**JOB NUMBER: 2219**

**REPAIR WORK AT 11 ALLAN PARK , STIRLING for Mr Andrew Pont.**

**CONSERVATION METHOD STATEMENT**

**1.00 Statement of Significance of Building and Setting**

1.01 Villa now separated into three flatted dwellings. An early 19th Century 2-storey and basement house. 3 window ashlar. Slightly advanced centre bay with Roman Doric columned fanlight door piece. Railed steps. Ground floor part rusticated, main cornice and blocking course. Slated roof. (Shown in Wood’s map of 1820) Listed Buildings are of special architectural or historic interest compiled by Historic Environment Scotland on behalf of the Scottish Government. Number 11 Allan Park is B Listed

1.02 Conservation Areas are designated by the Planning Authority as being areas of specialist architectural or historical interest. Conservation areas are afforded statutory protection and have additional planning controls to ensure the special character of the area is preserved and enhanced. Allan Park is part of the King’s Park Conservation Area group.

 **2.00 Project Specific Site Operative Training and Qualifications**

2.01 All works to and within the setting of a Listed Building must be supervised by an appropriately qualified and experienced site supervisor.

2.02 All Site Operatives will be appropriately qualified and experienced in the trade or operation they are employed to perform

2.03 All Site Operatives will receive toolbox talk briefings which shall include but not be limited to Health and Safety procedures and specific factors which may be unique, specific or unusual to the area of operation and assigned task before beginning work on site.

2.04 All Site Operatives to be made familiar with the contents of this method statement prior to start of work on site.

 **3.00 Inspection and Supervision of Works**

3.01 All work to be inspected by McEachern Architects to ensure compliance with the conditions of the Listed Building Consent.

3.02 Contractor to ensure a suitably qualified and experienced site manager is on site daily to oversee works.

 3.03 Access to be granted to Stirling Council Planning Department and Listed Building Officer during the period of work on site and immediately following should a request for inspection be made

3.04 Contractor to provide evidence of relevant qualifications and experience of working on traditional buildings using appropriate materials and methods.

**4.00 CDM 2015**

4.01 The Contractor appointed shall act as Principal Contractor under the CDM 2015 Regulations

 4.03 McEachern Architects have been appointed as Principal Designer.

4.04 There are no residual risks that would not normally be expected in a project of this complexity.

4.05 This Project is not Notifiable under CDM 2015 regulations.

**5.00 Access and Egress**

 5.01 Access and Egress from the site shall be via Allan Park

 5.02 On Street Parking is available on Allan Park

5.03 Scaffolding .Where work at height is carried out this should be performed from either a Tower Scaffold or full access scaffold as appropriate. Ladders are not suitable work platforms. Provide suitable access for safely carrying out the works as described. Contractor to submit a plan showing location of scaffolding. Allow for loading areas and hoisting joints as required. Close off and weather seal scaffolding anchor points with plastic caps during or immediately following dismantling.

**6.00 Site Cleanliness**

6.01 The Site must be maintained in an orderly manner throughout the duration of work.

6.02 The Contractor must secure all loose materials at the end of each work day and perform a tidy of the site.

 6.03 Skips must be covered when not being filled.

6.04 Contractor to obtain suitable permits for siting of skips in roadway if necessary.

**7.00 Personal Protective Equipment (PPE)**

7.01 Contractor to ensure all site operatives are equipped with suitable PPE that is well maintained and appropriately fitting.

 7.02 All PPE must be appropriate for the task being carried out

7.03 As a minimum available PPE must include Safety Boots, Hard Hat, Hi viz. Vest, Eye Protection, Hearing Protection, Safety Gloves and suitable dust protection. The Contractor must ensure appropriate PPE is worn when Relevant.

7.04 Temporary toilet/welfare facilities should be provided and local authority permits for cubicles etc. sought as necessary

 **8.00 Material Selection**

 8.01 Any stone for indent repairs should be selected following Petrographic analysis of adjacent stonework. All new stone to be approved by Local Authority prior to commencement of works.

8.02 Replacement mortar shall be lime- only putty and mortar and shall be agreed with Local Authority prior to commencement of work.

 8.03 Separate lime mortar mixes to be agreed for any rubble walling and Ashlar.

8.04 Stone for external steps and cope to match that used on the existing steps as far as possible in terms of visual appearance.

 8.05 Style of reclaimed chimney pots to be agreed with Local Authority prior to purchase.

 8.06 All Materials used shall be to the satisfaction of the Local Authority. Samples to be made available on request.

**9.00 Repointing Works**

 9.01 Any Existing defective pointing must be raked out to a depth usually equal to twice the width of the joint but not less than 20mm. The back of the joint should be roughly square in profile. Care must be taken to not damage surrounding stone during this portion of work

9.02 Any remaining loose material should be swept out of mortar joints using a natural bristle brush.

9.03 All Joints must be dampened with enough time left for the stone faces to dry.

 9.04 Starting from the top of the wall, all mortar joints to be repointed using a small tool or pointing spatula. Joints deeper than 20mm will need an initial dubbing out to avoid shrinkage. Joints to be finished to match existing.

 9.05 Once Mortar is “Green Hard” brush or tamp the joints with a churn brush to remove the patina of lime on the surface of the mortar.

 9.06 Hessian cloth protection to be used in order to prevent premature drying out or exposure to rain. Protection from frost is essential if work is carried out in a frost prone season.

**10.00 Indent Repairs to Stone**

 10.01 Indent repairs must only be carried out on stone which is identified in the photographs associated with Listed Building Consent 22/00204/LBC. Any additional repair found to be necessary during the progress of work will need to be subject to a separate application for Listed Building Consent. If the requirement for further indent repairs are discovered during the progress of work inform McEachern Architects immediately.

 10.02 Replacement stone may only be selected following petrographic analysis. Stone to be free of unsightly discolouration, dries, clay pockets and other flaws.

10.03 Indent repairs to be as small as possible and limit amount of sound stone removed to an absolute minimum. Where possible cut out the entire depth of the stone to be replaced

 10.04 Care to be taken that indent repairs are laid so that bedding planes are horizontal. Particular note to be taken of tooling on the stone to be removed and this should be matched with the indent.

 10.05 Indent repairs should be set in lime putty mortar ensuring that any likely voids are also firmly packed with lime mortar. Any voids to the rear of the replacement stones to be packed appropriately with mortar and stone pinnings.

10.06 The indented block should be set so that the face of the replacement block aligns evenly with the surrounding face of the building.

 10.07 No attempt to artificially “weather down” the new stone should be made.

 **11.00 Grout Repairs**

 11.01 Joints within cornice to front elevation to be grouted using appropriate lime mortar.

11.02 Existing joints to be cleaned using natural bristle brush and small tools taking great care to not damage existing stone.

11.03 Lime mortar to be injected and packed into joint so that no voids remain. This process may need to take place in several operations with appropriate drying time depending on thickness of grout etc.

11.04 Cornice joints should then be pointed as outlined in section 9.03 to 9.05 of this method statement.

11.05 MORTAR skew haunching : Hardex modified hydraulic lime binder/sharp sand

 Chimney heads: Masons mortar pre-bagged dry lime mortar (course)

**12.00 Repair of chimneys**

12.01 Record the position of all stones within the stack, cornice and coping marking individual stones as necessary to allow for re-building in the same place. Provide protection necessary to prevent debris entering flues, fireplaces and rooms below.

12.02 Using hand tools only, carefully remove all existing boss render from rear face of chimney.

12.03Underlying stone to be assessed at this time and a repair strategy developed if necessary.

12.04 Repoint any defective mortar joints as noted in Section 9.

 12.05 Re-render using a suitable lime render.

12.06 Carefully number and photograph all existing chimney pots and stones to enable accurate reconstruction.

12.07 Carefully break away existing haunching to chimney pots taking care to not damage chimney pots or stone beneath.

12.08 Carefully remove chimney pots and store safely for reuse.

12.09 Further photographs and numbering may be required once chimney pots are removed.

12.10 Disassemble chimney head and set stones aside for reuse.

12.11 Clean all loose and friable material from existing stone work and make good using a suitable lime mortar.

12.12 Carefully reconstruct the chimney head ensuring all stones are returned to their previous position. All stone to be set in lime mortar and appropriately pointed.

12.13 Position chimney pots to former locations, bed in mortar and flaunch appropriately using lime mortar.

12.14 Fit new rain cover “hat” with bird mesh to chimney pot

**13.00 Rainwater Goods**

13.01Replace cracked rainwater goods (gutters and downpipes) in cast iron to suitable size.

13.02 Prepare sections which are suitable for re-use by removing all rust and detective paint with a wire brush. Roughen remaining paint with sandpaper to ensure that new paint adheres well. Repaint using appropriate system of zinc based primer. One coat of micaceous iron oxide and two coats of gloss paint.

13.03 Replacement sections of cast iron to have calk joints

**14.00 Leadwork**

14.01 Leadwork to be dressed and fitted according to good practice and described and illustrated in the Lead Sheet Manual issued by the Lead Sheet Training Academy Code of Practice for Lead Sheet Roofing and Cladding (BS6915)

15.00 Woodwork

Prepare existing timber by removing loose and flaking paint. Sand to provide appropriate surface to accept new pain. Repaint using appropriate system of primer, undercoat and top coat.