

**2-6 Lacey Street, Kogarah Bay and 186-190 Princess
Highway, Beverley Park**



METHODOLOGY

Prepared by

Jaimie Cookson

RJC Stonemasons Pty Ltd

12th November 2018

1. Purpose of Report

The purpose of this report is to:

- i) To provide a methodology statement from a stone mason to assess the condition of the stone work that surrounds the openings.
- ii) To assess if the openings in marked up drawings 2087A can be extended for compliance and how the openings will be structurally supported during and after the proposed works.

All photographs in this report were taken by Jaimie Cookson.

2. Author Identification

Jaimie Cookson has more than 15 years' experience in heritage restoration and care of sandstone buildings and structures. He holds a Certificate III in Stonemasonry (Monumental/Installation) and Bonded and Friable Asbestos License's in NSW and the ACT.

3. Details and Limitations of Inspection

2 – 6 Lacey House was inspected internally and externally by Jaimie Cookson on 2nd November 2018. Conditions at the time were dry and sunny. The owner walked me around all areas required for close inspection of the sandstone.

4. Overall Condition Statement of Stonework

The internal stonework to the building is predominantly in reasonable condition. The sandstone blocks are in various lengths and bed height is 300mm in and around 450mm in depth. The depth is difficult to determine due to the rear of the hall way wall has a timber door frame around and the wall is covered in plaster. (See below).



Methodology for widening openings

To widen the two openings into the gym and the commercial kitchen on drawing DA103 would require the following:

- The existing lintels on the two doorways have a good amount of stone bearing on the reveals on either side of the door openings.
- The existing 2 openings that require to be widened are 930mm wide and we require 1000mm to comply.
- We would install 4 strong boy props with Acrow props to support the courses over the sandstone lintels on both sides of the doorways. (see below).



- The props would then be wound up to take the weight of the existing sandstone lintel.
- The openings would be marked up, so we can cut the existing door reveals on both sides to allow the opening to be the required 1000mm wide.
- The door reveals would be cut with a stone chainsaw, so we would be able to cut right through the wall and using the chainsaw with diamond tipped chain this causes minimal vibration to the existing heritage fabric.
- Once the reveals have been opened to the required opening size, we would assess the bearing of the lintels on the existing reveals.
- We would require a minimum bearing of 150mm on both sides of the door openings.
- If we have one side of the stone lintel at a bearing of 200mm and the other side at 100mm, we will rake out the bed and perp joints and slide the lintel over, so we have 150mm on both sides of the door reveals.

- We would then re-dress the recently cut door reveals to match the original finish. We would reinstate the 18mm margin to the cut ends and pitch the face of the stone back to reinstate the rockface.
- Once all works have been signed off, we will remove the strong boys and repoint all bed and perp joints with traditional mortar to match the existing in colour and texture. The joints will be covered in blue painters' tape to prevent the mortar drying out too quick.
- All work will be washed down using clean water and new nylon bristled brush to any remove dust.

Methodology to install awnings to South west, North East and South Eastern elevations levels 1 and 2

- Where the new awnings are to be installed over the two above windows, the frame of the awning will be required to be offered up to the stonework and scribe a faint outline of the frame.
- Due to the existing stonework being random rubble walling, we will have to dress the sandstone back, so we have a flat surface to install the bracket for the awning, so it sits flush on the wall. Once the awning is sitting flush on the wall, the stonemason will mark the holes where the fixings will be through the awning frame.
- The awning frame will be removed, and the marked holes will be cored out to prevent unnecessary vibration through the building.
- The holes will be left to dry for a period of 24 hours and then blown out with a compressor to ensure that they are free from dust and slurry. We will use a long thin stiff bristled brush to clean the holes again followed by another blow out with compressed air.
- The frame will then be offered back up and held in place while 12mm x 100mm stainless steel dyna bolts will be fitted to secure the awning in place.

RJC STONEMASONS PTY LTD



Jaimie Cookson
Director
12/11/18