



Haverstock Hill Ltd
8 Weymouth Mews
London
W1G 7DA

8th November 2016

Ref: DM/16130/GW495

For the attention of Des Bannon

Dear Sirs,

Re: 94 Haverstock Hill – Cleaning and Paint Removal Trials

Following completion of the external masonry cleaning trials I am pleased to provide a report of the results that includes our observations and recommendations together with reference photographs.

I trust that this satisfies your requirements please don't hesitate to contact me should you need any additional information or assistance.

Yours faithfully,

David Manktelow
PAYE



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94 HAVERSTOCK HILL - CLEANING TRIAL REPORT

Cleaning and paint removal trials were carried out at 1st floor level to existing brickwork and decorative stucco render

Observation

Paint removal trials were carried out using Tavec 201 and Kling-Strip Poultice combined with TORIK Superheated Pressure Washer

Brickwork was cleaned using TORIK Superheated Pressure Washer

Paint Removal

The condition of paint on the elevations is generally poor with signs of peeling and flaking. There are signs of fracturing and loss of material.

1No application of Tavec 201 was applied initially to a section of window surround and band course and left to react for 24hrs.

The first application of Tavec removed approximately 10% of the paint. A second application left to react for a further 24hrs removed around 60%.

Removing the paint exposed that the stucco had been extensively repaired and filled.

Photos T01-T03

1No application of Kling-Strip Poultice was applied to a section of window surround and band course and left to react for 5 days.

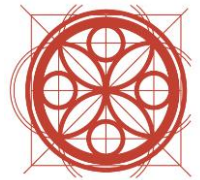
The Kling-Strip removed 80% of the paint. The stripped stucco revealed that extensive filling and previous repair had been carried out.

Photos K04 – K05

Brick Cleaning

A section of facing brickwork was cleaned down using the Torik Superheated Pressure Washer. The system produced a visible result in removing light surface soiling.

Photos TK06 – TK07



Recommendations

Cleaning masonry should not be carried out to the detriment of the integrity of the material and a degree of visible soiling or staining may need to be accepted.

2No applications of Tavec 201 achieved mixed results but did not remove all visible paint.

1No application of Kling – Strip achieved an improved result but remnants of paint remained. Further applications of Kling – Strip or Tavec 201 may improve the result.

Either system produced similar results in the trial areas tested. There are advantages and disadvantages in both with relation to programme and cost which would need to be taken into consideration when selecting the system to use.

Depending on which new paint system will be used may impact on the level of paint removal that is required in order to satisfy the recommend specification.

The Torik produced a visible result on the trial area selected in removing light surface soiling. The system would be limited in removing heavier levels and deposits of hardened atmospheric soiling.

Consideration would need to be given to the use of alternative systems in order to achieve an improvement in appearance and removing heavier levels of surface soiling.

Summary

Clean down unpainted brick façades using TORIK to achieve a light conservation clean. Additional cleaning using alternative systems to help improve the general appearance and lighten and remove heavier soiling

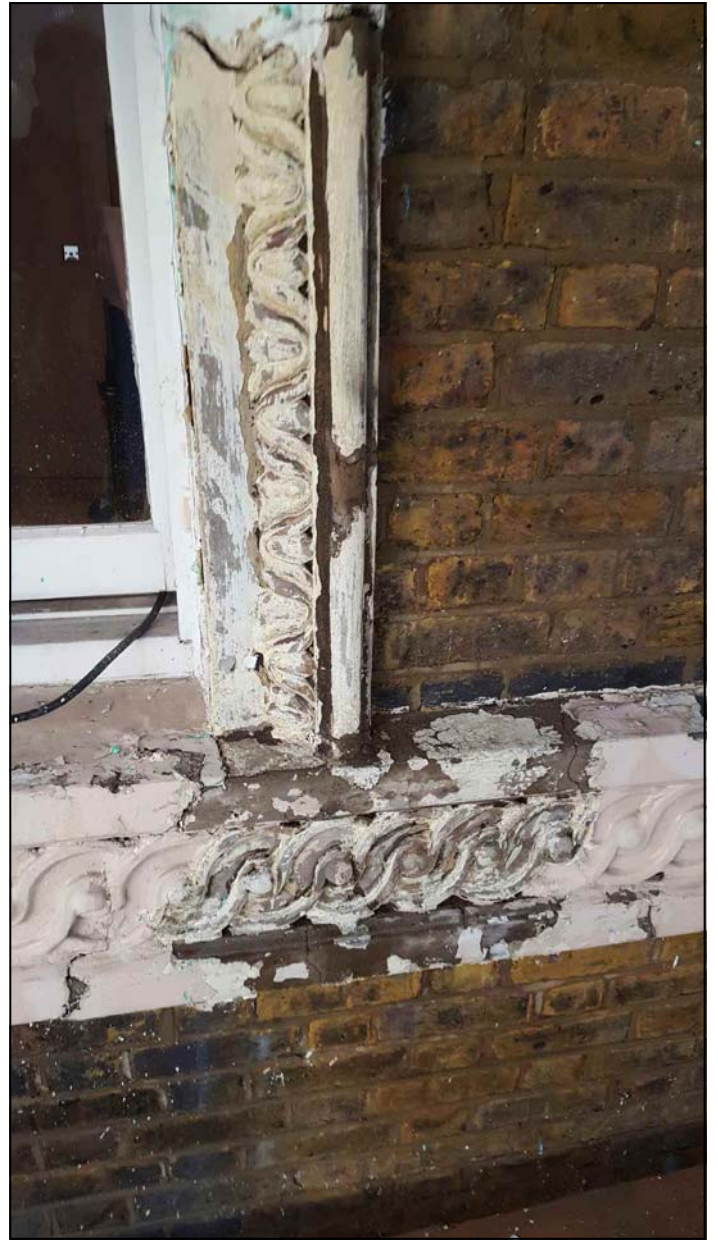
Remove paint using Tavec 201 or Kling-Strip Poulitice combined with the use of Torik to wash down and remove residues.

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94 Haverstock Hill— Tavec 201 Paint Removal Trial

T01: Tavec 201 was brush applied and left to react for 24 hrs



94 Haverstock Hill— Tavec 201 Paint Removal Trial

T02: The first application removed approximately 10% of the paint

T03: The second application removed around 60% of the paint. The stucco has been extensively filled and previously repaired.



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94 Haverstock Hill— Kling—Strip Paint Removal Trial

K04: Kling—Strip poultice was applied, covered and left to react for 5 days.



94 Haverstock Hill— Kling—Strip Paint Removal Trial

K05: 80% of paint was removed from the trial area using 1No application of Kling-Strip. The stucco has been extensively filled and previously repaired.



94 Haverstock Hill— Brick Cleaning Trial

TK06-TK07: The Torik Superheated Pressure Washer achieved a visible result to the trial area removing light surface soiling.