

Listed Building Consent Application HPK/2023/0268.

Refurbishment of No.2 and External Repairs to the gables of No.2 and No.3.

Specification Information requested by the Conservation Officer.

1. Raking out and repointing stonework specification.
2. Wall and ceiling plaster specification.

1. Raking out and Repointing of Stonework.

Preparation for Repointing.

- Existing joints; working from the top of the wall downward the mortar should be carefully raked out by hand removing the mortar without causing damage to arrises and facework. Include for raking out to a depth of 2.5 times the height of the joints. Bring to the attention of the Architect if there is the need to rake out deeper due to soft pockets and obtain instructions.
- Use brushes or low pressure compressed air to remove all loose material and dust in the joint, this is critical as dust that is left in the joints will deplete the new mortar bond.
- Include for the wetting of joints prior to the repointing process.

Repointing Stonework.

- Pointing Mortar to be St Astier Lime NHL 3.5
- Proportion mix 1 part NHL Lime : 2.5 parts Sand(equal parts of Nosterfield and Leighton Buzzard sands)
- Sands to be Womersleys Sand: Nosterfield and Leighton Buzzard. Allow for sieving Nosterfield.
- The joints to be slightly recessed weathered with a churn brush finish, retaining the existing joint width at all times. Keep all faces clean of mortar smears and splashes.

Application of Mortar

- Mortar should be plastic and workable but as stiff as possible. It should be pushed into the back of the joints in layers, avoiding large volumes of deep filling at all times. A well filled joint is close to flush with the surrounding masonry arrises.
- Compaction of the mortar in the joints is to be achieved with pointing irons of the correct widths to suit the joints.
- Keep the faces of masonry clear of excess mortar.

Finishing to Joints

- To ensure good compaction and adhesion within the joint the mortar can be tamped firmly back with a stiff bristle or churn brush as it starts to firm up. The timing of this is critical. If it is carried out too soon after placing, fines in the mix will be drawn to the surface and will form a dense skin, inhibiting the proper curing of the mortar .

2. Wall and Ceiling Plaster Specification.

Preparing existing surfaces and plaster application.

- Carefully remove the existing plaster so the substrate is clean, free from dirt, dust ,efflorescence and mould.
- Any traces of gypsum plaster, bitumen or other materials that could create a barrier to adhesion should be removed.
- Application of coatings to be added firmly and in one continuous operation between joints and edges to provide a good adhesion to the background and previous coats.
- The wall plaster should be applied in coats between 7-15mm with a suitable horizontal scratch should be applied between each coat for a key.

Timber ceiling laths.

- The ceiling lath should be cleaned and repaired to a reasonable condition. Where replacement laths are required these should be securely fixed by butt joints to the existing ceiling joists. The laths should be fixed with gaps between the laths of approx, 8 - 10mm. The laths should be secured using stainless steel annular ring nails 30-35mm long.
- An initial coat of approximately 6mm of should be pushed into the lath to create a solid backing. This should then receive a second coat which should be used to level the ceiling.
- The plaster should receive a suitable horizontal scratch key and be left to cure before applying the third finishing coat.

Final Appearance.

- The appearance of the finished surfaces is to be consistent and even, free from ripples, cracks, crazing and hollows.
- The finished surfaces are to be true to plane to meet existing edges in a smooth accurate plane. Flatness to accept that the background is existing but permissible deviation should not exceed 3mm in any length of 1800mm.

Plaster Materials.

- Limelite Renovating plaster a lightweight breathable plaster.
- The material is to be applied in three coats as the manufacturers recommendations.

Workmanship.

- The Manufacturers current written data sheets should be followed in every respect covering the following topics:
 - Preparation.
 - Mixing Materials
 - Application of the Materials.
 - Drying of coats and successive coats.
 - Thickness of coats.
 - Decoration of the Materials.
 - Quality Control
 - Cleaning
 - Packaging and Storage of materials