

BDP.

42 Bedford Square

*Proposed External Cleaning to
13 Bedford Avenue
August 2020*

Rev A 18th August 2020, Introduction updated



Introduction

42 Bedford Square, to which the mews building at 13 Bedford Avenue is connected is Grade I listed and together they form one residential property. The principal elevation is located along the south side of Bedford Square whilst the mews elevation is on Bedford Avenue. Bedford square was built between 1775 and 1783 to a very consistent standard and quality, and its four sides of palace-fronted terraced houses remain largely intact today - this contributes in making it a very significant piece of surviving Georgian urban design.

The mews building consists of two storeys with mansard and lower ground floor accommodation. and forms part of a terrace along Bedford Avenue with an architecturally consistent frontage to the south of Bedford Square. The buildings are constructed in red brick with contrasting stone and terracotta detailing

Originally the main property had a longer yard extending back towards a Mews with a clear separation between the two buildings. This arrangement changed with the laying out of Bedford Avenue towards the end of the nineteenth century and the construction of a new mews closer to the main house. The Mews House is therefore considered a curtilage listed building. The interior layout of 13 Bedford Avenue has been largely reconstructed behind the red brick facade.

The line of mature street trees further enhances this side of the street, which acts as an east-west thoroughfare between Bloomsbury Street and Adeline Place.

The external envelope contributes to the character and appearance of Bedford Avenue and the surrounding area, the interiors are of little interest and their historic, cultural and construction significance is minimal.

Purpose of Report

The aim of the work is to clean the facade and repair brickwork, stonework and re-point where necessary. The cleaning will bring the facade to a similar appearance to the neighbouring property where cleaning and repairs have been carried out.

This document sets out the approach to the cleaning and repairs to the facade of 13 Bedford Avenue



13 Bedford Avenue

15 Bedford Avenue

Cleaning Proposal

Two cleaning options were proposed in order to determine the most appropriate cleaning method. Cleaning trials were carried out on the neighbouring property, 11 Bedford Avenue. Completed trials used the TORC/ JOS and DOFF cleaning methods are shown in the adjacent images.



**11 Bedford Avenue
Sample Areas**



**Steam Cleaning System:
DOFF**



**Wet Abrasion Cleaning System:
TORC/ JOS**

Cleaning Samples 11 Bedford Avenue

Proposed Cleaning Method - TORC / JOS

The results indicate that the wet air-abrasion TORC/JOS cleaning sample is the most appropriate. Therefore this method is proposed. Nozzles and pressures to be as sample clean. Heavily soiled areas to be reviewed after initial clean to agree if further cleaning is required.

Prior to cleaning, loosely adhered deposits and growths to be removed using suitable corrosion resistant brushes with copper bristles, and scrapers/ spatulas that do not abrade or gouge the surface.



11 Bedford Avenue showing TORC/JOS cleaning system sample



**42 Bedford Avenue
Existing condition**

Repairs

Following cleaning of the facade including piers and caps, an inspection will be carried out to determine the extent of brick and stone repair and pointing required.

Brick repairs

Minor areas of defective brick are to be cut back on individual bricks and repaired with lime mortar coloured to match existing brick. Cement mortar to headers above ground floor window (far right image) is to be carefully removed for inspection, it may be necessary to cut out and replace individual red facing bricks to match existing bedded in lime mortar.

Pointing - defective or missing mortar to be raked out and re-pointed in lime mortar to match existing.



Lower Ground Floor Window



Ground Floor Window

Cement mortar to be removed to assess works required

Conclusion

The proposed method of cleaning and repair is intended to maintain and enhance the the mews elevation to Bedford Avenue. Further uniformity of the terrace will be achieved by the same contractor carrying out the work to both 11 and 13 Bedford Avenue using the same methods of cleaning.



Lower Ground Floor Window



Existing brickwork to entrance