**Unit 202: Changing practices over time**

# Worksheet 2: Pre-1919 construction methods (Tutor)

**Task 1:** Research some vernacular building materials from your local area and where they would be used in the construction of a pre-1919 building.

Answer: Paragraph including at least three building materials such as slate, stone, brick, aggregates, timber and what elements of the building they would be used for.

**Task 2:** Research and explain how the usage of modern building techniques can have a negative impact on pre-1919 buildings.

Answer: Paragraph including examples of new building materials such as:

* UPVC
* double glazing
* removal of fireplaces
* modern heating systems
* EWI
* IWI
* cement- and silicone-based renders
* sand cement pointing
* insulation.

All can cause moisture, condensation, damp and breathability issues in older buildings.

**Task 3:** Find examples of and describe the materials that were used to infill the space in between post and beam-constructed buildings in pre-1919.

Answer:

* wattle and daub – a method of constructing walls in which vertical wooden studs, or wattles, are woven with horizontal twigs and branches, and then daubed with clay or mud.
* brick with lime mortar and render – a method of constructing walls with bricks and mortar, which consists of sand and lime. The render is also made from sand and lime, using animal hair as a binder.
* timber laths and lime render – a method of constructing walls in which horizontal wooden laths are nailed to studs and then rendered with sand and lime, with animal hair acting as the binder.
* straw bales – a method of constructing walls by stacking straw bales on top of each other and then rendering them with sand and lime, and animal hair as the binder.

**Task 4**: Answer the following question about methods of pre-1919 construction.

1. A pre-1919 property has a suspended ground floor. The current occupier has noticed a musty smell in the property. What is the most likely cause? If left unresolved, what could the potential outcome be?

Answer: Paragraph to explain that there is most likely a lack of airflow stemming from the blocking of air bricks, a possibility of excessive moisture and/or penetrating/rising damp. If left unresolved, it can result in the timbers being affected by rot and insect infestation.