

MORTAR MIXES FOR POINTING HISTORIC BUILDINGS

SUPPLEMENTARY PLANNING GUIDANCE 19

May 2003

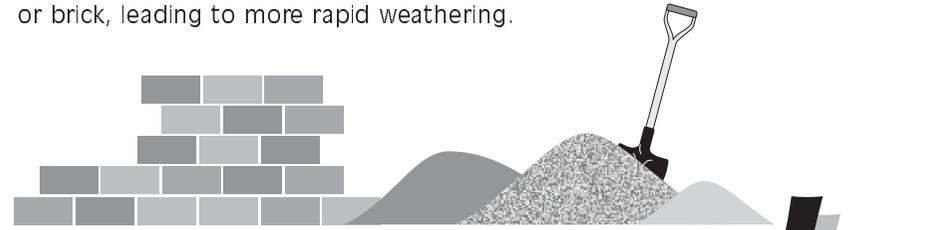
ABOUT THIS GUIDANCE

PPG 12 advises that supplementary planning guidance can be taken into account as a material consideration in deciding planning applications which can be given substantial weight. PPG 1 advises that applicants should be able to demonstrate that they have had regard to development plan policies and supplementary planning guidance.

In accordance with PPG 12 this guidance has been prepared in consultation with all those who might use it. A statement of the consultations undertaken, representations received and the Council's response to those representations is available on request. The Explanatory Note that accompanies the SPG series contains a list of all consultees.

INTRODUCTION

Historic buildings are best pointed with a mixture of sand, lime and cement. It is the stone which needs to be emphasised rather than the pointing, so the less it is seen the better. The correct way to do this is to have the pointing set slightly back from the stone. Most walls in old buildings are thick so setting the pointing back will have no effect on the ability of the wall to keep the weather out. If original pointing mixes are looked at they are generally quite gritty mixtures. A correct pointing mix should try to reproduce this effect, with the use of grit sand, and fine sharp gravel, if available. It is important not to have the pointing mixture too strong with too much cement, as this can look unpleasant and can lead to the more rapid weathering of the softer stone. This happens because a mixture strong in cement is impervious and will not allow moisture to escape, so the moisture has to escape through the stone or brick, leading to more rapid weathering.



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UNITARY DEVELOPMENT PLAN

Mortar correctly applied can enhance the appearance of old stone, whereas the wrong mix applied in a raised style in a rigid grid like manner can draw attention to this modern style pointing rather than the stone, and devalue the property.

To obtain the gritty effect, the mortar should first be applied with a pointing tool in the normal manner so it is slightly recessed, then after some hours when it has begun to harden, it should be brushed off using a stiff bristle brush to expose the fine aggregate. Alternatively the joint can be rubbed with an old sack, or a water spray can be used. If water is used the resulting slurry on the wall must be sluiced away with water to avoid staining.

SUGGESTED MIXTURES

- 1** 1 Cement
2 Lime
9 Sand (3 parts grit sand, 6 parts grey building sand)
- 2** 1 Cement
1 Lime
6 Sand (2 parts grit sand, 4 parts grey building sand)
- 3** 1 Cement
2 Lime
6 Grey Building Sand
1 Sharp Sand
2 Gravel (fine riddled)

The last formula is an English Heritage mix used on historic buildings in their care.

FURTHER INFORMATION

For further information please contact Planning Services on (01226) 772584 or 772590 in the first instance.