

C&C

Contractors (London) Ltd

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Established 1992

Heritage Building Repairs & Refurbishment

Methodology

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Registered Office: 123 Wennington Road, Rainham, Essex
Registered in England No. 2726823
VAT No 628 010178



1. Brickwork Repairs and Repointing

Heritage Methodology

Adjacent finishes and retained historic fabric shall be protected throughout the duration of the works.

All brickwork repairs shall be undertaken using hand tools only.

Mechanical grinding discs, abrasive cutting equipment and impact tools shall not be used for mortar removal or brick repairs to avoid unnecessary damage to the historic masonry.

Care shall be taken at all times to prevent damage to brick arrises and adjoining masonry.

Brick Repairs

Existing brickwork shall be retained wherever practicable.

Where individual bricks exhibit minor surface deterioration, repairs shall be considered before replacement.

Only bricks that are fractured, structurally defective or beyond practical repair shall be removed.

Defective bricks shall be carefully cut out by hand without disturbing adjacent masonry.

Replacement bricks shall closely match the existing in respect of:

- Dimensions
- Colour
- Texture
- Surface finish
- Durability

Replacement bricks shall be laid to match the existing bond and joint thickness.

Artificial colouring or staining of replacement bricks shall not be undertaken.

Repointing

Defective mortar shall be carefully removed by hand using traditional masonry tools.

Mortar shall be raked out to a depth sufficient to remove loose or failed material whilst avoiding damage to the surrounding brickwork.

Following raking out, joints shall be brushed clean and lightly dampened immediately prior to repointing.

New mortar shall be firmly compacted into the joints and finished to match the existing joint profile.

Fresh mortar shall be protected from rapid drying and allowed to cure naturally.

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Cleaning

Following removal of modern finishes, the exposed brickwork shall be cleaned only where necessary to facilitate repairs.

Loose dust and debris shall be removed using soft brushes and vacuum cleaning.

Where paint removal is required, a conservation-grade poultice system may be used where approved by the Project Team.

The following cleaning methods shall not be permitted:

- Sand blasting
- Grit blasting
- High-pressure water cleaning
- Rotary wire brushing
- Acid-based cleaning products
- Aggressive chemical cleaning systems

The existing patina of the historic brickwork shall be retained.

Material Specification

Replacement Bricks

Replacement bricks shall be selected to provide the closest practical match to the existing historic brickwork in terms of size, colour, texture, finish and durability.

Only bricks requiring replacement due to structural failure or severe deterioration shall be removed.

Mortar

All repointing mortar shall be lime based.

The mortar shall be compatible with the existing historic masonry and shall be matched as closely as practicable to the existing mortar in colour, texture and strength.

No cement shall be incorporated within the mortar mix.

The aggregate shall comprise clean, well-graded sharp sand with particle sizes appropriate to the existing joint width.

Water

Clean potable water shall be used for mixing mortar and lightly pre-wetting masonry prior to repointing.

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Cleaning Materials

Only conservation-approved cleaning materials shall be used where required.

No abrasive cleaning systems or aggressive chemical products shall be used.

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2. Installation of Independent Thermal Wall Lining to the South Wall

Installation Methodology

Following completion of the approved brickwork repairs and repointing, the south wall shall be inspected to ensure it is clean, dry and free from loose material.

The independent framing system shall be set out in accordance with the Architect's drawings.

The framing shall be securely supported from the existing floor construction and ceiling structure only and shall remain clear of the historic brickwork.

The framework shall be erected to provide a true, plumb and level surface for the installation of the thermal insulation and internal lining.

Thermal insulation shall be installed within the framing system in accordance with the manufacturer's recommendations, ensuring a continuous layer with tightly butted joints and no gaps.

Where specified, a vapour control layer shall be installed to the warm side of the insulation with all laps sealed in accordance with the manufacturer's instructions.

Plasterboard linings shall be fixed directly to the framing system using the manufacturer's recommended fixings.

Board joints shall be staggered where practicable and all joints taped and filled to achieve the specified finish.

A clear cavity shall be maintained between the rear face of the framing system and the historic brickwork to prevent contact with the existing wall and to avoid damage to the historic fabric.

Services shall be accommodated within the independent lining system wherever possible, avoiding any chasing or cutting of the historic masonry.

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3. Ceiling

Installation Methodology

The existing ceiling joists shall remain in position throughout the works.

Where required, additional timber joists shall be installed between the existing joists in accordance with the Structural Engineer's design to provide additional structural support, achieve the required fixing centres for the plasterboard lining and strengthen the existing ceiling construction.

Intermediate and perimeter timber noggings shall be installed to provide continuous support at board joints and perimeter junctions.

Thermal insulation shall be installed between the joists, ensuring the insulation is tightly fitted and continuous, with no significant gaps or compression.

Plasterboard shall be fixed directly to the underside of the joists using the manufacturer's recommended fixings and fixing centres.

Board joints shall be staggered where practicable and neatly formed around perimeter details.

No penetrations shall be made through the separating ceiling. Any building services shall either be surface mounted or incorporated within a separate sacrificial ceiling where shown on the Architect's drawings.

Following completion of the boarding, all joints shall be taped and filled before the application of a plaster skim finish to provide a smooth surface suitable for decoration.

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4. Installation of Proposed Insulated Concrete Floor and Related Finishes

Installation Methodology

The sub-base shall be prepared with type 1 road stone and compacted in accordance with the Structural Engineer's specification.

A soft sand blinding layer shall be installed where required to provide a smooth surface and minimise the risk of damage to the damp proof membrane.

A polyethylene damp proof membrane shall be laid continuously over the prepared formation, with joints lapped and sealed in accordance with the manufacturer's recommendations. The membrane shall be turned up at the perimeter in accordance with the approved detail.

The ground-bearing concrete slab shall be installed to the thickness and specification provided by the Structural Engineer and finished to receive the subsequent floor build-up.

Following curing of the concrete slab, the specified insulation boards shall be laid continuously over the slab, ensuring all joints are tightly butted and any gaps minimised.

A separating membrane shall be installed over the insulation where specified.

The floor screed shall then be applied to the required thickness and level to provide a smooth and even surface suitable for the specified floor finish.

Following adequate curing of the screed, the floor finishes shall be installed in accordance with the Architect's specification, maintaining the approved finished floor level.

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