

- Generally**
- All stone to be cleaned as specified.1.
  - All stone to be repointed as specified
  - All stone to courtyard and front lightwell to be recorded, lifted and relaid on new 40mm 6 to 1 mix of lime mortar bed.
  - Allow provisional sum for fixing stair rods and railing to staircase.

**Specific repairs**

**A. New stone paving to area previously not paved with stone**  
 A1. Supply and fix new approved Yorkstone paving slabs to match adjacent. Layout of paving as shown on drawings. Lay stone on a bedding layer to match adjacent: allow for 40mm 6 to 1 mix of lime mortar bed. Level stone surface with adjacent.

**B. Stone replacement**  
 B1. Replace existing stone with new approved Yorkstone to match adjacent stone and existing layout.\*  
 B2. Replace existing stone with new approved Yorkstone moulded stone to match adjacent stone and existing layout.  
 B3. Dismantle stone, trimm to new layout and relay.

**C. Stone pinning**  
 C1. Pin loose stone with min 2No SS dowels chemically anchored to sound stone with epoxy resin injection. Use lime mortar matching colour of stone for finishing.

**D. Stone indenting**  
 D1. Cut out defective area to neat lines and remove any defective previous repairs. Indent stone with new approved Yorkstone to match adjacent. Pin stone as previously specified.

**E. Stone surface repairs**  
 E1. Use natural hydraulic lime repair mortar as Lithomex by Masons mortar or similar approved to reinstate original stone shape. Colour to match stone. Apply repair to sound stone clean of debris.

**F. Lift and Rely**  
 F1. Lift unstable existing stone and relay in place.

**G. Strip out and Removal**  
 G1. Strip out Mortar coating  
 G2. Remove Concrete Screed  
 G3. Remove Mortar Repair

\*Note for all repairs and replacements: Where possible reuse existing flagstones stored in the courtyard or from the area in the courtyard that is going to be covered by the new link building.

**Method Statement for Stone Cleaning**  
 Stone cleaning must be done applying the least invasive of the successful methods.

Test methods in the less visible areas. Record and photograph all tests, noting down locations, dwell times, temperature, weather conditions and exact formulae used.  
 Apply methods of cleaning beginning with cold and then hot water and soft brush. If that is not successful use a steam based system such as DOFF making tests increasing temperature and pressure. Continue with increasingly strong methods, culminating with TORC system using mild aggregates such as calcite. Stop immediately if it appears that the surface of the stone is damaged. Sand blasting is not acceptable under any circumstances.

Site operatives are to be experienced in this area of work and monitored by a specialist in stone 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.

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 stone.

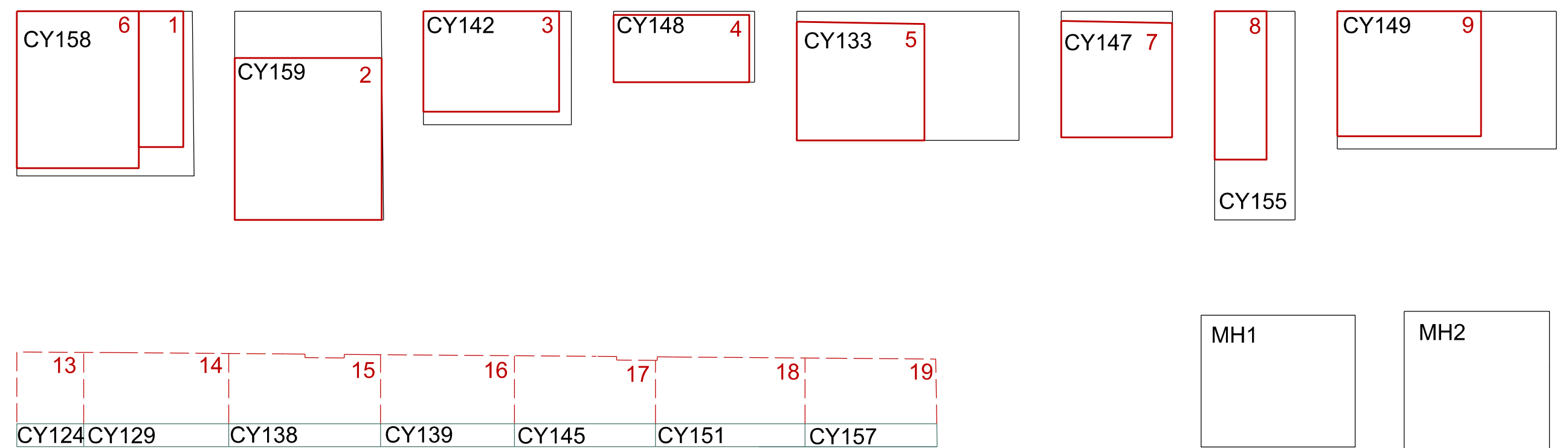
**Method Statement for Stone Repointing**  
 Identify areas of pointing required for repair. External areas such as front light well and central courtyard will predictable need full repointing. Allow for inspection by specialist after cleaning. Take a mortar sample and analyse its contents. Ensure that the mortar is as original and not of a recent repointing.

Cut out pointing to a normal required depth - minimum 25mm - taking care not to damage the stone with cutters or discs. The joint should only be removed where pointing is substantially damaged.  
 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 stone.

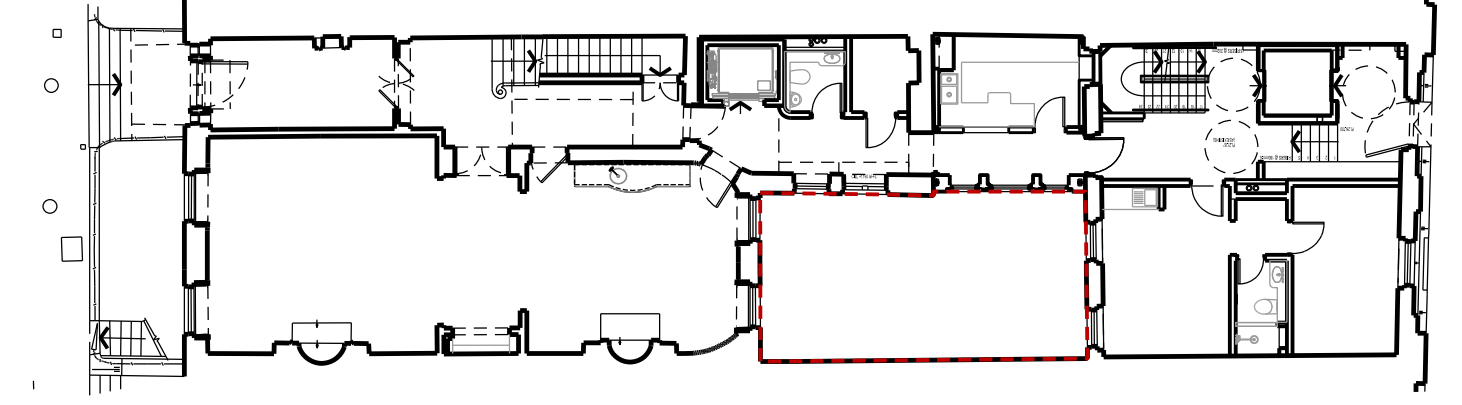
Flush point and tap with brush and whilst still wet, incise joint (called grooving) to perfect gauged lines with a bevelled edge rule. Observe the adjacent colour and texture of the stone joints and match.

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

Replacement Stones from existing courtyard layout to be cut



Areas where specific repair is needed.



Ground Floor Plan Scale 1:200

BUILDING DESIGN PARTNERSHIP LTD SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.  
 ALL DIMENSIONS SHOULD BE CHECKED ON SITE.  
 DO NOT SCALE FROM THIS DRAWING.  
 ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP LTD AT THE ADDRESS SHOWN.

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

A- LISTED BUILDING CONSENT	-	AC	18.01.2018
A- TENDER ISSUE	KS	MB	17.09.2015
FIRST ISSUE FOR DESIGN TEAM COMMENT	MB	MB	01.07.2015

**BDP.**  
 16 Brewhouse Yard  
 Clerkenwell  
 London, EC1V 4LJ  
 United Kingdom  
 T +44 (0)20 7812 8000  
 F +44 (0)20 7812 8399  
 www.bdp.com

**42 BEDFORD SQUARE**

PROJECT NUMBER: P2005698  
 DRAWING TITLE: STONEMWORK PROPOSED COURTYARD  
 SCALE: 1:20/1:200  
 DATE: 09.2015  
 REVISION: B

(33)AP011