

94 HAVERSTOCK HILL.

Application to clear Planning Conditions  
Application Ref: 2016/3225/L  
Condition 04: Paint Stripping and Brick  
Cleaning

Ref: 2016\_03\_PC04\_Paint

20 November 2016

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## 94 HAVERSTOCK HILL

### Application to Clear Planning Condition 04: Paint Stripping and Brick Cleaning

This information is prepared to clarify the previously issued information to satisfy condition No.04 of listed building consent reference 2016/3225/L.

#### Paint Stripping:

The existing paint finish to the decorative elements on the building façade is in very poor condition, displaying extensive signs of flaking, cracking, delamination and peeling.

**ALL** the upper level existing painted stone and stucco elements are to be stripped of their existing multi-layer paint finish, prior to redecoration. This includes all roof level parapets and associated decorative features and window surrounds, including cills, to the first and second floor windows, on the South (front) and West (side) elevations. Existing horizontal decorative mouldings will also be treated, as will the parapet level balustrade above the single storey ground floor restaurant projection on the North side of the building. Window cills to the North (rear) elevation will also be stripped back.

The ground floor restaurant façade will not be treated as this has, over the years, been regularly maintained and is in reasonably sound condition.

Trial areas of two paint stripping techniques have previously been submitted, in support of this application, and the proposal is to utilise the **Kling Strip paint removal system**.

The specialist contractor who undertook the paint stripping tests has commented on the possible impact on the existing fabric as follows:

#### *Information on the potential effects on masonry following paint removal:*

*When an Alkali stripper is used, such as Kling-Strip trialled at Haverstock Hill, a neutraliser should be applied to help prevent efflorescence, the migration of soluble salts to the surface. More than one application may be necessary to achieve a neutral ph. of 7-8.*

*There is no known risk to the masonry from the products themselves but care and attention must be taken during the removal and washing down not to cause unnecessary damage. If there are signs of changes to the surface of the masonry, or damage to surrounding materials, following paint removal then an alternative product must be trialled.*

Accordingly it is not anticipated that there will be any damage or distress to the underlying building fabric, but this will be constantly monitored during the works, and if any impact is encountered, then an alternative treatment, for paint stripping, will be trialled and planning department approval obtained.

## Brick Cleaning:

The proposal is to clean **ALL** the existing exposed brickwork on all elevations, as detailed on the previously submitted elevation drawings.

The proposed brick cleaning system, using Tavec 201, is detailed on the previously submitted trial documentation. The specialist contractor undertaking the trial exercise has commented on the possible impact on the existing fabric as follows:

*Information on the potential effects on the existing brickwork following brick cleaning:*

*The proposed cleaning agent; Tavec 201 is non Alkaline and therefore doesn't require neutralising.*

*There is no known risk to the masonry from the products themselves but care and attention must be taken during the removal and washing down not to cause unnecessary damage. If there are signs of changes to the surface of the brickwork following cleaning then an alternative product must be trialled.*

Accordingly it is not anticipated that there will be any damage or distress to the underlying building fabric, but this will be constantly monitored during the works, and if any impact is encountered, then an alternative treatment, for brick cleaning, will be trialled and planning department approval obtained.