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COACH HOUSE, GREENHILL, HUYTON

BOUNDARY WALL REPAIR METHOD STATEMENT

PLANNING



Cass Design Consultants

Studio 204B
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Tel: 0151 707 0110
E-mail: admin@cass-design.co.uk

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1 Location

This report relates to the existing boundary wall adjacent to the entrance of Greenhill from The Orchard.

2 Removal of trees in close proximity to wall:

Two trees, a goat willow and elder, are recommended to be removed in the accompanying Arboricultural Impact Assessment by Tyrer Ecological dated June 2022 (T4 and T5 in the report). All tree works should be in line with the method statement contained in the above report. In addition, and prior to removal, a careful inspection must be carried out to ascertain the extent (if any) that tree roots or stems from the trees to be removed may have invaded the structure of the wall, and the extent that the integrity of the wall may be impacted by their removal. The removal of these trees must be carried out by competent professionals with extreme care and in such a manner that the wall is not disturbed or damaged.

Once the trees have been removed, any roots or stems within or immediately adjacent to the wall should be carefully removed and the wall repaired as necessary and as outlined below.

3 Cleaning and removal of Organic Growth moss, lichen, loose matter, soil, and surface dirt etc:

Dry technique: Remove as much loose matter as possible without damaging the stone beneath using wooden scrapers and stiff bristle or non-ferrous phosphor bronze soft wire brushes. Bristles to be of uniform height in close formation. Observe manufacturers safety instructions; rubber gloves and boots, masks and eye goggles should be worn.

4 Repairs to damaged sections

Applies to areas where wall is out of plumb or stones are displaced causing excessive cracking.

Prior to undertaking works each face and section of wall is to be photographed for record purposes before dismantling and stonework numbered to allow for reinstatement.

All work carried out must be to the highest standard using hand tools, traditional materials and skilled craftsmen with appropriate heritage experience.

Works are located directly adjacent to a public footpath and necessary licences for temporary hoardings, diversions or footpath closures during the works are to be obtained from Knowsley Council.

All masonry to be removed carefully, using hand tools only, mortar removed and faces cleaned using a stiff natural bristle brush and stacked neatly in close proximity ready for reinstatement.

Masonry to be taken back in steps as far as necessary beyond each area of repair until existing masonry is found to be sound, stable and well-bedded.

Existing boundary treatments construction comprises:

Dressed coursed sandstone with stone copings.

Re construction

Existing masonry wall to be reconstructed on existing foundations, ground to rear of wall to be locally excavated to provide sufficient working space to both sides of wall and reinstated upon completion.

Wall to be reconstructed using existing materials onsite wherever possible. Should insufficient materials be present then new or reclaimed materials to be obtained to match the existing sizes, profiles and surface finishes. Outer sandstone face to be reconstructed using existing materials onsite only. Should insufficient materials be present, new stone to match the original as closely as possible to be utilised on inner face only.

Sandstone copings to be reset on top of wall using existing copings onsite.

All masonry to be set in lime mortar, as per the specification below.

5 General repointing

Once damaged sections have been reconstructed, the whole of the wall is to be repointed as per the following specification:

Repointing

All work to be carried out using hand tools. Under no circumstances shall grinders or mechanical cutters be used to remove pointing.

Joints shall be raked out by 20mm, washed with clean water.

Mortar

Mortar used to be lime mortar: NHL 3.5, 1:3 using sieved sharp sand from a local source with no artificial colours. Bagged lime to be recent, previously opened bags to be discarded.

Colour to match original existing. If testing is necessary to ascertain aggregate constituents, clean full bed sample to be taken from existing wall in close proximity to area of work.

All mortar to be mixed on site in small batches, out of direct sunlight.

Joints to be pointed with an appropriately sized jointing tool to suit the depth of mortar joints as they vary, recessed 2mm from face of masonry. Whilst drying the pointing shall be given a beaten stipple finish that exposes the aggregate and shall be protected from the elements using hessian or similar.

As it cures the pointing shall be protected from over-rapid drying (and therefore over-shrinkage or cracking) by light spraying for the first three days. During this time hessian sheets or similar shall be used to conceal the work and ensure that drying out is slow.

6 Programme of implementation

The above works are proposed to commence in tandem with the proposed building works to the Coach House, subject to approval of discharge of conditions.

7 Long term management

Ongoing management of the boundary to be undertaken by the current owner or any future owner. Wall to be kept clear of ivy or other climbing plants and footings protected from invasive roots.