General Re-Pointing Guidance & Method Statement

Project:

Proposed Internal Refurbishment and Non-Structural Alterations

Address:
Codnorgate Farmhouse
Nottingham Road
Ripley
Derbyshire
DE5 3JX

Client:
Invzn Homes Ltd

Date:
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Job No:
1102

Rev. No:

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Scope and Materials:

The farmhouse has previously been extensively re-pointed at some date in the past in sand / cement mix mortar, therefore the intention is to continue with this on any parts that require re-pointing as described below – walls that are currently rendered will be completely re-pointed.

- Standard Mix (Modern Bricks): 1 part Ordinary Portland Cement to 4 or 5 parts clean washed builder's/sharp sand, plus an approved mortar plasticiser (or 1:1:6 cement:lime:sand mix for increased flexibility).
- Tools Required: Plugging chisel, lump hammer (or low-power mortar rake), soft dusting brush, trowel, pointing iron/jointer, mortar hawk, and water spray.
- PPE: Safety glasses, dust masks, protective gloves and knee pads.

Step-by-Step Method Statement:

1. Preparation and Raking Out

- **Isolate Area:** Set up safe working platforms or scaffolding if working at height.
- **Rake Out:** Carefully remove existing degraded mortar using a hand plugging chisel and hammer or a mechanical rake.
- **Depth:** Rake out uniformly to a minimum depth of 15mm to 20mm (or twice the width of the joint) to establish a proper structural key.
- **Protect Arrises:** Avoid chipping or damaging the brick edges (arrises) or widening the joints.

2. Cleaning and Dampening

- **Debris Removal:** Brush out all dust, loose crumbs, and old mortar remnants from the raked joints using a stiff dry brush.
- **Water Wash/Dampening:** Flush and lightly spray the joints with clean water. This stops the dry bricks from sucking moisture out of the fresh mortar too quickly, which causes cracking.

3. Mortar Mixing

- **Batching:** Measure components accurately by volume using clean buckets or measures.
- **Consistency:** Mix the sand, cement, and plasticiser dry before adding clean water gradually. Mix to a stiff, workable " damp earth" consistency—it should sit firmly on a hawk or trowel without slumping or sliding off.

4. Application and Pointing

- **Packing:** Load mortar onto the hawk and firmly pack it deep into the horizontal and vertical joints using a narrow pointing trowel or iron. Ensure full compaction to eliminate air pockets.
- **Profiling:** Allow the mortar to firm up slightly (until it withstands a thumbprint without indenting deeply, usually 30 to 60 minutes). Finish the joint profile (e.g:- flush or with slight recess) using a matching jointing tool.
- **Keep Face Clean:** Avoid smearing mortar across the faces of the bricks.

5. Cleaning and Curing

- **Initial Brush:** Once the mortar is thumb-hard (friable), brush down the brickwork lightly with a soft churn or mason's brush to remove excess snots and clean the arrises.
- **Curing Protection:** Protect fresh cement mortar from direct hot sunlight, heavy rain for at least 24 hours, and frost for a minimum of 48 hours (use damp hessian sheeting if weather conditions are extreme).
- **Final Wash:** Perform a final gentle wash down of the brick face after complete initial cure (approx. 7 days for cement mixes).