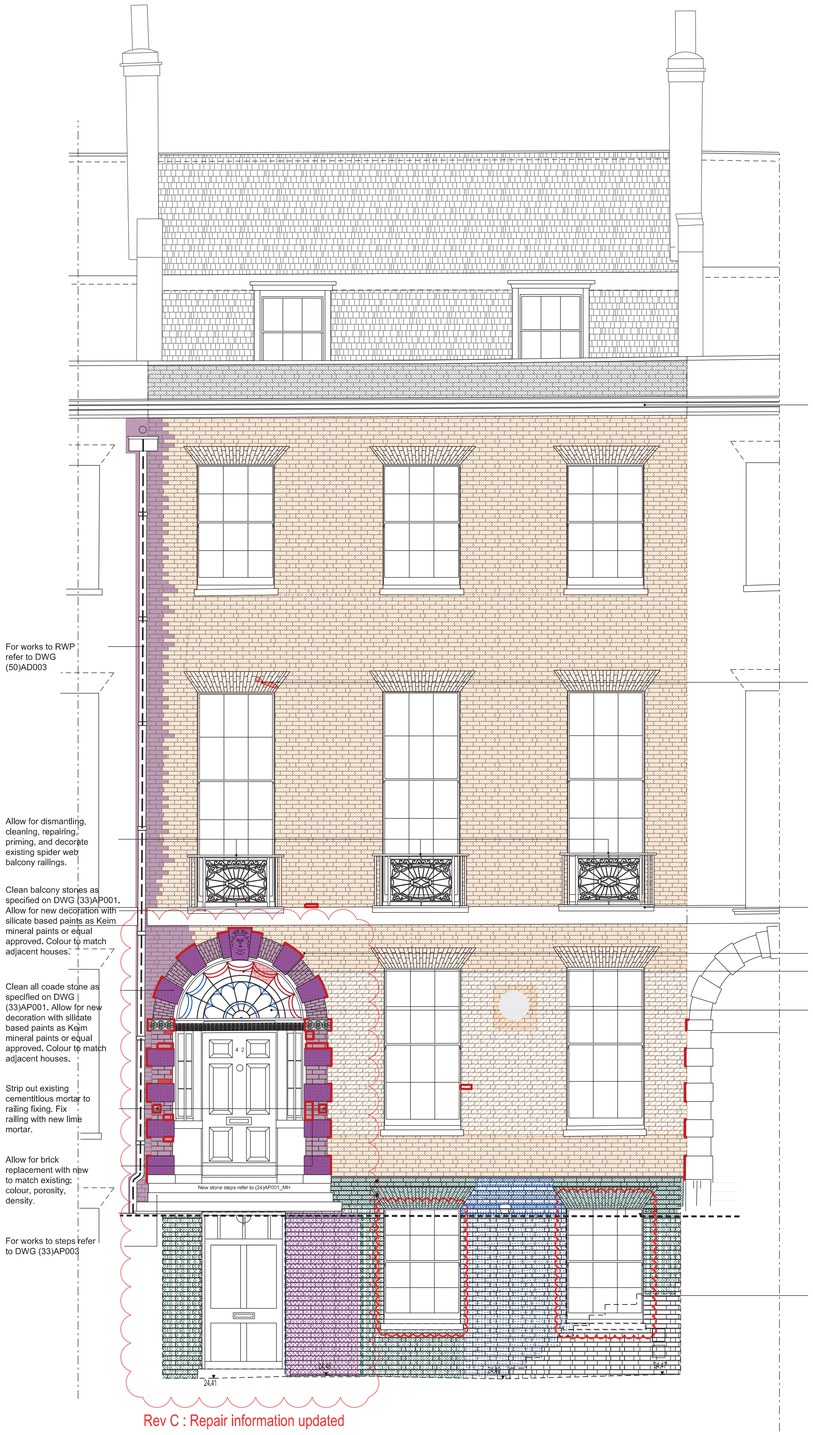


Rev C : Repair information updated

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 painting as Keim mineral paints or equal approved. Colour to match adjacent houses.

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. Client to free supply bricks which have listed building consent.

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)

Coade stone to be assessed for carefully cleaning and repairs by a specialist. Specialist to agree cleaning and repair methods with architect prior to undertaking the work.

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)

Rev C : Repair information updated

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.

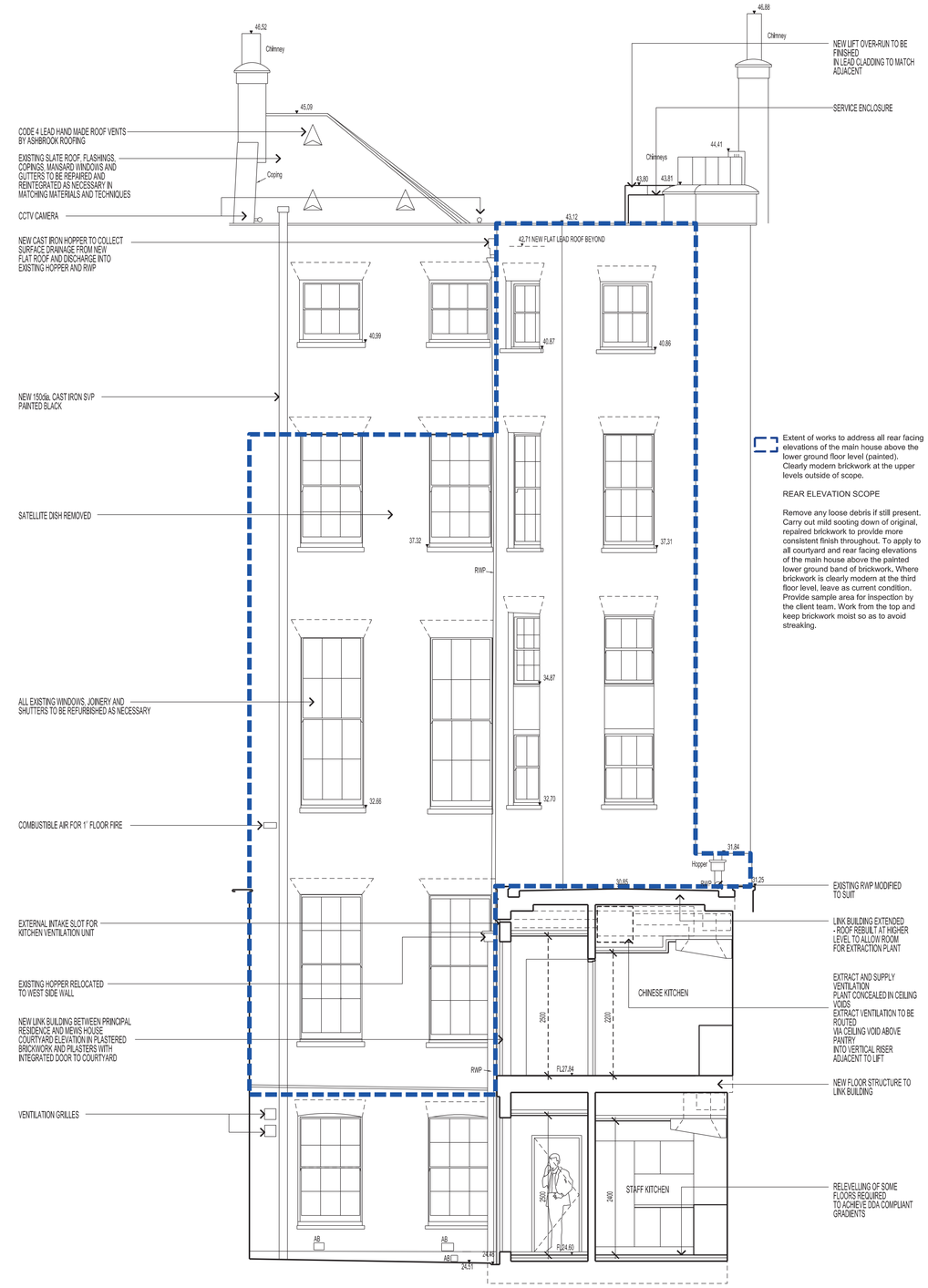
The work will be completed in small areas at a time.

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.

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 orignal and not of a recent repointing.
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 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 brick joints and match.
4.6
Working either morning and afternoon or the following day. Where tuck pointing requiered, 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 perpends and trim. Allow for sooting 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.



Extent of works to address all rear facing elevations of the main house above the lower ground floor level (painted). Clearly modern brickwork at the upper levels outside of scope.

REAR ELEVATION SCOPE

Remove any loose debris if still present. Carry out mild sooting down of original, repaired brickwork to provide more consistent finish throughout. To apply to all courtyard and rear facing elevations of the main house above the painted lower ground band of brickwork. Where brickwork is clearly modern at the third floor level, leave as current condition. Provide sample area for inspection by the client team. Work from the top and keep brickwork moist so as to avoid streaking.

AS CONSENTED ref: 2020/2253/L

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
C- LBC APPLICATION - Repair Information Updated	LC	AC	21.05.2020
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

KEY PLAN

CLIENT LOGO

16 Brewhouse Yard
Clerkenwell
London, EC1V 4LJ
United Kingdom

T +44 (0)20 7812 8000
F +44 (0)20 7812 8399
www.bdp.com

PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

DRAWING TITLE
FRONT AND REAR ELEVATIONS
MAIN HOUSE
AS PROPOSED

SCALE @ A1
1:50

DATE
12.2017

DRAWING No.
(15)AE101

REVISION
C