



Schedule of Repairs

1. Preliminaries

- 1.1 It is assumed that instructions to the Contractor regarding access, welfare of staff and similarly considerations have already been provided in the main specification for the proposed alteration works.
- 1.2 This schedule is solely for the reconstruction of the bulge in the gable wall. For other work please refer to the Architect's specifications and schedules.
- 1.3 The following work may well require Listed Building Consent. Ensure that Consent has been obtained prior to commencing work.
- 1.4 Creating holes in flintwork can be hazardous since flints can easily loosen and fall. A separate Method Statement is attached indicating a suitable method of shoring the wall. This may well require revising to suit site conditions whilst the work is in progress.
- 1.5 Ensure that the work personnel have suitable and adequate Personal Protective Equipment including hard hats, goggles and gloves.

2. Description

- 2.1 To remove bulge in existing wall and reconstruct the wall reusing the original flints where possible.

3. The Works

- 3.1 Take out isolated flints near the top of the bulge to enable temporary shoring in accordance with the attached Method Statement to be installed.
- 3.2 Ensure that the temporary supports are sturdy and braced and that the flint wall is properly supported. Taking care that loose flints do not fall.
- 3.3 Remove the wall for the extent of the bulge as indicated on the attached sketch, from ground level to the top of the bulge, approximately at height of existing lean-to roof. Carefully save the flints and bricks for re-use.
- 3.4 Salvage a reasonable quantity of mortar to enable it to be analysed and a matching lime mortar obtained from The Lime Centre, Morestead (www.thelimecentre.co.uk. Tel: 01962 713636) or similar. The matching mortar is likely to be non-hydraulic and prepared by the supplier delivered in buckets. This is to be used for repointing.

Carried Forward

- 3.5 The bedding mortar will be an NHL2 mortar as per the attached specification.
- 3.6 Rebuild the flintwork using bedding mortar. Install stainless steel frame cramps as the work proceeds, plugged and screwed to the internal brickwork skin.
- 3.7 Complete the reconstruction for the full height. Ensure that the new work has sufficiently hardened before proceeding.
- 3.8 Ensure that the flints in the wall above is properly supported then remove the temporary supports, all as described in the Method Statement.
- 3.9 Rake out the joints of the remaining wall where these have been covered by tar. Also where the joints are friable or eroded or cracked. Rake out to a depth of approximately 25mm then repoint with pointing mortar.
- 3.10 It is presumed that the head of the rebuilt lean-to will abut the flint wall and a traditional mortar fillet placed at the junction to avoid having to cut leadwork into the flintwork. The mortar should be a lime mortar as per the attached specification.

Carried Forward

4. **Collection**

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Brought forward from;

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Page 2

Total

Seaview House, Emsworth

Specification for repairs to the existing flint and brick wall

1. Description

- 1.1 The wall is thought to be about 450mm thick overall, comprising an inner leaf thought to comprise brickwork and possibly chalk rubble, etc, and an outer leaf of flintwork with brick quoins.
- 1.2 The flintwork has bulged and partially collapsed and is to be rebuilt.

2. Materials

- 2.1 Bedding Mortar for rebuilt areas of wall
 - 2 ½ : 1 sand to lime
 - Sand to be 3-5mm to 0.075mm
 - Lime to be NHL 3.5 (St Astier)
 - No cement required
- 2.2 Pointing Mortar to match existing as far as possible. Analyse the existing mortar so that a close match is obtained. The Lime Centre 01962 713636 can provide ready mixed mortar to match the existing.
- 2.3 Mortar for haunching (*suggested*)
 - 2.0 : 1 sand : lime
 - Sand to be 3mm to 0.075mm
 - Lime to be NHL 3.5 (St Astier)
 - No cement to be used
- 2.4 Wall ties for the reconstructed flintwork to be stainless steel frame ties, eg Ancon Staifix Timber Frame Tie (www.ancon.co.uk/products/wall-ties-and-restraint-fixings/cavity-wall-ties/ties-for-timber-frames) plugged and screwed to the inner leaf using a 5mm dia stainless steel screw in a plastic plug. Alternatively, a tie resin-bonded to the inner leaf such as Ancon AC31 may be used.

3. Procedures

- 3.1 Take care that existing flints do not fall from the edges of the collapse and cause injury. Provide suitable props to prevent falls.
- 3.2 Rebuild the wall using salvaged flints bedded in Bedding Mortar, matching the coursing and style of the existing wall. Ensure that joints between flints are kept as thin as possible, again using the existing wall as a guide to joint widths. Ensure that all voids within the wall are filled. Keep the face of the mortar about 25mm back to allow later re-pointing. (Alternatively, if the bedding mortar can be

made to be a good match to the existing, then it can be pointed directly as described below and the separate pointing operation omitted.) Plug and screw frame wall ties to the inner leaf as work proceeds, locating each tie to suit the coursing of the flints and also in a location where there is suitable anchorage on the inner leaf, approximate spacing 600mm horizontally, 450mm vertically, staggered.

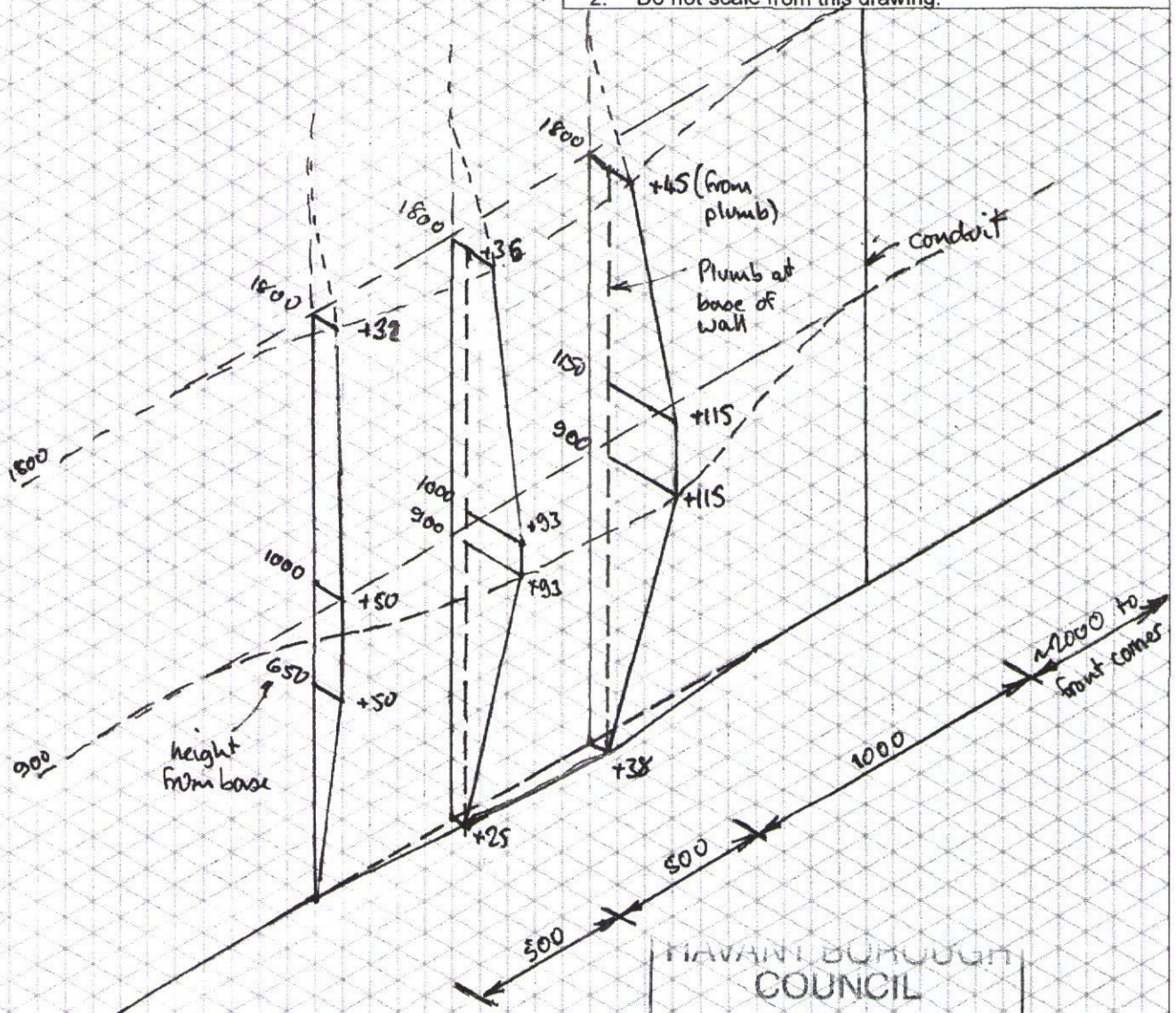
- 3.4 In a single operation, after all work has been completed, point the joints in the flintwork and the brickwork with lime mortar to match the existing mortar. (It is not expected that the existing wall is repointed except where the works require it.) The face of the pointing is to be recessed slightly so that the arris of the adjacent brick is defined. After the initial set, lightly tamp the surface with a stiff brush to remove tool marks and roughen the surface.

4. Safety

- 4.1 Limes are caustic. Always wear eye protection and protective gloves and clothing and follow the safety instructions on the labels.
- 4.2 The work should be carried out using a suitably trained and skilled workforce.
- 4.3 Be aware that flintwork is potentially unstable and that loose flints may fall unexpectedly. Always wear hard hats when working under propped flintwork

Notes

1. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
2. Do not scale from this drawing.



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28 SEP 2015

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-	Issued	PT	-	-	28.8.15
Rev.	Amendment.	Drn.	Chkd.	Appd.	Date

Seaview House
Emsworth

West Gable
Bulge profile

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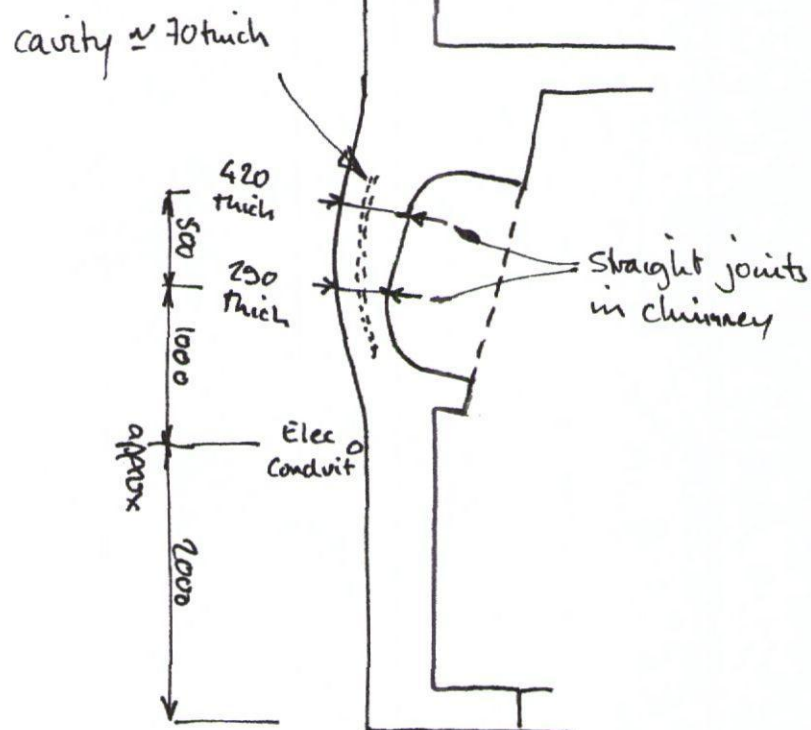
Drawing Ref: 2728-03
Scale@A4: NTS

Rev:
Date Aug 2015

Notes

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-	Issued	PT	-	-	28.8.15
Rev.	Amendment	Drm.	Chkd.	Appd.	Date

Seaview House
Emsworth

West Gable
Plan

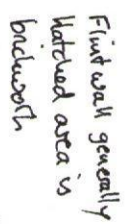
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Drawing Ref: 2728-02
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Seaview House Tower St, Emsworth	West Elevation Inspection
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Project

Sea View House, Emsworth

Job Ref.

2827

Part of Structure

Designer's Method Statement

Sheet no./rev.

MS 1

Calc. By

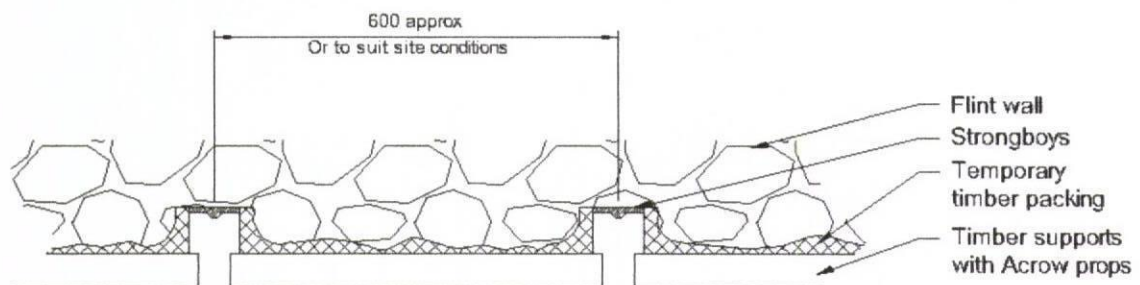
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Date

Aug 2015

Ref.**Calculations****Output****PROPPING OF FLINTWORK FOR LOCAL REBUILDING OF WALL****Designer's Method Statement**

1. Do not allow general access to the area of work whilst the work is in progress. Keep all unauthorised personnel clear of the operations.
2. The sequence of work is to be determined by the contractor. Subject to Approval by the architect/engineer, the Method Statement can be varied by the contractor to suit his preferred method of working.
3. For propping the flintwork outer leaf, carefully remove isolated flints from above the bulge, approximately 600mm centres to receive "Strongboys".
4. Install the Acrow props and Strongboys, raking the Acrows back to achieve working space between the Acrow and the wall.
5. Carefully remove flints between the Strongboys in alternate bays and install timber supports between to support flints above. Support the timber on more inclined Acrow props. Take care to pack the flints using timber folding wedges to minimise any potential movement. When complete, the Strongboys can be removed, or remain in place, depending on access available and to the discretion of the builder.



6. When propping is satisfactorily completed and checked, carefully remove the wall beneath the props, always ensuring the continuing stability of the props and structure above. If any instability occurs, make the area safe, stop work and obtain further advice.
7. Remove the bulge and reconstruct the wall up to the underside of the props in accordance with the schedule of work and specification.
8. Allow all mortar to properly harden.
9. Check the stability of the new structure then reinstate the Strongboys (if previously removed).
10. One bay at a time, remove timber supports and Acrow props and rebuild the flintwork to ensure that the wall above is supported on the new work. When all timber packing is removed and the wall built up and allowed to harden, check the structure above is properly supported on the new work, then remove the Strongboys and make good the holes.

