

80 NEAL STREET WC2

PLANNING REFERENCE 2020/3131/L

Additional information concerning the method of removing the defective paintwork previously applied to the street facade from the first floor to roof level of 80 Neal Street.

All off-white flaking and unstable paint to the facade of 80 Neal Street (The Punjab Restaurant), was thoroughly removed by using broad blade scrapers and bonze wire brushes to get back to a sound edge; these edges were then feathered in using emery paper. All remaining paint on the facade was sound and checked to ensure it was adhering well to the brickwork. No chemicals or paint removers were used to remove the paintwork and thereby no damage occurred to the face of the brickwork.

There was a small section of mould and fungal growth adjacent to the first floor window and rain water downpipe (RWP), due to a defective joint into the RWP approximately 30 cm square. The fungal growth was thoroughly removed using stiff brushes and then treated with Keim Algicide, brush applied undiluted and allowed to remain undisturbed for some 3 hours before thoroughly washing off.

All brickwork surfaces were then thoroughly washed down with clean tap water to remove all surface dirt and dust and when all surfaces to the street elevation were clean, dry and sound, Kiem Royalan mineral paint was applied following the manufactures recommendations.

J Monahan Architect
MBH Architects
11 February 2021