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RENDER REPAIR PROPOSAL

Project 18 Holly Mount, London NW3 6SG
Issued 09/06/19
Revision B
Reason for Issue Minor LPA Comments

IMPORTANT NOTE: If, at any stage during the work, portions of existing render unexpectedly detach from the substrate, stop work, photograph and protect the area in question, and contact the Architect immediately to agree how to progress.

Prior to Starting Work

1. Review locations for render and paintwork repair identified on drawing 1905-01(20)M-201. Notify the Architect if additional locations requiring repair are identified, and take photographs of the affected areas.

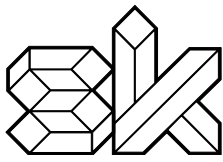
Prior to Carrying Out Full Repairs

2. Using hand tools, remove a small area of cementitious render in the location marked 'trial area' on drawing 1905-01(20)M-201.
3. Photograph in-situ the lime mortar bedding behind, then carefully remove a ~100-gram portion (not fragments or dust) of lime mortar bed to be sent for mortar analysis. Follow guidance of, and send samples to, the Scottish Lime Centre Trust:
http://www.scotlime.org/media/scotlime/media/23/Mortar%20Sample%20Information%20Sheet%2006042017_1.pdf
4. Notify the Architect of the mortar analysis and await specification of a lime render mix.
5. Ensure trial area is protected from weather / water ingress during sampling.

Preparation of Substrate for New Render

CARRY OUT THE FOLLOWING TASKS ONLY IN THE LOCATION MARKED 'TRIAL AREA' ON DRAWING 1905-01(20)M-201 AND OFFER FOR INSPECTION BY THE ARCHITECT PRIOR TO CARRYING OUT ANY FURTHER WORK.

6. Using hand tools only, open cracks in existing cementitious render. Take care to avoid damage to masonry behind. Carefully remove approximately 50mm of the cement render either side of crack, and expose lime mortar bed behind. Remove approximately 200mm of cementitious render around ground floor sash window (face of wall and reveal) as marked on drawing 1905-01(20)M-201.
7. Leave in place any sound lime mortar or cement mortar that will cause major damage to masonry if removed. Brush down joints and then wash out with water to remove all dirt, dust and debris.



Render Repairs (After Lime Render is Specified)

8. For window reveals (including sill and head), use 'Mike Wye' corner bead and accompanying mesh: <https://www.mikewye.co.uk/product/corner-profile-beading-mesh/>. Use only plastic plugs and stainless steel screws for fixing. Ensure beads follow the natural lines of the existing host wall and are not artificially plumbed / aligned.
9. Prior to applying new lime render, roughen the area to receive new render, and remove all loose dust and debris. Pre-wet the area (e.g. with a garden sprayer). Do not over-wet (e.g. a hose would not be appropriate).
10. Follow the lime render manufacturer's guidance when applying the render. Do not carry out the work in extreme weather conditions (e.g. direct summer sun, rain, wind, and frost). If direct sunlight is unavoidable, hang hessian curtains or similar over the area to prevent the render from drying too rapidly.

Full Render Replacement (Alternative to Partial Repairs)

If, during trial repairs, it becomes clear that the existing cementitious render can be easily removed in its entirety (i.e. the historic brickwork/render behind remains mostly intact), replace the entire rendered wall with lime render, to be specified by the Architect (based on recommendations from the sampling process detailed in Step 3). Use corner beading and methods detailed in Step 8 for all window and door openings. Paint finish over entire newly-rendered wall to be applied as detailed below.

Paint Repairs

11. After minimum 8 weeks of the last render coat (or as advised by the manufacturer), apply highly-breathable 'SecilTEK Silicate Primer' and 'SecilTEK Silicate Masonry Paint' paint finish over in line with the manufacturer's recommendations. (Based on discussions with Marie at Mike Wye & Associates 01409 281 644). Colour to match existing.
12. For areas with no cracks in the render, but obvious bubbling of the non-porous paint finish, scrape off blown paint and use a light-grit sanding pad to smooth the edges of remaining paint around the affected area.
13. For painted areas of cement render with no cracks or blown paint (i.e. the rest of the wall) prepare wall by rubbing down with a light-grit paper and washing to remove surface dirt and some of the existing gloss paint finish's sheen.
14. Apply paint finish over remaining wall in line with the manufacturer's recommendations.