1. Detailed Specification of the works to be carried out - Ref: A2

Repairs To Existing Building.
Re-pointing with natural lime mortar the front, side, and rear of 84 Green's Place, re-surfacing where necessary the string courses, window heads and cills, with a breathable colour-matched lime mortar surface repair.

Method:
The work will be carried out by expert local Stonemason, Kris Tebble, who is familiar with the use of traditional lime mortars and has had experience of working with historic and listed buildings such as 84 Green's Place (Grade II Listed, ST/0186/23/LBC, 5.5.2023), the Customs House (Grade II Listed), and the Jubilee (Wouldhave) Memorial Tower (Grade II Listed, all in South Shields.

Scaffolding will be erected suitable for safe access to where work is required to the front and rear of the property. Access to the side of the property will be by cherry-picker from the side alley, so as to avoid resting scaffolding on the kitchen roof of the adjoining neighbouring property, 85 Green's Place. All safety precautions for cherry-picker use will be strictly adhered to.

All cement-based mortar will be hacked out to a minimum depth of 25mm using hand tools. This will be swept out, then flushed clean with water. Natural lime mortar will be re-pointed into the open joints. This is a fully breathable material which will help to regulate the moisture in the building - unlike the current cement-based mortar which will ultimately cause bricks to spawl.

The remaining non-breathable paint will be carefully removed by hand from string courses, heads, and cills, using a fine sandpaper, exposing the original sandstone. Any defective, sugary surface to string courses and window heads and cills will be scraped back, then resurfaced with a breathable colour-matched lime mortar surface repair ensuring longevity for years to come.

Urgent needs for repairs to existing building
The repairs are urgently required because:

1. At a time more than thirty years ago, the re-pointing of the building was carried out with non-breathable cement-based mortar which fails to regulate moisture to the interior and ultimately causes brickwork to spawl. The front facade, and both faces of the property to the side and rear, now require the replacement of the cement-based mortar with a natural lime mortar to promote breathability. Having made thorough inspections of the exterior of the building, the Stonemason's recommendation is to use the same natural lime mortar that he used in the installation of the Coat of Arms for the Customs House in South Shields in the summer of 2024.

2. At a time more than thirty years ago, a non-breathable paint was used on the sandstone string courses, heads and cills, trapping moisture in the stone and causing surface areas to turn sugary. The Stonemason's recommendation is to carefully remove the remaining non-breathable paint, exposing the original sandstone, then to scrape back where necessary any sugary surfaces of sandstone string courses, heads and cills, and then to resurface to make good using the same lime-based sandstone surface repair mortar as he used in the restoration of the Jubilee (Wouldhave) Memorial Tower in South Shields.

Further details:
The surface repair mortar will be colour-matched to the existing sandstone and, being lime-based, is fully breathable and will not hold water, thus avoiding the cause of past damage.

All mortar replacement shall be carried out using natural lime mortars to promote breathability and to enhance the building.

The lime specification for re-pointing will be Otterbein 3.5 Natural Hydraulic Lime. The mix will be 2.5 parts, well graded sharp sand and 0.5 Sherburn yellow soft building sand. It will be mixed dry for a period of 20 minutes and clean water will then be added slowly until workable mortar is achieved. Once applied, the area will be covered with hessian and allowed to dry slowly. All joints will be compacted in to avoid shrinkage (the sharp sand helps this) and then brushed off with a stiff brush, then a soft brush to get the desired finish. Re-pointing works will not be carried out in temperatures below 4° Celsius.

There is no plan to re-paint the stone courses, heads and cills, as this would be counter-productive and damaging to the building for reasons given above of internal moisture regulation failure, moisture retention, and resultant damage to the resurfaced sandstone. Also, as can be see in the photograph on Page 7, dating from about 1890, below, no paint was originally applied to the string courses, heads and cills.

Finally, the harder, more dense stone portico front door surround, and the front door, will be restored on a like-for-like basis.