

# **Shayne Andrews Design and Architecture Ltd.**

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## **Scope Of Works Repointing Of A Grade II Listed Building**

Applicant:- Mr M. Jarrett.

Address:- Seas End Hall. Moulton Seas End. Spalding. PE12 6LB

Our Ref:- SA/MLJ/001/2025

Date:- 4<sup>th</sup> Apr 2025

Proposal:- Restoration of Historical Building Internal and External (Grade II)

Principal Contractor: Hardy and Hughes Ltd

Revisions:-

Existing dwelling Elevation Details



Front Elevation



Side Elevation



Side Elevation



Rear Elevation



Existing Coach House Elevation Details



Front Elevation

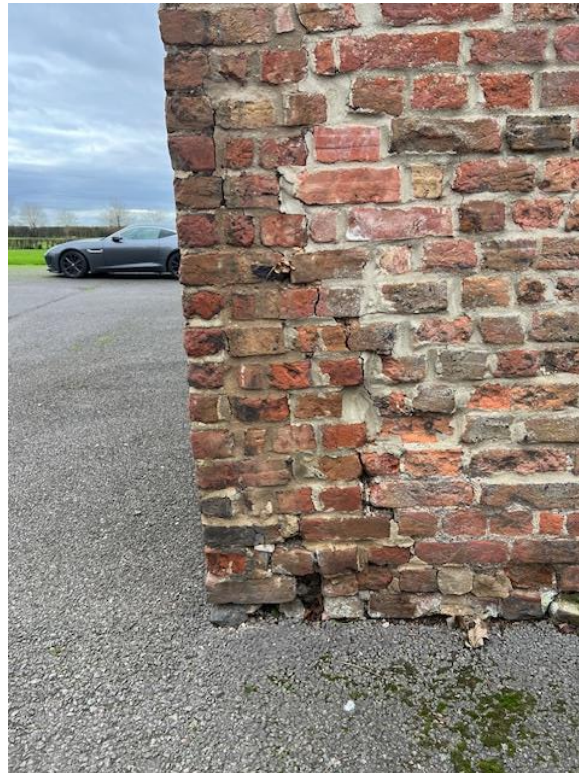


Side Elevation



Rear Elevation

Pictures Showing Pointing Deterioration









## 1. Preliminary Works

- Conduct a condition survey to assess the existing mortar, identify failing joints, and check for structural concerns.
- Protect surrounding surfaces, windows, doors, and architectural details from dust and debris.

## 2. Removal of Existing Mortar

- Carefully rake out deteriorated mortar to a depth of **1.5 to 2 times the joint width**, ensuring no damage to surrounding masonry.
- Use **hand tools or low-impact mechanical tools** (e.g., raking chisels) to avoid damage to the historic fabric.
- Remove all loose debris and dust from joints using a soft brush and clean water spray.

## 3. Preparation for Repointing

- Pre-wet masonry to control suction and improve adhesion of the new mortar.
- Ensure joints are damp but not saturated before applying new mortar.

## 4. Mixing and Application of Mortar

- **Mix Ratio:** 2 parts building sand + 2 parts sharp sand + 1 part NHL 3.5 lime

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- Prepare the mortar using a drum mixer or by hand, ensuring a consistent mix. Suggest bucket portions. Allow the mix to stand (fattening period) before application.
- Apply the new mortar in layers (for deeper joints, apply in 2-3 stages), compacting each layer properly.
- Ensure mortar is **slightly recessed** to maintain the traditional aesthetic of the Georgian period.
- Finish the surface with a **bag finish** (lightly patting the surface with a hessian sack or sponge) to achieve a subtle texture that blends with the existing masonry.

## 5. Curing and Protection

- **Mist spray** the repointed areas with water for at least **3-7 days**, depending on weather conditions, to allow for proper curing.
- In hot or windy weather, cover repointed areas with **hessian sheeting** to prevent rapid drying.



- In cold conditions, protect against frost by covering the work area and avoiding repointing in temperatures below **5°C**.

## **6. Final Inspection and Clean-up**

- Conduct a final review to ensure all joints are properly filled and finished.
- Remove protective coverings and clean surrounding surfaces as necessary.
- Provide maintenance guidance, including recommendations for future inspections.

### Approved Sample Picture



**Mix Ratio:** 2 parts building sand + 2 parts sharp sand + 1 part NHL 3.5 lime

## Approved Removal of existing Mortar



Hand Tools to be used



Brushing out loose debris before damping of joints



Preparing new pointing ready for bag finish