Finish the joint slightly recessed from the stone face or flush according to original aesthetics, then compress and cure using a standard pointing iron or churning tool to seal the edges

Cleaning and Curing: Brush away stray smears once the mortar reaches initial firmness (thumbprint hard) and protect the fresh work from direct sun, wind, or frost

End