

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

SCAFFOLDING

- Scaffolding to be completed by operatives who are suitably qualified and in-line with National Access & Scaffolding Confederation guidelines
- Scaffolding to be built in-line with specialist scaffolding drawings
- Scaffolding to be built in accordance with scaffolding strategy document

RE-POINTING

- Rake out all cementitious mortar from joints to brickwork to a minimum depth twice the width of the joint
- Where cement mortar is weak to medium strength, mortar to be raked out utilising hand tools which consist of a sharp masonry scutch and hammer to remove the cement from the delicate brickwork. Works to be carried out with due care to avoid any potential damage to brickwork
- Where cement mortar is extremely hard and unable to be broken with hand tools without the potential to damage the historic surrounding brickwork, cement to be cut out utilising Fein Oscillating Machine with a heritage blade. Mortar to be cut out in small sections to avoid damage to brickwork
- Clean the raked out mortar joints using a stiff bristle brush, removing all dust and loose material from the joints in preparation for repointing

- Lime mortar mix to be used: 3:1 Sand:NHL Lime. Final mix and colour to be approved by local planning authority
- Working temperatures: Not below 5oC or above 30oC. Avoid rapid drying due to high temperatures or strong winds by curing with a light water mist several times a day if necessary
- Mortar to be gauged and batched using a mortar mixer, to be panned for a minimum of 30 mins until thorough fattening up has taken place
- All open joints to be dampened down using a spray bottle and clean water. Once wetted area has soaked into the brickwork the lime mortar will be applied using small pointing irons ensuring it is not smeared onto the adjacent brickwork
- Once the mortar has started to cure, a stiff bristle brush is used to beat the mortar, compacting it into the joints. This will ensure it is well packed in as the drying and shrinking process takes place and leave a stippled effect showing the aggregate it contains
- Finished pointing will then undergo a tending process. As the mortar begins to dry out, it will be sprayed accordingly with clean water and protected using damp hessian to allow the curing to take place at a slow pace. This will prevent cracking and the failing of the mortar
- Mortar joints to match existing flush profile

REDECORATION OF TIMBER WINDOWS

- Decoration to comply with BS 6150
- All paints to be part of the same manufacturer's system and applied as the manufacturer's recommendations, to give a total of three coats after priming
- Any flaking paint will be carefully removed by hand to minimise loss. In order to provide an appropriate key for repainting, minimal gentle sanding will take place by hand using a fine grit sandpaper. This will ensure that historic layers of paint are not affected by the preparatory work. No power tools or heat guns will be used to strip paint. No chemicals will be used.
- Timber frame windows to be decorated utilising colour to match existing decoration which is as noted below:
 - Timber window frames to be painted in white to match existing
 - Cast iron beams beneath timber frame windows to be painted in white to match existing
 - Cast iron columns to be painted in green to match existing
 - Rainwater pipes to be painted in green to match existing
 - Timber fascia's to be painted in green to match existing
- When dry, patch prime, re-putty and paint as soon as sufficiently hard

- Windows to be painted using hand brushes to carefully apply the paint avoiding any spillage on surrounding structure or glazing

REPAIRS TO TIMBER WINDOWS

- The minimum amount of historic timber must be cut away in making repairs
- Generally follow the guidance in the relevant volume of the Historic England "Practical Building Conservation" guides
- Cut out damaged/defective timber to a sound surface
- Piece in a matching profile of timber with splayed joints and matching grain
- Where the damage is severe, cut back to a sound surface and fit a matching timber, tongued, glued and pinned
- Prepare and decorate newly installed timber in accordance with the above redecoration specification

REPLACEMENT GLAZING TO TIMBER WINDOWS

- Where glass is cracked and requires replacement the following specification is to be followed
- Glass denoted to be replaced due to being cracked to be clearly identified by labelling or marking the glass with marker pen
- Glass to be removed by hand tools by carefully chiselling away glazing putty by hand to avoid any damage to historic or original timber window frames
- Once putty is removed from glazing, glass to be removed by hand using cut resistant gloves and long sleeves. Glass to be removed from site
- Aperture to be measured and glass to be replaced with 6mm float glass to match existing
- Prepare the surface around the window with mild soap solution to remove any dirt, grime or residue which may interfere with glazing putty
- Install the glazing utilising the glazing putty by hand and a putty knife
- Once glazing putty is in place, smooth off putty utilising putty knife to create a smooth and uniformed surface
- Apply decoration to the glazing putty surface only once the putty is completely dry and in accordance with the manufacturers guidance

REMOVAL AND REINSTATEMENT OF GLAZING TO TIMBER WINDOWS

- Existing modern roof light to above lower ground / basement to be removed to facilitate scaffolding from the base of the building upwards
- Modern plastic capping to roof light to be removed by carefully unscrewing fixings and removal of plastic trim to unsecure glass panes
- Glass panes to be numbered prior to removal so that they can be reinstated in the correct order on completion of the works
- Glass to be protected with bubble wrap, taped and overlaid with correx sheeting onto a pallet in an area securely on-site until completion of the scaffolding works ready for reinstatement
- Glass to be reinstated on completion of scaffolding works in the original configuration and reinstated with glazing bars screwed down as originally installed

REDECORATION OF METAL WORK

- Decoration to comply with BS 6150
- All paints to be part of the same manufacturer's system and applied as the manufacturer's recommendations, to give a total of three coats after priming
- Any flaking paint will be carefully removed by hand to minimise loss. In order to provide an appropriate key for repainting, minimal gentle sanding will take place by hand using a fine grit sandpaper. This will ensure that historic layers of paint are not affected by the preparatory work. No power tools or heat guns will be used to strip paint. No chemicals will be used.
- In addition to general preparation and at an appropriate stage,remove residual rust with suitable chemical treatment, applying a zinc phosphate primer or patch primer as soon as it has cured
- All paints to be part of the same manufacturer's system and applied as the manufacturer's recommendations, to give a total of three coats after priming