

HERITAGE STATEMENT Rev B

Alterations to Dirker Bank Cottage Spring Head Lane Marsden

HD76AU

Bruce and Bruce Chartered Architects

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Listing

SE 01 SW SPRING HEAD LANE Marsden 4/452

- Dirker Bank

Listing Grade - II

Early C19 though C18 origin. House. Rendered. Pitched stone slate roof. Two storeys. South East elevation: Ground floor: two doorways flanked by single light windows; two 4-light stone mullioned windows (double chamfered, each with 2 mullions removed). First floor: one 6-light stone mullioned window; one 4-light stone mullioned window. South West elevation: Ground floor: one 4-light stone mullioned window (with two lights blocked). North East elevation: Ground floor: modern single storey extension. First floor; two 2-light stone mullioned windows; one single light with chamfered surrounds. North West elevation: one 4-light stone mullioned window (1 light blocked); one 3-light stone mullioned window (1 light blocked); one 2-light stone mullioned window.

Listing NGR: SE0491712149

The works include repointing replastering checking lead flashings are in place, installation of multifuel stove

Investigation works will be carried out to the external flue to ascertain what points water may be entering the flue.

Repointing will be carried out in and lime mortar with flush joints externally.

Internally plaster to be removed and replaced in lime plaster when woodburner is installed.

Conservation officer to be kept updated on works as they progress.

The West gable of the property is to be raked out and re-pointed in lime mortar with flush joints as a second phase of the works

The existing capped flue which terminates half way up the gable is to be extended upwards to form a new chimney stack. Once internal investigations have been carried out to the existing flues the current stack on the top of the gable may be demolished.

Stonework will be to match existing.

The proposed alterations will repair the property in a sympathetic and appropriate manner and permit the installation of a modern multifuel burning stove. The alterations will improve the sustainability of the listed property

Re pointing

Wider joints of random rubble, squared rubble or squared necked rubble is often repointed in cement and while this is not an appropriate material for repointing stone, an assessment must be made whether removing it will cause more damage than leaving it place. If there are clear water ingress or damp issues internally, the stone surrounding the pointing is showing signs of decay or the mortar itself has failed, then it must be removed. Carefully use hand tools to rake out the joints to a sound backing, or roughly twice the width of the joint i.e. a 15mm joint should be raked out to at least 30mm. All pinning stones should be retained when raking out. To clean down the wall, pre-wet the entire area before washing out each joint, chasing out debris with a hosepipe. Pre-dampening is to avoid staining of the wall from debris. Always work top down. Allow wall to dry, but not completely before pointing can proceed. A fine mist of water prior to any application of lime mortar to a porous background is recommended. The substrate must be damp but not wet with running water. For impervious units, pre-dampening to the joints only is required; if the units themselves have standing water, chase water with compressed air. Where impervious stone units are mixed amongst sandstone, prepare the wall for sandstone and individually check

the impervious units. Use the same mortar mix throughout. However, if the wall is solely made up of impervious units, a more robust mortar may be required to allow a quicker set.

Haunching a chimney pot Where chimney pots display cracked or missing mortar in the haunching (mortar) that secures their position, carefully chip away the old perished mortar down to its housing; Using a modified hydraulic lime mortar or eminently hydraulic lime with water repellent and concrete sand, in a ratio of 1 part binder to 2.5 parts sand; Place the mortar into the recessed housing and mount the chimney can in place; Mortar around the chimney can making sure the profile is such that it encourages water run-off (and not ponding); Provide sufficient protection such that the mortar does not dry out for the first 72 hours, or be disrupted by rainfall. Note image below uses both hessian and tarpaulins depending on conditions to mitigate rain, lower temperatures, wind and direct sunlight. Protection can be left off if conditions are fair to avoid sweating of the mortar. See associated document on general guidance on lime works for curing regimes .

Recommended mortar mixes: The following specifications capture all the various requirements in terms of mortar mixes and application and curing regimes to be adopted.

Mortar type For pointing rubble walls internally **Purpose:** To finish joints to plane, level and texture. **Masonry unit preparation:** Dampen individual units as required. Do not kill suction.

Mortar: NHL 2 naturally hydraulic lime and local sharp Concrete Sand (use NHL 3.5 if walls are totally saturated) **Ratio:** (nominally by volume) 1 part binder to 2.5 parts sand **Mixing:** Add just enough water to achieve a stiff but workable consistency for bedding such that the mortar supports the masonry units without squeezing out unduly. **Application:** Apply in small volumes no thicker than 20mm with pieces of slate to ensure the voids are tightly packed. Leave surface flush with masonry and open textured. **Timing of finishing joints** is critical to avoid bringing fines to the surface. **Curing:** Cure with light misting with clean potable water such that the mortar does not fully dry at any time within the first three days, except where the walls may be damp, not wet, in which case the work should be covered only to avoid rapid drying on the face. Keep all work covered and ensure the top of the wall is under cover capable of protecting it from direct rainfall during the time when the site is

unoccupied or when work is halted because of rain. Working in wet weather on an open wall head will not be permitted

Specification for chimney haunching Mortar: HL 5 Hourdex hydraulic lime and local sharp Concrete Sand Or NHL 5 and sharp concrete sand with ligophob dosed at 100g per 25kg of binder, or USD additive dosed at 1kg per full bag of binder. Ratio: (nominally by volume) 1 part binder : 2.5 parts any sharp concrete sand 80 litres of sand per full bag of binder (HL 5 and NHL 5), or 5 builders buckets of sand filled to the top and lightly tamped down Mixing: Add just enough water to achieve a stiff consistency for forming the haunching. Overly wet mixes may bleed or leach, where the masonry units offer no suction, if this occurs a poor bond to the masonry will result too. Application: By hand ensuring the haunching is finished at an angle that will shed water. Leave the mortar work to become 'leather' hard before beating back with a churn brush to ensure good compaction and bond with the masonry units. Curing: Cure with light misting with clean potable water such that the mortar does not fully dry out at any time within the first 4-5 days where ambient temperatures are 15°C average and where protection is provided in circumstances where there is a risk of temperature fall. Should the average temperature drop by say 5°C allow a further 3-4 days curing.