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Date of Inspection: 10/02/2022

Project Title: Grade II* Old Hall, Chesham Crescent, Bury

Scope of Report: A site survey has taken place to identify the necessary remedial works, the below document identifies the methodology for replacement and indent repair of cracked sections of stone.

General Observations:

The 18th Century building known as the 'Old Hall' is in a poor state of repair and requires immediate remedial intervention to prevent on-going decay. The building has been re-pointed in recent history in an incorrect cementitious mortar which has led to damage being caused to the face of the stone through spalling. Where water ingress has occurred in open joints, the original cast iron dowels have corroded and expanded and contributed to the cracking of stonework. The building is also on the historic England's at risk register.

Stone Masonry Works

The raking out of the existing mortar will be done using a hammer and scutch to remove the hard cement crust away from the arris of the delicate stonework.

The joint raker is used next to rake out the softer mortar behind to a depth twice the width of the joint. Finally using a stiff bristled churn brush clean out the joints of any loose sediment.

A lime mortar mix will be used for repointing, using the agreed lime mortar and colour as specified by the client or architect. Pending approval the mortar will be 3:1 sand:NHL 3.5 lime. The 3 sands will consist of 2 yellow, and 1 Nosterfield (sieved where joints are smaller than 5mm). The lime will be NHL 3.5.

The mortar will be gauged and batched, and using a mortar mixer, it will pan for a minimum of 30 mins until thorough fattening up has taken place.

All open joints will be dampened down using a spray bottle and clean water.

Once wetted area has soaked into the stone the lime mortar will be applied using small pointing irons ensuring it is not smeared onto the face of the stone.

Once the mortar has started to cure, a stiff bristle brush will be used to compact the mortar into the joints. This will ensure the joints are well packed as the drying and shrinking process takes place and will leave a stippled effect showing the aggregate it contains.

The finished pointing will then undergo a tending process. As the mortar begins to dry out, it will be sprayed accordingly and protected using damp hessian to allow the curing to take place at a slow pace. This will prevent cracking and the failing of the mortar.

The work area will be kept clean and tidy, using a clean-as-you-go philosophy throughout the work in order to minimise the airborne dust risk. Regular sweeping and damping of the dust will be carried out if and when needed and debris scooped up and skipped frequently.

FFP3 grade particulate respirators and overalls will be worn by all working within the area of works. Nitrile gloves and eye protection will be worn when mixing and handling the lime mortars.

Ashlar Block Replacement:

The cracked ashlar block on the gable elevation approx. 200mm (h) x 450mm (l) requires replacing. To remove the stone the hard cementitious mortar to the arrises will be removed with a hammer and scutch, and then the full depth bed and perp joint removed with a long chisel and mallet to loosen the stone for removal.

This will be replaced with a hand dressed section of Howley Park quarry sandstone block using a profile to match existing. The new stone will be laid on a bed of lime mortar and pointed as per the above re-pointing specification.

Window Mullion Indent Repair

To address the diagonal through cracking in the stone mullion and lintel:

Install propping and carefully cut out defective area (approx. 140mm 100mm) using a combination of 4" and 9" diamond cutter to achieve a clean cut.

Carefully remove any corroded cast iron dowels. Remove defective section from site, carefully transport off-site to our yard and take templates and mason new section to match existing using Howley Park quarry sandstone. Drill dowel socket holes into the new section and install 2no. 12mm diameter stainless steel threaded dowels anchored with Fischer 2 pack chemical anchor resin and secure into the existing stone connecting piece. As the joint between new and existing stone is to be 1mm-2mm it will be pointed with a lime and stone dust slurry (stone dust from cutting out to be retained). A sponge finish to the joint to ensure discreet finish.

If you have any questions about the above proposed works, please don't hesitate to get in touch.

Kind Regards



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