

- KEY**
- Generally clean all brickwork and Stonework as specified
 - Carefully strip out manually existing pointing. Use chisel with size smaller than joint. New Tuck Pointing as specified.
 - Restore Tuck Pointing as specified. Area where Tuck Pointing is completely lost.
 - Repair Tuck Pointing as specified. Area where Tuck Pointing is partially kept. Keep existing tuck pointing where soundly fixed.
 - Repair of the brick pointing. NO tuck pointing.
 - Decorate with silicate based paints as Keim Mineral Paints or equal approved. Colour to match adjacent Houses (41 Bedford Square)
 - Remove existing mortar repairs. Repair tuck pointing as specified. Decorate with silicate painting as Keim mineral paints or equal approved. Colour to match adjacent houses (41 Bedford Square)
 - Replace brick with new to match existing: colour, porosity, density.
 - Lime mortar repairs: filling of holes in the fabric and small fissures.
 - Lime mortar deep pointing around coade stone.
 - Reinstate damaged wall with new brick to match existing. Apply tuck pointing as specified. Decorate with silicate painting as Keim mineral paints or equal approved. Colour to match adjacent houses (41 Bedford Square)

SPECIFICATION FOR TUCK POINTING

1) History
A principal visual characteristic of the fronts of houses in Bedford Square are their tuck pointing. The purpose of tuck pointing is to give an appearance of finely gauged brickwork of geometric perfection where underneath a common brick wall. Its appearance has become as much to do with the contrast of smoke blackened C18th walling against the protruding tuck pointing washed by rain. It is considered a precious and important historical element and must be retained.

2) Condition
42 Bedford Square has tuck pointing to its front, north facade only. See drawing for estimating purposes only.

Damage to the pointing has occurred:
- Where rainwater has leaked through downpipes and has dislodged both the tuck pointing and the flush pointing underneath. This can be seen on or near the east party wall, to the left of the front door.
- At low levels where the brickwork has been painted white - below internal ground floor level.

3) Repair Principles
There are four stages of repair process:
- repair the cause of the damage - the cast iron downpipe in this case
- the repair of the brick pointing, score a groove whilst the mortar is drying and finally
- the repair of the tuck point
- retaining moisture whilst the pointing dries.

3.1) Where the tuck pointing survives but the supporting bed has dislodged then the mortar may be removed but with great care. Note the characteristics of the pointing and analyse the contents of the mortar - this will give a clue as to the original colour of the brick that it matched.

3.2) Where the tuck is lost but the groove in the substrate remains it is preferable that the mortar in a soundly pointed joint is not removed. If it is essential to replace the ribbon, the brickwork must be well soaked to slow down the drying of the ribbon though is unlikely to 'take' unless the base pointing is fresh. The joint should only be removed where pointing is substantially damaged.

3.3) Where fragments of tuck pointing remain in situ, it must not be removed simply for consistency of appearance.

3.4) It is essential that those employed for this work are specialists with a great deal of experience. It is a very skillful task, is time consuming and requires good judgement and protection.

4) Specification

4.1 Repair cast iron rainwater goods, paint all round in black rainwater and gutter paint. Replace parts only if it is essential and like for like.

4.2 Set up scaffold and identify areas of pointing required for repair. Allow for inspection by specialist. Take a mortar sample and analyse its contents. Ensure that the mortar is as original and not of a recent pointing.

4.3 Cut out pointing to a normal required depth - minimum 25mm - taking care not to damage the bricks with cutters or discs.

4.4 Dampen joint and apply base mortar of one part lime putty and three parts aggregate varying consistency in order to match the colour of the bricks and not the discoloured brick.

4.5 Flush joint and tap with brush and, whilst still wet, incise joint (called grooving) to perfect gauged lines with a bevelled edge rule. Observe the adjacent colour and texture of the brick joints and match.

4.6 Working either morning and afternoon or the following day. Where tuck pointing required, prepare a colour sample and allow for inspection. Allow for two samples where pointing may not be consistent throughout the facade.

4.7 Whilst the base joint, again still wet, lay on tuck pointing to match in width and depth best adjacent work. In tucking mortar two parts lime putty to one part silver sand. Work horizontal bed joints first, tuck and trim and then form perpend and trim. Allow for setting of pointing to match the existing general character of the square. Provide samples areas for inspection by Architect.

4.8 Keep the work damp by spraying gently for min 10 days to slow the drying process and avoid direct sunlight or working in high temperatures or with too much wind.

METHOD STATEMENT FOR BRICKWORK CLEANING

Apply method of cleaning beginning with water and the least invasive methods. If that is not successful, increase pressure. Continue with increasingly strong methods, culminating with mild abrasives such as TORC. Stop immediately if it appears that the surface of the brick is damaged. Sand blasting is not acceptable under any circumstances.

Record and photograph all tests, record locations and dwell times, temperature and weather conditions and exact formulae used.

Site operatives are to be experienced in this area of work and monitored by a specialist in brick cleaning. Work to code of practice BS8221 Part 1 2000.

Protect surrounding paintwork and cover drains so as to avoid solid matter entering the sewers. Protect people with appropriate clothing and breathing apparatus where fine grain particle may be used. Avoid working in low temperatures - especially below 6 degrees.

Ensure masonry is sound and fill, temporarily, significant holes where water is likely to penetrate. Simple water may run to drains in small quantities. Provide run off facilities to collect and retain and dispose of any excess water.

The work will be completed in small areas at a time.

Work from top and keep brickwork below moist so as to avoid streaking. Saturation periods are to be minimal.

Allow for periodic water washing to maintain the surface colour after satisfactorily completing the work. Do not attempt to apply protective coats or sealants to the brickwork.

For works to RWP refer to DWG (50)AD003

Allow for dismantling, cleaning, repairing, priming, and decorate existing spider web balcony railings.

Clean balcony stones as specified on DWG (33)JAP001. Allow for new decoration with silicate based paints as Keim mineral paints or equal approved. Colour to match adjacent houses.

Clean all coade stone as specified on DWG (33)JAP001. Allow for new decoration with silicate based paints as Keim mineral paints or equal approved. Colour to match adjacent houses.

Strip out existing cementitious mortar to raising facing. Fix railing with new lime mortar.

Allow for brick replacement with new to match existing: colour, porosity, density.

For works to steps refer to DWG (33)JAP003

Remove existing mortar. Allow for new lime mortar repair as specified on DWG (33)JAP001.

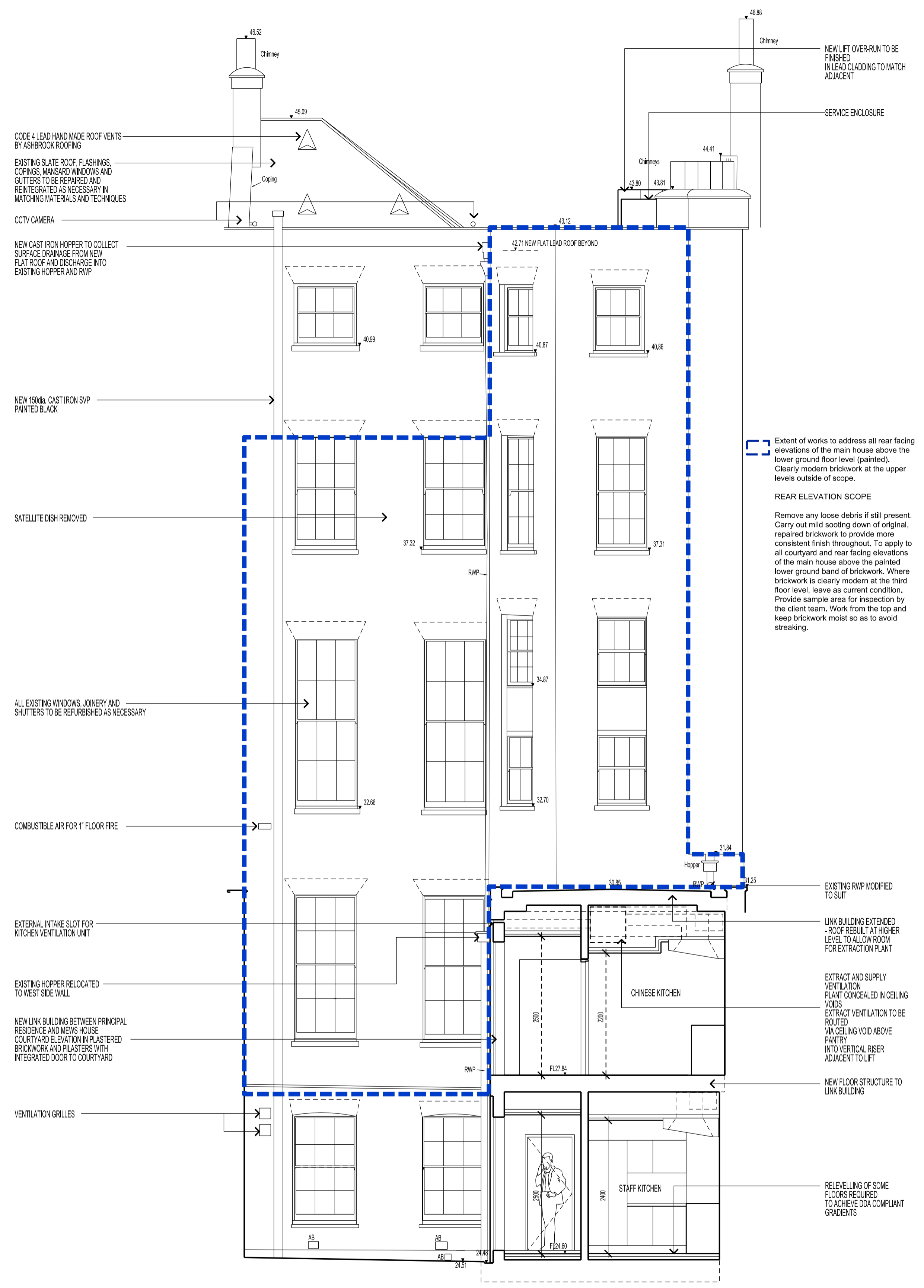
Decorate with silicate based paints as Keim Mineral Paints or equal approved. Colour to match adjacent Houses (41 Bedford Square)

Lime mortar to fill hole to former fixing. Colour to match brick.

New cylinder glass glazing pane as Cylinder sheet type NR by the London Crown Glass Company or equal approved to match existing.

New decorative lead garrant to match adjacent.

Reinstated brickwork to match existing.



- CODE 4 LEAD HAND MADE ROOF VENTS BY ASHBROOK ROOFING
- EXISTING SLATE ROOF FLASHINGS COPINGS, MANAGED WINDOWS AND GUTTERS TO BE REPAIRED AND REINTEGRATED AS NECESSARY IN MATCHING MATERIALS AND TECHNIQUES
- CCTV CAMERA
- NEW CAST IRON HOPPER TO COLLECT SURFACE DRAINAGE FROM NEW FLAT ROOF AND DISCHARGE INTO EXISTING HOPPER AND RWP
- NEW 150mm CAST IRON SVP PAINTED BLACK
- SATELLITE DISH REMOVED
- ALL EXISTING WINDOWS, JOINERY AND SHUTTERS TO BE REFINISHED AS NECESSARY
- COMBUSTIBLE AIR FOR 1 FLOOR FIRE
- EXTERNAL INTAKE SLOT FOR KITCHEN VENTILATION UNIT
- EXISTING HOPPER RELOCATED TO WEST SIDE WALL
- NEW LINK BUILDING BETWEEN PRINCIPAL RESIDENCE AND MEN'S HOUSE COURTYARD ELEVATION IN PLASTERED BRICKWORK AND PLASTER WITH INTEGRATED DOOR TO COURTYARD
- VENTILATION GRILLES

NEW LET OVER-RUN TO BE FINISHED IN LEAD CLADDING TO MATCH ADJACENT

SERVICE ENCLOSURE

42.1 NEW FLAT LEAD ROOF BEYOND

40.89 40.87 40.86

37.02 37.01

34.87 32.70

32.66

31.64 31.25

EXISTING RWP MODIFIED TO SUIT

LINK BUILDING EXTENDED - ROOF RESULT AT HIGHER LEVEL TO ALLOW ROOM FOR EXTRACTION PLANT

EXTRACT AND SUPPLY VENTILATION PLANT CONCEALED IN CEILING VOIDS

EXTRACT VENTILATION TO BE ROUTED VIA CEILING VOID ABOVE PANTRY INTO VERTICAL RISER ADJACENT TO LIFT

NEW FLOOR STRUCTURE TO LINK BUILDING

RELEVELLING OF SOME FLOORS REQUIRED TO ACHIEVE DDA COMPLIANT GRADIENTS

CHINESE KITCHEN

STAFF KITCHEN

FL.2.84

FL.2.85

FL.2.86

FL.2.87

FL.2.88

FL.2.89

FL.2.90

FL.2.91

FL.2.92

FL.2.93

FL.2.94

FL.2.95

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FL.2.00

AS PROPOSED

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REVISION DESCRIPTION	DRAWN	CHECKED	DATE	REVISION DESCRIPTION	DRAWN	CHECKED	DATE	REVISION DESCRIPTION	DRAWN	CHECKED	DATE

B-LBC APPLICATION - Security Grilles removed	GP	AC	20.04.2018
A-LBC APPLICATION	GP	MB	14.12.2017
LBC APPLICATION - DRAFT FOR COMMENTS	GP	MB	08.12.2017

CLIENT LOGO

BDP.

PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

DRAWING TITLE
**FRONT AND REAR ELEVATIONS
MAIN HOUSE
AS PROPOSED**

SCALE 1:50

DATE
12.2017

PROJECT NUMBER
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