

METHOD STATEMENT AND SPECIFICATION FOR EXTERNAL RENDER WORK AND PAINTWORK - REPAIR AND REDECORATE 7 Provost Road NW3

PREPARED BY

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1. CURRENT CONDITION.

The external walls are constructed of solid brickwork, finished externally with render to the front and side and rear. The house is a semi detached. Rendered finishes have previously been repaired with cement render and masonry paint, whereas the walls appear to have been originally finished in a lime render. Where damaged, ashlar lines should be repaired.

2. External render location

- Front elevation;
- Side elevation;
- rear extension;

3. REPLACE LIME RENDER PARTIALLY REPAIRED WITH CEMENT RENDER (FRONT AND SIDE ELEVATION)

Provide a full scaffold for access with all ladders, gangways etc. necessary to provide access compliant with Health & Safety Regulations for the full duration of the works. Carefully remove plants, root systems and associated soil/debris from joints, voids and facework. Ashlar lines must be recorded for later reinstatement before any works commence. Samples and specialist analysis of existing mortar should be obtained to inform correct selection of replacement mortar.

Existing render in affected areas should be removed with great care to expose the original brickwork behind, avoiding physical damage to the bricks or retention of any organic matter. Power tools are not permitted for removal of the render. Exposed masonry must be covered at all times when work is not proceeding to protect against precipitation.

Cracking in the external walls should be investigated after the brickwork is exposed. If cracks exceed the tolerances specified by the structural engineer, the engineer should be consulted before remedial works commence. The wall surface should be dry brushed and vacuumed to remove superficial dust.

Three good-size sample panels of the specified lime mortar mix should be prepared, for approval by the architect before application; materials should not be ordered till approval is given. Render is to be applied in 3 layers: render coat, floating coat and finish coat - all in lime stucco. Ashlar lines are to be reinstated using data from the initial survey, replicating the original elevation.

Before painting, ensure new rendering has dried out completely. In average drying conditions and protecting the work from rain and direct sunlight, a 25mm thickness of rendering will take approximately four weeks to dry. Silicate paint - Keim Restauro, or similar approved - should be used. The paint finish should emulate the surrounding buildings in colour, texture and sheen.

NOTE : the intention is to leave the render intact and only remove any sections that are actually blown and around cracks that look like they extend to the brickwork behind.

Where brickwork cracking behind is structural then helibars to be inserted as per structural engineers specification.

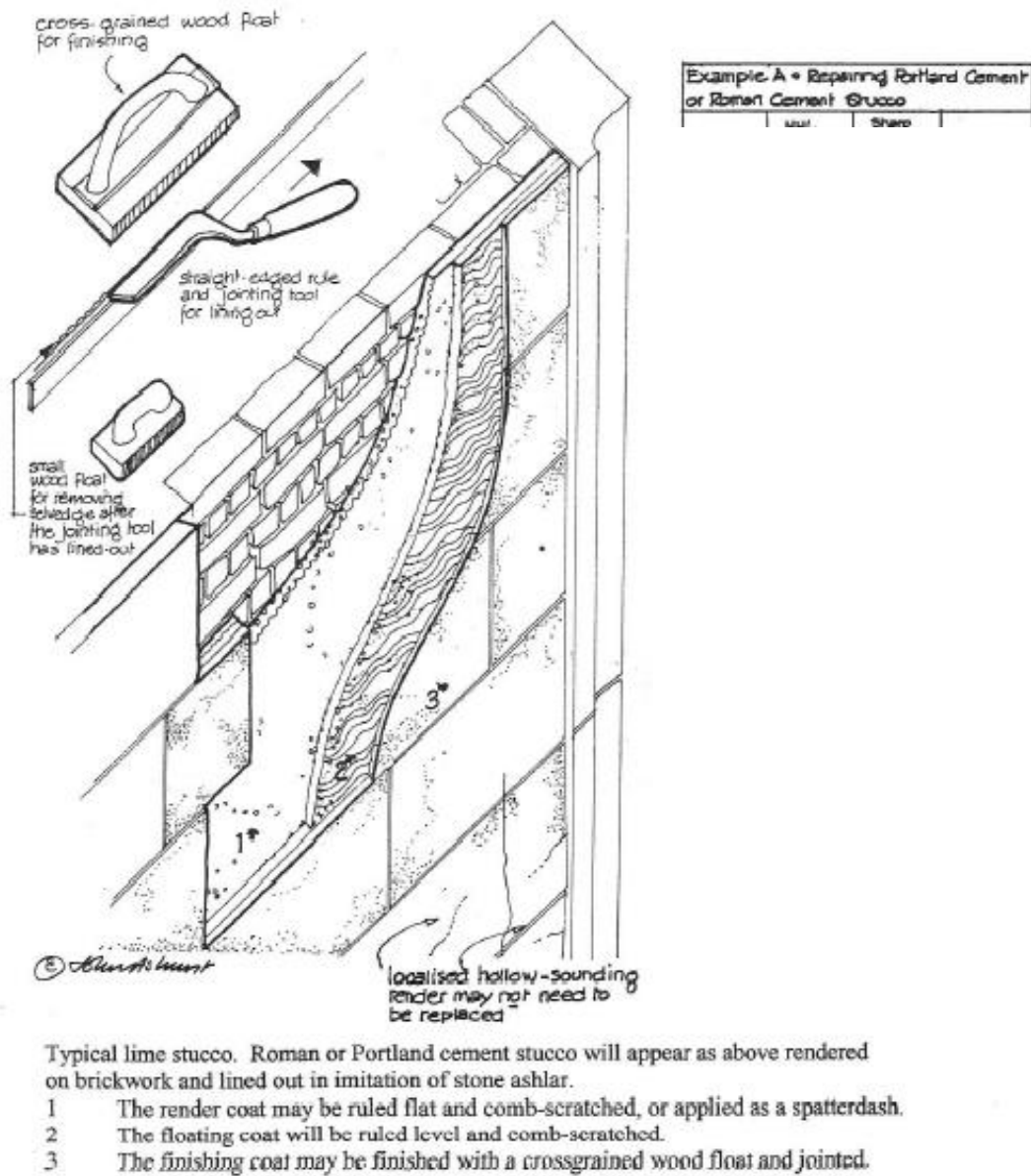


fig. 2. Extraction diagram from "Mortars, Plasters and Renders in Conservation"

4. Personal Protective Equipment

- Safety glasses and mask for eye and lung protection;
- Safety shoe for foot protection;
- Safety helmets for head protection;
- Safety gloves for hand protection;

5. REFERENCES

- 1 - "Mortars, Plasters and Renders in Conservation (Second Edition)" - John Ashurst
- 2 - "Practical Building Conservation Series: Plasters, Mortars and Renders" - John & Nicola Ashurst
- 3 - "Preliminary schedule of works" - prepared by Stuart Little Chartered BuildingSurveyors

Little Greene*

— PAINT & PAPER 1773 —

TRADITIONAL OIL GLOSS

FORMERLY OIL GLOSS

DESCRIPTION

A 'healy', hard wearing, washable and wear resistant oil based full gloss finish designed for both exterior and interior application to suitably prepared surfaces.

PROPERTIES

Gloss level	≥ 85%
Theoretical coverage	16 square meters per litre (varies with surface porosity & texture)
Recommended film thickness	25 microns dry, per coat
Recommended number of coats	2
Surface dry	4 hours

Time to recoat	16 hours minimum
Volume solids	63%
Colour availability	All Little Greene colour ranges**
Pack size availability	1 & 2.5 litre

** Little Greene oil based finishes are formulated to the highest possible quality. However, due to current EU legislation on solvent levels, lack of exposure to UV light or exposure to heat may lead to yellowing over time.

APPROVALS & STANDARDS

Manufactured under the auspices of ISO 9001:2008 quality & ISO 14001:2004 environmental management systems.

2004/42/EC EU limit value for this product (cat.A/dsb): 300g/l (2010). This product contains max.300g/l VOC.

This product has been tested under the regulations outlined in French Indoor Air Quality Decree No 231 -32 - Annex A April 2011 and was awarded an A+.

SURFACE PREPARATION

New wood: For soft woods, knots should be sealed with knotting compound to prevent staining and then primed with Little Greene Traditional Oil Primer Undercoat. Resinous hard woods require cleaning and treatment with Little Greene Aluminium Wood Primer (consult the relevant product data sheets for further details) prior to undercoating.

Timber must be free of insect infestation & below 15% moisture content before commencing application. Jointed wood should never be painted as this may give rise to blistering, 'bleeding', cracking and premature coating failure.

Green oak should not be painted unless it has been weathered for at least 6 months.

Metal: New ferrous metalwork should be hand, or wire, mechanically cleaned, to remove any surface rust before application of Little Greene Traditional Oil Primer Undercoat. Non ferrous metals must be pre-treated or primed with an appropriate proprietary primer.

Existing paint finish: Remove all loose and flaking paintwork. Degrease with a suitable detergent solution, such as sugar soap, followed by clean water rinse. Rub down thoroughly with a medium grade sand paper to provide a key and a defect free smooth surface, 'feathering in' areas where paint has been removed. Make good any repairs, sand and apply primer to exposed surface as appropriate.

Plastics for long term performance: clean & lightly sand down surfaces, using a proprietary adhesion promoting plastic primer before applying the finishing coat. When item is to be fully encapsulated in the paint (such as external down pipes) then a light rub down is more than adequate.

APPLICATION

Stir thoroughly before use. Do not apply to surfaces when the ambient temperature is below 5°C.

Brushing: Use a high quality natural bristle brush that is suitably sized for the project in hand. New brushes should be conditioned by washing in clean white spirit and thoroughly drying with a clean, lint free, cloth.

Avoid increasing brush load far into the paint to prevent paint from entering the ferrule. Avoid drips and splashes by not overloading the brush. Apply paint in even strokes and only extend painting area such that a wet edge can be easily maintained. For the highest quality appearance, keep final brush strokes all in the same direction and never go over paint that has already begun to dry.

For interior use only, or where high ambient temperature/ high air flow cannot be avoided, the open time may be reduced with either a 5% (v/v) addition of white spirit or a 5% (v/v) addition of a proprietary paint conditioner. This advice is also applicable to large flat areas, however, use of a paint roller is the recommended application method in such cases.

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Little Greene*

— PAINT & PAPER 1773 —

TRADITIONAL OIL EGGSHELL

FORMERLY OIL EGGSHELL

For intricate items, or where high ambient temperatures/high air flow conditions cannot be avoided, the open time may be extended with either a 5%(v/v) addition of white spirit, or a 3%(v/v) addition of a proprietary paint conditioner. This advice is also applicable to large flat areas; however, use of a paint roller is the recommended application method in such cases.

Tightly rubbing down between coats will minimise dust nibs and allow surface evenness, resulting in near professional finish.

Roller: Use a short nap (chain type) roller for best appearance on smooth surfaces. Increase nap length for textured surfaces, as appropriate, to ensure even and thorough coverage. Keep final strokes all in the same direction, maintaining a wet edge throughout. Never be tempted to go over already drying paint as this will lead to lap marking and flashing. Where high ambient temperatures/high air flow conditions cannot be avoided, the open time may be extended with either a 5%(v/v) addition of white spirit, or a 3%(v/v) addition of a proprietary paint conditioner.

Spray Finishing:

Conventional

Thin with up to: 25%(v/v) white spirit
Tip size: 60 to 710 mic (69 to 78 thou.)
Air pressure: 11.28 to 11.61 MPa (11 to 12 psi)

Airless

Thin with up to: 12%(v/v) white spirit
Tip size: 11.28 to 11.61 mm (11 to 21 thou.)
Pressure at tip: 12.5 to 25.6 MPa (1800 to 2800 psi)

CLEANING

Remove excess paint and clean all equipment using white spirit, or appropriate substitute, immediately after use. Never store brushes or roller sleeves in cleaning solvent as this will result in deterioration of their application performance.

STORAGE & SHELF LIFE

Store unused paint in a cool, dry, frost free area, away from direct sunlight and sources of ignition. Ensure tin lids are securely and correctly replaced after use. When unopened and stored under the conditions above, this product is stable for a minimum period of two years.

AFTERCARE

Cleanings: For light oil or waxing, use a dilute, lukewarm solution of domestic washing up liquid and a clean sponge or lint free cloth. For more rigorous or daily use well soiled (but not dripping), wipe the affected area and repeat as required.

To help prevent general build up, keep your home well ventilated during activities likely to contribute to oil and grease accumulation, like cooking. Tackle dust generated from DIY by, preferably, collecting it away from thorough vacuum cleaning.

General dusting can be effectively achieved using paper towel or soft cloth and the damp dusting method. To prevent marking, *always* use a soft brush attachment to vacuum clean adjacent surfaces.

Special Care: Avoid placing heavy objects on a surface for a few days after painting. Bookshelves and other frequent use surfaces may benefit from a very light application of beeswax polish to help prevent marking over the long term.

Repairs: Lightly rub down areas to be repaired, apply a suitable primer to any exposed substrate. Repair items "break to break" with one or two coats as required. Small elements such as window frames and doors may require the whole item to be repainted to avoid slight colour differences between the existing finish and adjoining repair areas. Inferior aesthetic results will likely be achieved with just spot repairs.

DISPOSAL & RECYCLING

Dispose of excess or waste paint via a licensed waste handling operator.

Empty metal containers may be recycled (minus plastic handle on 2.5 and 5 litre tins).

HEALTH & SAFETY

Always read the label on the can before use. Ensure maximum ventilation during application and drying. Consult product material safety data sheet for further details.

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