

45 – 47 WHALLEY ROAD, CLITHEROE BB7 1EE

Date 11th July 2025

SPECIFICATION/METHODOLOGY
NATURAL STONE RUBBLE WALLING REPAIRS AND
RENEWALS
REMOVAL OF RENDER
WORKS TO ROOF VOID

NATURAL STONE RUBBLE WALLING REPAIRS AND RENEWALS:

Location: Turner Street and Whalley Road and rear Elevations

Stone: Any new stone to be thoroughly seasoned and free from cracks, vents, fissures or other defects, which may adversely affect appearance, strength or durability. Range of sizes to be agreed.

Finish: To match existing.

Mortar: Hydraulic lime:sand.

Lime: Hydraulic Lime NHL3

Sand: Graded crushed stone, colour matched to approval

Mix: 1:2.5

Bond: Random

Joints: Similar to existing.

Pointing: Bucket handle

ADVERSE WEATHER:

Do not use frozen materials and do not lay on frozen surfaces.

Do not lay blocks/dressings: In hydraulic lime:sand mortars when the air temperature is at or below 5°C and falling or below 3°C and rising.

Maintain temperature of the work above freezing until mortar has fully set.

Protect newly erected masonry against rain and snow by covering when precipitation occurs and at all times when work is not proceeding.

Prevent newly erected masonry from drying out too rapidly in hot conditions and in drying winds.

GENERAL REQUIREMENTS/PRODUCTION:

Cutting, dressing, laying and jointing of stone to be carried out by skilled masons.

Store stone clear of the ground, protect from adverse weather and keep dry.

Dampen stones to control suction as necessary and lay on their natural bed on a full even bed of mortar with all joints filled and between 12–18 mm wide. Evenly distribute different shapes, sizes and colours throughout the face of the wall to give a consistent overall appearance and good bond with no long continuous vertical joints.

Accurately plumb all wall faces, angles and features. Set out carefully to ensure satisfactory junctions and joints with adjoining or built-up elements and components.

Prevent damage to stonework and keep clean during construction. Ensure that no mortar encroaches on face when laying.

LAYING AND JOINTING

LAYING: Dampen stones to control suction as necessary and lay on a full even bed of mortar with all joints filled. Use temporary lead or stainless steel distance pieces to ensure consistent joint width; remove when mortar is sufficiently strong.

Keep courses level and in line, and accurately plumb all wall faces, angles and features. Set out carefully to ensure satisfactory junctions and joints with adjoining or built-in elements and components.

ONE PIECE SILLS/THRESHOLDS: Leave bed joints open except under end bearings and under any masonry mullions. On completion, point with mortar to match adjacent work.

OPENINGS to be formed using rigid templates accurately fabricated to the required size.

JOINTING: Finish exposed joints neatly as the work proceeds.

POINTING: Carefully rake out exposed joints to a depth of 7–10 mm as work proceeds, then dust, dampen and neatly point in a continuous operation working from the top of the wall downwards.

SUPPORT OF EXISTING WORK: Where new lintels or walling are to support existing structure, completely fill top joint with semidry mortar, hard packed and well rammed to ensure full load transfer after removal of temporary supports.

RENDER REMOVAL:

Location: Turner Street and Whalley Elevations

Existing cement render is hard dense concrete and appears to be well bonded to stonework. Removal by hand will be difficult.

Steps for Render Removal:

Prepare the area: Protect surrounding areas with plastic sheeting. Have tools like a chisel, hammer, and potentially an angle grinder, SDS drill (Kango), and water source ready.

Score the render: Using an angle grinder with a diamond slotted grinder, score lines into the render to create sections.

Chip away the render: Start from a weak point, like a corner, and use a chisel and hammer (or an SDS drill with a chisel attachment) to carefully chip away the render.

Work in sections: Chip away at the render in manageable sections, working from top to bottom.

Be mindful of the substrate: Take care not to damage the underlying brick or stone. If the render is particularly stubborn, a light club hammer can be used to gently work it over.

Clean: Clean the area thoroughly with a stiff brush and water.

Tools and Considerations:

Kango hammer (SDS drill): Powerful tool for removing render, but can be heavy. Consider a smaller, lighter SDS drill for easier horizontal work.

Chisels: Cold chisels, bolster chisels, and flat chisels are useful for chipping away render.

Angle grinder: Can be used to score the render, making it easier to remove.

Safety: Wear appropriate safety gear, including eye and hand protection.

Substrate: Take extra care when removing render from older or fragile brickwork.

ROOF WORKS:

When undertaking roof void works that impact the existing structure, a comprehensive plan is crucial to ensure safety and structural integrity. This involves assessing the existing structure, planning the work carefully, and executing it with precision, while adhering to relevant building regulations and safety standards.

Assessment and Planning:

Detailed Inspection: A comprehensive inspection of the existing roof structure, including rafters, trusses, purlins, and supporting walls, is essential. This should identify any existing damage, weaknesses, or potential issues.

Structural Calculations: If alterations are planned, structural calculations are necessary to ensure the roof can withstand the changes, including new loads from insulation, partitions, or roof coverings.

Building Regulations Compliance: Ensure all proposed works comply with relevant building regulations, including fire safety, structural stability, and energy efficiency requirements.

Method Statement: Develop a detailed safe work method statement (SWMS) outlining the specific procedures, materials, and safety precautions for each task.

Risk Assessment: Conduct a thorough risk assessment to identify potential hazards and implement appropriate control measures, particularly regarding working at heights and potential falls.

Execution:

Safe Access and Egress: Establish safe access routes to the roof void, including scaffolding or other suitable platforms, ensuring a safe working environment.

Material Handling: Implement procedures for safe handling and storage of materials, particularly heavy or bulky items, to prevent injury or damage to the existing structure.

Structural Modifications: Carry out structural alterations with precision, following the approved plans and specifications, and ensuring proper support is provided during and after the work.

Insulation and Ventilation: Install insulation and ventilation systems according to the design, ensuring proper air and vapour control layers (AVCLs) are in place to prevent moisture build-up.

Roof Covering: If replacing or repairing the roof covering, ensure it is installed correctly, with appropriate materials and detailing to maintain the roof's integrity and performance.

Key Considerations:

Working at Heights: Roof work inherently involves working at heights, so strict adherence to safety protocols, including fall protection, is paramount.

Ventilation: Proper ventilation is crucial to prevent moisture buildup and potential damage to the roof structure.

Material Compatibility: Ensure all new materials are compatible with existing materials and that the overall roof system functions effectively.

Professional Expertise: Employ experienced contractors with a proven track record of working on similar projects, particularly when dealing with historic or complex roof structures.

Documentation: Maintain detailed records of all work undertaken, including photographs, drawings, and material specifications, for future reference and compliance purposes.

By following a well-defined plan, encompassing assessment, planning, and careful execution, it is possible to undertake works within the roof void safely and effectively, while preserving the structural integrity of the existing roof.