Method Statement – Repointing brickwork

Prepared by Lime Masters Limited

For: Mr & Mrs Heath Snyder

Scope of Works

This method statement describes the work process for the following.

1) Start of works
2) Removal of cement mortar
3) Brick replacement
4) Repointing brickwork using hot lime mortar.
5) General roof maintenance and repairs
6) Chimney refurbishment
7) Lead roof refurbishment and repairs
8) Drainage alterations
9) Rainwater repairs
10) Sandstone refurbishment and repairs
11) Leadwork repairs
12) Finishing

Step by step process

Start of works.

1) Prepare site and welfare.
2) Read relevant risk and COSHH assessment and follow guidelines for the correct PPE.
3) Sheet up and protect work area and surrounding, including signage and barriers as required.
4) Visually inspect work area and only begin works if it is a safe working environment.
5) Cordon off work area if required to do so.
6) Ensure the area to be worked and exit points are clear of obstruction and that safe access and egress is maintained.
7) Check any electrical or hand tools for damage or faults, faulty or damaged tools must be removed from service immediately.
8) Do not leave tools and equipment unattended at any time.

Cement pointing removal.

1) Provide PPE and dust extraction as required.
2) Protect to windows, sandstone surrounds and timberwork.
3) Were possible rake out hard cement pointing with hand tools (lump hammer, bolsters, picks) where cement is too hard and there's significant risk to brick damage a tungsten carbide mortar rake attached to a low impact grinder with guides to protect bricks should be used by experienced trained workers. The depth of mortar removal is 25/35mm, washed out with clean water only and blown down using air compressor to ensure all debris is removed from the brick joints. The brickwork is then left to dry out naturally over a 48-hour period during this period walls will be protected from water ingress.

Brick removal and replacement.

1) Defective bricks will be carefully removed using a Arbortech AS 175 brick removal tool.
2) Void left by brick removal will be thoroughly cleaned out using air compressor.
3) A closely matching reclaimed brick (approved by CO) will be re-laid on lime mortar prior to repointing with hot lime mortar.

Sandstone replacement, repairs, and refurbishment.

1) All defective sandstone top copings will be removed and carted to skip via scaffold hoist.
2) New sandstone copings will be re cut to match existing in type, colour, and size by a heritage stone mason and re bedded on ho lime mortar before re pointing.
3) Existing sandstone top copings will be raked out, cleaned, and repointed with hot lime mortar.
4) All mullions, cils, plinths and details will be either repaired or likely replaced with matching stone provided by a heritage stone mason and bedded and pointed with hot lime mortar.
5) Were possible any sandstone will be refurbished or repaired by qualified craftsmen using lime-based repair materials in accordance with ethical stone repair solutions from Conserve lime mortars (www.lime-mortars.co.uk).
6) All other stone shall be carefully cleaned with a non-evasive steam cleaner. Once clean all sandstone joints will be pointed with hot lime mortar.

Repointing brickwork.

Lime and Aggregates to be supplied by – Eden Hot Lime Mortar Ltd – using Quicklime (calcium oxide) and Cardewmires medium aggregates. – see (www.edenhotlimemortar.co.uk)

1) Before pointing commences all joints will again cleaned and dampened down to control suction and cracking of the lime.
2) Create hot lime mortar mixes by slaking based on approval of CO at start of works. Record and documenting mix to ensure consistent colour and type.
3) Point by pushing back into brick joints moving forward to ensure joints are filled to face with tuck pointing hand tools before striking back and smoothing. After semi drying a churn brush will be used for finally knocking back and brush off to leave a finished face.
4) Regularly wet down brickwork and joints with clean amounts of water and cover with damp hessian to ensure lime does not dry too quickly.
5) Brush surrounding brickwork clean as required.

Roof works.

1) Clean all debris, plants, ariels from roof into skip.
2) Replace all damaged defective roof tile (Redland mini stonewolds in grey) like for like fixing as per manufactures recommendations.
3) Replace, re bed and point all ridges and hip tiles with NHL 3.5 and Prompt natural cement.
4) Replace or re fix in all lead step and cover flashings with metal hall clips and point in with hot lime mortar.
5) Refurbish or replace were required all flat lead bays.
6) Paternate all lead.

Chimneys.

1) Rake out existing defective mortar to both chimneys to 30mm depth.
2) Remove and replace defective lead flashings using code 5 lead fixing in with hall clips.
3) Replace defective and damaged chimney pots with reclaimed closely matching pots.
4) Completely flaunch chimney tops with NHL 3.5 and Prompt natural cement.
5) Completely repoint chimney joints with hot lime mortar.
6) Knock back and clean down chimneys.

Rainwater pipes.

1) Re furbish existing lead hoppers and down pipes and apply paternation oils.
2) Remove unsightly soil pipe x 2 to bottoms of lead down pipes and fix new re cast lead down pipes to match existing.

Drainage

1) Take up gravel and set aside, remove modern DPC sheeting at front over basement and cart to skip.
2) Excavate soil to 150mm abutting building wall.
3) Lay secret Arco drain on NHL 2.5 and Prompt natural cement mix.
4) Point to wall using flexible resin sealant so water cannot enter basement.
5) Reinstate stone gravel.
6) Ensure air vents are clean or install new matching airbricks.

Finishing

1) All tools and equipment will be cleared to secure storage at the end of each shift to ensure the same style and type of tool is used throughout pointing.
2) Staff will leave area clean and tidy at end of shift.

Reinstate and hand site back.

1) Totally clean all elevations and roof area.
2) Snagging as required after client & CO inspection.
3) Remove scaffolding from site.
4) Clean building perimeters.
5) Remove welfare and skips.
6) Hand back.

Material specifications and suppliers.

1) Scaffold – JW Scaffolding Ltd (approved for Listed Building projects)
2) Waste – Pink Skips Manchster
3) Lime & Aggregates – Eden Hot Lime Mortar Ltd – www.edenhotlimemortar.co.uk
4) Sandstone repairs – Conserv Ltd – www.conserv.co.uk
5) Sandstone castings – John Carr Natural Stone Ltd - www.johncarrnaturalstone.com
6) Lead – Calder lead.
7) Lead casting – LDN Leadworks Ltd
8) General – Travis Perkins , Burton roofing supplies ltd

Workmanship

Pointing panels will be provided for inspection by CO will be provided along with brick, sandstone, repair kits and others for approval.
This statement is the first copy and is subject to amendment, change, approval of materials and workmanship prior to start of works.
Final site inspections, measure, scope shall be carried out prior to start.

Document author:	**Signed:**	**Date:**
Mr D Wilkinson for Lime Masters Ltd	X David Wilkinson	**02/02/2021**

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