

CAPITAL STONE

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METHOD STATEMENT FOR THE REPAIRS OR REBUILDING OF THE HIGH LEVEL GABLES.



EXISTING FABRIC CONDITION :

The high level gables are constructed of imperial red stock bricks, over clad with ornate terracotta units and faced to the front elevations with imperial yellow/white gaunt bricks. The terracotta units are in poor condition having suffered general weathering decay and spalling due to movement and modern cement mortar splitting the arrises. Several of the gables have moved from the vertical and the cause of this is not immediately obvious. All the ornate exposed finial or urn toppings to the gables and their shoulders have been previously removed (presumably for safety reasons).

The mortar joints have failed generally as has most of the lead flashing and mortar flaunching.

There are ornate terracotta units consisting of the following : Volutid scrolls, fluted pilaster columns, acanthus swags, floral units, dental courses, plain and radius copings, finial necks and caps.

OUTLINE PLAN FOR REMEDIAL WORKS;

Our plan would be to carefully demolish a single gable to learn how it was constructed and to try to establish whether there are any fundamental causes of the various failures (old iron fixings, rotting timbers etc)

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We would propose the approach as follows:

1. We would carry out a full photographic and dimensional survey of a gable and record all its details on one of the drawings already completed.
2. We would carefully demolish the gable by hand, brick by brick and store all the components in bags within the building to prevent loading out the scaffold.
3. We would take the gable down to window or parapet level to try to expose all likely internal structural items such as lintels and timber joists. All demolishing works will be photographically recorded and logged on site.
4. Any damaged terracotta items that are salvageable will be carefully removed and repaired using reconstituted terracotta mortar with stainless steel wire re-inforcing resin fixed in position. An example of these repairs will be presented to the Conservation Officer for approval.
5. Any terracotta units that are beyond repair will be carefully recorded prior to removal and then we will manufacture a mould and re-cast a new unit. A sample of the replacement units will be presented for approval prior to manufacture.
6. Once the rebuilding starts all bedding and pointing mortar will be natural hydraulic lime. We will test a sample of the original mortar the endeavour to match this as closely as possible.
7. All re-building works will be photographically recorded.

