

117 119 Portland Street

Fabric Repair Strategy

EXTERNAL FABRIC REPAIR SPECIFICATIONS

GENERAL REQUIREMENTS

- Works to be completed in strict accordance with all current British Standards and BS 7913 – Guide to Principles of Conservation of Historic Buildings and BS800 workmanship series
- All works to be carried out in a manner which prevents any damage or disturbance to the historic building's fabric
- All works to be completed by contractors who have proven experience working with historic buildings and are suitably qualified to carry out the task set out. Cubic Works Limited (Principal Contractor) has a vast history of working on historic buildings, along with Quadriga (Sub-contractor) who has worked on various prestigious historic buildings throughout the UK

STONE REPAIRS

Lime Based Repair Mortar

- Restoration of screw holes, damage or fixings in stone work from removal of entrance doors & glazing
- Once the entrance door & glazing is removed carefully cut out plastic/wooden/metal plugs from stone using hand tools to leave a sound keyed surface
- Edges to repairs should be slightly undercut to assist a key and attain a minimum depth of 10mm to avoid feather edges. Repairs to be squared off to mimic stone the appearance of a stone indent
- Introduce any preformed supports according to need and the extent of repair.
- Restore forward in layers in specialist Stone restoration mortar compressing well onto a pre dampened surface and around any reinforcement. Data sheet attached - MM Stone Repair Mortar Data Sheet
- The finish is to be worked with wooden profiles to match the original profile.
- Should it be found that upon cutting away that the depth of decay precludes achieving a sound mechanical base on which to apply the repair mortar it may be necessary to affect a new stone replacement.

Stone Indent Repair

- Where more significant repairs are required and mortar repair is not suitable, stone indent to be completed
- Replacement stone sections are to be a good match in terms of colour, grain, texture, bedding arrangement and dressing style. CAST STONE is not to be used. Replacement stonework to be sourced from the following:

Johnsons Wellfield Ltd,

Crosland Hill

Huddersfield

West Yorkshire

HD4 7AB

01484 652311

sales@johnsons-wellfield.co.uk

- Surrounding stonework to be protected before removal of stonework takes place
- Defective stonework to be cut out back to sound stone utilizing a combination of 4" and 9" masonry diamond cutter, stone to be cut out to avoid any damage to the surrounding stonework
- Friable, loose or flaking stone to be dressed back utilizing a sharp masonry chisel and mallet
- Where necessary, newly masoned stone indent to be fixed by drilling 2 holes into historic stonework avoiding damage to the retained stonework. Indent to be fixed utilizing stainless steel dowels to be anchored with Fischer 2 pack anchor resin system to ensure work is properly cramped and dowelled together to existing adjoining stonework
- New 1/2mm joint between the indent and historic stonework to be pointed utilizing dust retained from masonry diamond cutter dust extraction in a lime mortar mix. Joint to be sponged to provide an invisible repair to the joint between new & historic stonework