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Dear Chris

West Hampstead Fire Station

327B West End Lane

NW6 1RS

Further to our recent discussions and subsequent site visit we have outlined below a brief report following removal of the low-level cementitious render coating to the front, side and rear elevations.

REMOVAL OF RENDER TO THE FRONT ELEVATION

1. We were asked to attend the above address to remove small areas of render to further determine the extent of damage to the faced brickwork below. There is clear evidence to the already exposed areas that the brickwork has suffered from a lack of maintenance over a long period.



2. We commenced with removal to the areas either side of the front elevation door ways. These areas exposed brickwork that is generally in good condition, and the Removal was met without difficulty, with the use of hand tools.
3. We then attempted to remove the render to the window cills, these areas were much tougher and damage to the face of the brickwork accrued in the attempted removal process.



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REMOVAL OF RENDER TO THE SIDE ELEVATION

4. The render to the side elevation was again removed without difficulty.



5. The underlying faced brickwork is showing a large deterioration and spalling to the face. These areas are majority to the lower sections.
6. A large build up effervesce and salts can also be seen to the face of the brickwork.

REMOVAL OF RENDER TO THE REAR ELEVATION

1. The final elevation exposed more of the same as the two previous elevations, with repeat evidence of heavy deterioration to the brickwork. Water damage is also clearly evident.





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RECOMMENDED WORKS

Proposed remedial works are repairs of the existing brickwork substrate and to then re-apply a lime-based render coating.

The use of mechanical tools should be avoided as far as is possible, however in certain instances where a hard-cementitious coating has been applied to the brickwork, notably along the front of the window cills then the use of hand chisels and small breakers may be the only solution.

REMEDIAL WORKS TO THE BRICK SUBSTRATE

1. Upon completion of the removal of the existing coatings a condition survey should be undertaken to exposed brickwork
2. Any remedial works undertaken to the localised brickwork should be carried out with like for like materials, samples can be provided:

INSTALLATION OF LIME BASED RENDER COATING

1. Should the decision be taken to recover the exposed brick substrate with a lime-based render coating every effort should be made to ensure the works are reversible and cause minimum damage to the existing substrate.
2. All mixtures and proposed coating thicknesses should be accordance with best practices. NHL 2.0-3.5 mixed with suitable aggregates applied in 3no progressively weakening coats as before, rapid drying is to be avoided through each application by damping down and covering of newly applied area.
3. Keying of the new render can either be achieved by removing the mortar to the brick joints or by the installation of stainless-steel lathe mechanically fixed to the brick substrate.
4. The render should be installed to the correct line and level and to recreate all the original features of the facades.
7. It is important that all works are undertaken by suitably qualified and skilled craftsmen experienced with working on Listed and buildings of architectural significance such as this one.