Heritage Statement - Ref: A3

Introduction

84 Green's Place is a three-storey, six level house / maisonette with basement. Positioned overlooking the river Tyne, the property is within the buffer of the Hadrian's Wall World Heritage site, Arbeia Fort, which sits to the immediate south.
83, 84, and 85 Green's Place in their current exterior form were constructed together circa 1843. The three properties were used as the South Shields Pilot dwelling and offices from circa 1886 until the mid-nineteen seventies. 83 Green's Place was converted internally into four flats circa 1979 / 1980. A bay window to the front ground floor (2nd level) of 84 was added circa 1920s.



83, 84, 85 Green's Place, circa 1890

84 Green's Place, South Shields, Tyne & Wear NE33 2AQ

Category - Listed, Grade II

List entry number: 1231587

Statutory address: 83, 84, and 85 Green's Place, South Shields, South Tyneside.

Proposed work
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.

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 by hand the remaining non-breathable paint using a fine sandpaper, exposing the original sandstone, and then to scrape back where necessary any sugary surfaces of sandstone string courses, heads and cills, then resurfacing to make good using the same materials as he used in the restoration of the Wouldhave Memorial Tower in South Shields. The surface repair mortar will be colour-matched to the existing sandstone and is lime based so is fully breathable and will not hold water causing any further damage.

Experienced local Stonemason, Kris Tebble has made thorough inspections of the exterior of the property and with LBC will be commissioned to carry out the proposed work.

Kris Tebble:
"So looking over the overall condition of the building it is obvious that it is in desperate need of some major restoration works...

... Unfortunately the pointing is cement based and will no doubt be causing damp issues. This requires removal and for natural lime mortar to be put in place to promote breathability. It would be the same natural lime mortar that I used when installing the coat of arms for the Customs House in South Shields...

... All cement based mortar will be hacked out to a minimum depth of 25mm. This will be swept out clean, flushed clean with water, and then natural lime mortar will be repointed into the open joints. This is a fully breathable material which will help to regulate the moisture in your home - unlike the current cement based mortar which will cause your bricks to spawl..."

"... Damage the the original mouldings on the heads cills and string course is because unfortunately they have been painted with a non-breathable paint, trapping moisture in the

Kris Tebble (continued):
stone and causing it to turn sugary and easy to scrape back. My recommendation would be to remove the paint exposing the original sandstone and then where required resurface to make good just like the work carried out on the Wouldhave (Jubilee) Memorial Tower in South Shields. The surface repair mortar would be colour matched to the existing sandstone and is lime based so is fully breathable and will not hold water causing further damage".

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. 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. 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 6, dating from about 1910, below, no paint was originally applied to the 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.