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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:- 4th 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

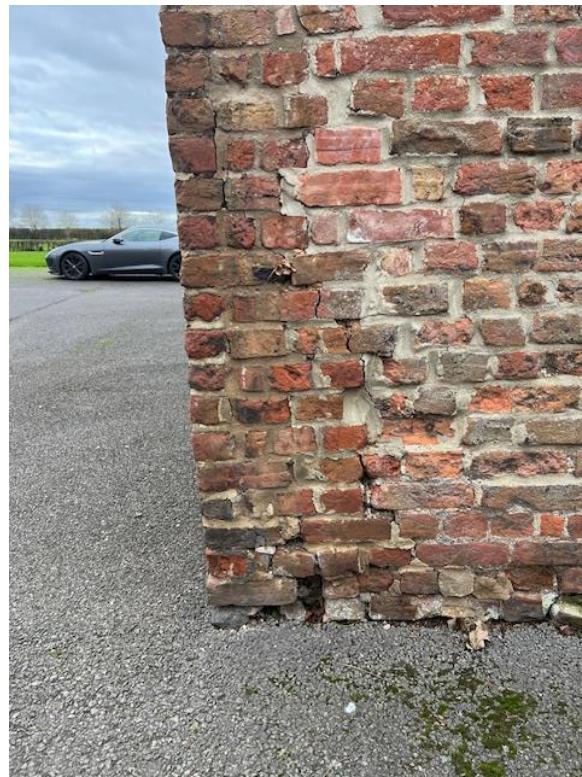


Side Elevation



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



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