

Brickwork Repair Specification

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PROJECT:	The Grange, Pack Horse Road, Melbourne, Derby, DE73 8EG
PROJECT NUMBER:	A19 - 007
DOCUMENT NUMBER:	403
DOCUMENT SIZE:	A4
DATE:	June 2019
ISSUE STATUS:	Preliminary
REVISION:	A

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REVISION NOTES

Rev No: A

By: CJW

Date: 17.07.19

Issue Status: Tender

- Additional works added following designers comments

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1. Brickwork Repair Specification

The property has been extended extensively and repeatedly since its original construction and comprises varying types of facing brickwork, in both stretcher and Flemish bonds

This specification should be used to define the general scope of brickwork repairs only and further consultation from a specialist is required

Reference should be made to the proposed elevation drawings for locations of new openings and those to be in filled

1.1. Pointing

Repointing should not be done for cosmetic reasons only and should be reserved for structural necessity only.

Do not repoint large areas of a wall only because smaller patches require it – only do the area that requires it

Repointing is not necessary until the mortar has weathered away to the depth of the joint

Where this is the case, the joints should be RAKED out properly to a depth of 35mm using a raking tool that is narrower than the joint itself. If existing mortar cannot be removed using this method, then repointing is not necessary

Under no circumstance, should a hammer and chisel, or mechanical grinding tool be used for raking out joints as this will damage arrises

New mortar should be forced into the joints with a pointing iron to match the joint width. Do not use a trowel

When the mortar has taken an initial set, it should be brushed diagonally with a flat, short bristled brush to reveal the arris of the bricks

Do not attempt to replicate deposits of soot by adding colour to mortar

1.2. Mortar

Sand and mortar mix must be chosen to match that of the original in colour and texture

The width of new mortar joints must not be wider than the original

Sand of the right colour must be used. It may be necessary to add extra grit or to mix different types of sand to achieve this

Mortar is a mixture of 1 part lime to 3 parts sand with a small amount of OPC

1.3. Brick Selection

Where required, new bricks can be used in the following situations so long as they match in colour, texture and size to the existing bricks:

- Rebuilding chimney stacks that protrude the roof
- Extensions or additions with a clean break between old and new

Bricks that match the existing perfectly must be used in the following situations; these can be sourced from reclamation yards but should ideally be site won from new openings being formed, or from the inside leaf of the walls:

- Replacement of individual bricks in a wall face, such as those with blown faces or severe erosion
- Rebuilding chimney stacks that are a continuation of a wall
- For filling openings
- For reinstating poor repairs

1.4. Cleaning

General cleaning down of the building is not required

Where efflorescent is evident from historic leaks, this should be removed locally and in such a way that the cleaned brickwork blends in with the surrounding area

Mechanical or abrasive cleaning methods are not to be used

1.5. Infill Existing Openings

Redundant openings that are being infilled should be widened to the nearest vertical joint ready for additional bricks to be toothed in to provide flush external finishes. Take care not to damage the removed bricks so that they can be reused

Sills and headers should be removed so that the original opening is not recognizable.

2. Schedule of Repairs

Ref.	2.1
Location	Upper left of DE-07
Repair	Rake out and repoint. Reinforce bed joints with crack stitching bars. Replace severely blown bricks



Ref. 2.2
Location Right of DE-07
Repair Rake out and repoint (vent to be infilled with reclaimed brick)



Ref. 2.3
Location Left of WE-19
Repair Rake out and repoint. Replace severely blown bricks. Remove efflorescent



Ref. 2.4
Location Above DE-07
Repair Rake out and repoint. (Window to be infilled)



Ref. 2.5
Location Lower right of DE-07
Repair Infill redundant vent hole. Remove efflorescent



Ref.	2.6
Location	Upper right of WE-20
Repair	Rake out and repoint. Replace severely blown bricks. (Window to be infilled)



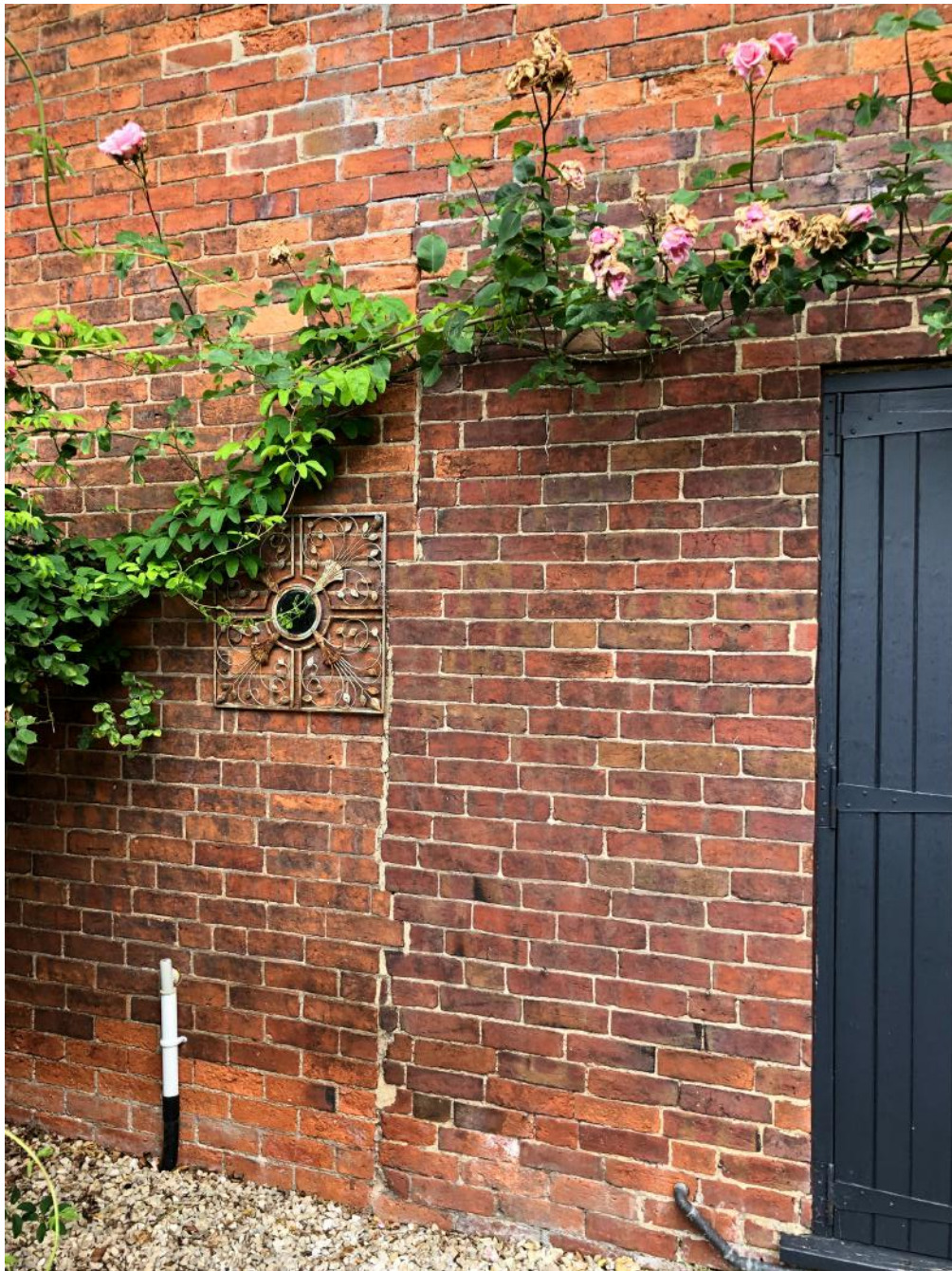
Ref. 2.7
Location Lower left of WE-41
Repair Rake out and repoint. Replace none matching bricks



Ref. 2.8
Location Above WE-20, Above DE-02, Area to sides of DE-02
Repair Rake out and repoint where poor repairs have been made (New segmental arches to be installed – refer to elevations). Replace none matching brickwork



Ref. 2.9
Location Left of DE-03
Repair Rake out and repoint where poorly patched. Remove bricks at joint and tooth in new to blend



Ref. 2.10
Location Below WE-08, WE-09, WE-10
Repair Fill open holes where previous repairs have taken place



Ref. 2.11
Location Above DE-10
Repair Replace severely blown bricks. Replace none matching brick pier



Ref. 2.12
Location Above DE-08
Repair Rake out and repoint. (Openings amended – refer to elevations)



Ref. 2.13
Location Right of WE-13
Repair Replace poorly matched bricks



Ref. 2.14
Location Left of WE-01
Repair Rake out and repoint where poorly repaired



Ref. 2.15
Location All chimney stacks
Repair Rake out and repoint above roofline

Ref. 2.16
Location Adjacent vehicular entrance gates
Repair Rake out and repoint. Replace severely blown bricks



Ref. 2.17
Location Adjacent window WE-43
Repair Rake out and repoint. Infill redundant penetration

