

Scope of Works – Love Lane Boundary Wall, Whitehaven

Date: 29 September 2026

1. Project overview

Remove the failed render from the Love Lane boundary wall and repoint the brickwork in lime, leaving exposed brick as the finished surface. No render or paint is to be reapplied. Graffiti removed by others.

Item	Detail
Location	Boundary wall at the corner of Love Lane, Whitehaven, between the gated pedestrian entrance and the park railings
Construction	Solid handmade/early machine clay brick, lime-mortared, with a coping (type to be confirmed on site) and a rendered face
Current condition	Patchy, part-detached render; eroded and open joints; vegetation at the base, in joints and along the coping
Elements to retain	Gate, gate pier and ironwork; the “Love Lane” street nameplate; adjoining stone building and railings
Finished product	Clean, exposed brick with slightly recessed lime pointing matched in colour to the wall

The contractor should inspect the wall before pricing and confirm its length, height and approximate area of render.



Site photographs: wall face (top) and location from Love Lane (bottom).

2. Conservation principles

Work will follow a minimum-intervention, like-for-like approach so the wall sits comfortably within Whitehaven's Georgian townscape. Whitehaven's historic centre is a designated conservation area with many listed buildings, so the finish should read as a traditional, well-kept lime-pointed wall rather than a new one.

- **Minimum intervention:** repoint only joints that are loose, open, cracked, eroded more than about 5 mm, or previously filled with cement. Sound original lime mortar stays.
- **Protect the brick faces:** historic bricks have a harder fired outer skin. Once lost, the soft core weathers quickly. No method that damages the arrises or faces is acceptable.
- **Breathability:** lime mortar only. No cement, cement-based mortar, plasticisers, sealers or water repellents.
- **Appearance:** mortar colour and texture matched to the best-surviving original joints. The joint profile is recessed and brushed, never ribbon, struck or weathered pointing.
- **Consents:** the client should confirm with Cumberland Council's conservation officer whether the wall is listed or curtilage-listed and whether consent is needed before work starts.

3. Preliminaries and protection

1. Provide risk assessment and method statement (RAMS) before starting, including silica dust control for raking out.
2. Erect barriers and signage to keep the footway and gate entrance safe; maintain pedestrian access through the gate or agree closures with the client.
3. Check whether the render contains lead or other hazardous material before removal, if the building's history suggests it.
4. Protect the gate, ironwork, railings, nameplate, adjoining stonework and paving with sheeting or boards.
5. Carry out a trial panel of about 1 m² (render removal, raking out and repointing) in a discreet area. The client approves the method, mortar colour and finish before the main works proceed.
6. Photograph the wall before, during and after the works.

4. Render removal

Remove all remaining render by hand, taking care not to damage the brick faces. The exposed brick is the finished surface.

1. Sound out the render by tapping. Remove loose and hollow areas first.
2. Take off render using hand tools only: bolster and lump hammer held at a low angle, working into the joint lines rather than across brick faces.
3. Where render is well bonded to the brick, stop and review with the client. Forcing it off will take the brick face with it. A thin, sound residue may be left rather than damage the brick.
4. **Not permitted:** angle grinders, abrasive discs, grit or sand blasting, high-pressure jet washing, wire wheels, or acid-based cleaners.
5. Clear all debris from site as work proceeds.

5. Raking out

Rake out only defective joints, and keep repointing to the minimum needed. It is slow, labour-intensive work and easily damages bricks, so the operative must judge how much force each joint can take.

1. Mark up the joints to be raked out after render removal and agree them with the client.
2. Rake out by hand with plugging chisels, quirks or hand rakes. Do not use angle grinders or disc cutters. Small powered tools are allowed only if approved on the trial panel.

3. Rake to a depth of about twice the joint height, typically 20–25 mm, and never less than 15 mm. Cut back to sound mortar with square-backed joints.
4. Where mortar is well adhered and sound, leave it. Do not force it out at the cost of the brick arrises.
5. Remove all cement-based mortar and previous patch repairs, with extra care as these are usually harder than the brick.
6. Clean joints of dust and debris with a soft brush and low-pressure water or air.

6. Mortar specification

Use a natural hydraulic lime NHL 3.5 mortar, coloured through its aggregate to match the wall.

Item	Specification
Binder	NHL 3.5 natural hydraulic lime to BS EN 459-1, bagged, in date
Aggregate	Clean, well-graded sharp sand (0–4 mm), blended with local or coloured sands to match the original mortar
Mix	1 part NHL 3.5 : 2.5 parts aggregate by volume, gauged by bucket, not shovel; ratio confirmed on the trial panel
Colour	Matched to the best-surviving original joints by aggregate choice. Natural earth pigments only if needed, and no more than 5% of binder weight
Water	Clean mains water, kept to the minimum for a stiff, workable mix
Not permitted	Cement, plasticisers, washing-up liquid, PVA or other additives
Mixing	Mechanical mixer for at least 15 minutes. Use within about 2 hours; do not retemper once it has begun to set

Prepare 2–3 colour samples on the trial panel and let them dry fully (about a week) before the client picks one, as lime mortar lightens as it dries.

7. Repointing method

Pack mortar deep into pre-wetted joints, then knock it back with a stiff brush so the finished joint sits slightly recessed.

1. **Pre-wet:** wet the wall down thoroughly, working from the top, so the brick does not draw water out of the mortar and make it dry too fast. Joints should be damp but with no standing water when pointing starts.
2. **Fill deep joints first:** where a joint is deeper than about 25 mm, fill in layers of no more than 10–15 mm. Let each layer firm up before the next.
3. **Pack the joints:** press mortar in with a pointing iron narrower than the joint, tucking it deep until well compacted and finishing slightly proud of the brick face. Do not smear mortar across the brick faces.
4. **Knock back:** once the mortar has stiffened (thumbprint-hard, usually a few hours depending on weather), beat it back into the joint with a stiff bristle brush. This compacts the surface and exposes the aggregate.
5. **Clean and recess:** scrape, rub or brush the brick faces clean so the joint finishes slightly recessed behind the brick arrises, by about 2–3 mm.
6. **Aftercare:** protect the work from sun, wind, rain and frost with damp hessian and sheeting for at least 5–7 days. Mist-spray as needed to stop it drying out too fast.

8. Brick repairs, coping, vegetation and cleaning

Repair only what is needed to leave the wall sound and weathertight, matching the existing materials.

- **Vegetation:** remove plants from the base, joints and coping by hand, including roots where they can be taken out without disturbing sound brickwork. Treat roots with a suitable herbicide if agreed with the client.
- **Damaged bricks:** leave bricks with minor face loss in place. Where a brick is badly spalled or loose, cut it out and replace with a reclaimed brick matching in size, colour and texture, bedded in the same lime mortar. Quantity to be agreed on site and priced as a rate per brick.
- **Coping:** check the coping for loose units and open joints. Rebed loose units and repoint in the same NHL 3.5 mortar so the wall top sheds water.
- **Cracks:** report any structural cracking, bulging or lean to the client before carrying on. Structural repairs are outside this scope.
- **Final clean:** once the mortar has cured, dry-brush the wall with a soft brush to remove mortar residue. No acid or chemical cleaners.
- **Making good:** clean down the nameplate gate and railings, and leave the footway clean.

9. Weather limits, exclusions and sign-off

Weather: do not point when the air temperature is below 5 °C or likely to fall below it within 48 hours, in heavy rain, or in strong sun or drying wind without shading. Lime work is best done from April to September; in West Cumbria, frost protection must be on hand outside those months.

Exclusions:

- Removing Graffiti
- Reapplying render, paint, limewash or any surface coating
- Structural repairs, rebuilding or underpinning
- Repairs to the gate, ironwork, railings or adjoining buildings
- Planning, listed building or other consent applications (client to confirm)

Handover and sign-off:

- ☐ Trial panel approved by client (method, mortar colour, finish)
- ☐ Raking-out extent agreed with client
- ☐ Mid-works inspection
- ☐ Final inspection after curing and final brush-down
- ☐ Before/after photographs and mortar mix record handed to client