Tulketh Mill

We breathe new life,
energy and vitality into
building skins and cities

Contents

WHY

Introduction: Tulketh Mill, Preston

Building Transformation has been instructed by Glazzards Architects to undertake the initial testing and investigations to identify the most effective and environmentally sound internal façade paint removal methods for Tulketh Mill in Preston.

Testing was conducted during January 2019 on the internal brickwork and steel columns of the 3rd floor, across 4 locations which ensured that the areas being tested were a valid representation of the challenges seen throughout the remainder of the site.

The façade cleaning test trials and investigations were undertaken over a 2-day period and have enabled Building Transformation to generate an honest and transparent paint removal and restoration proposal, which identifies the variation of cleaning methods, products, dwell times, programmes, challenges and project delivery costs.

Although there are other elements of restoration that will be reviewed and covered with this project, this report focuses purely on the paint removal and restoration. It is also worth noting that a restoration project like this will be subject to varying degrees of risk and delivery adjustments to meet the challenges that may arise during the works.

Within this document we have provided a simple overview of the issues surrounding the project along with the potential solutions required to help not just achieve a high-quality and industrial result restoration project, but also a well-managed and environmentally sound delivery.

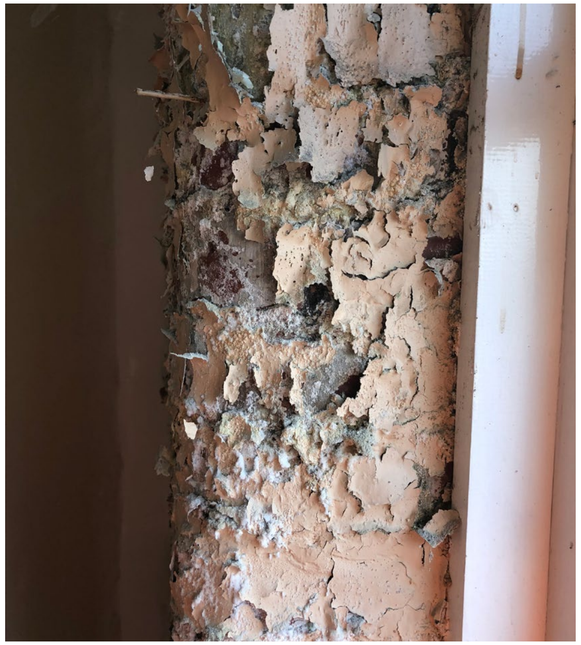
We believe the next phase of this project is to present the findings, review the results and discuss the methods, limitations and risks along with another possible review on site.

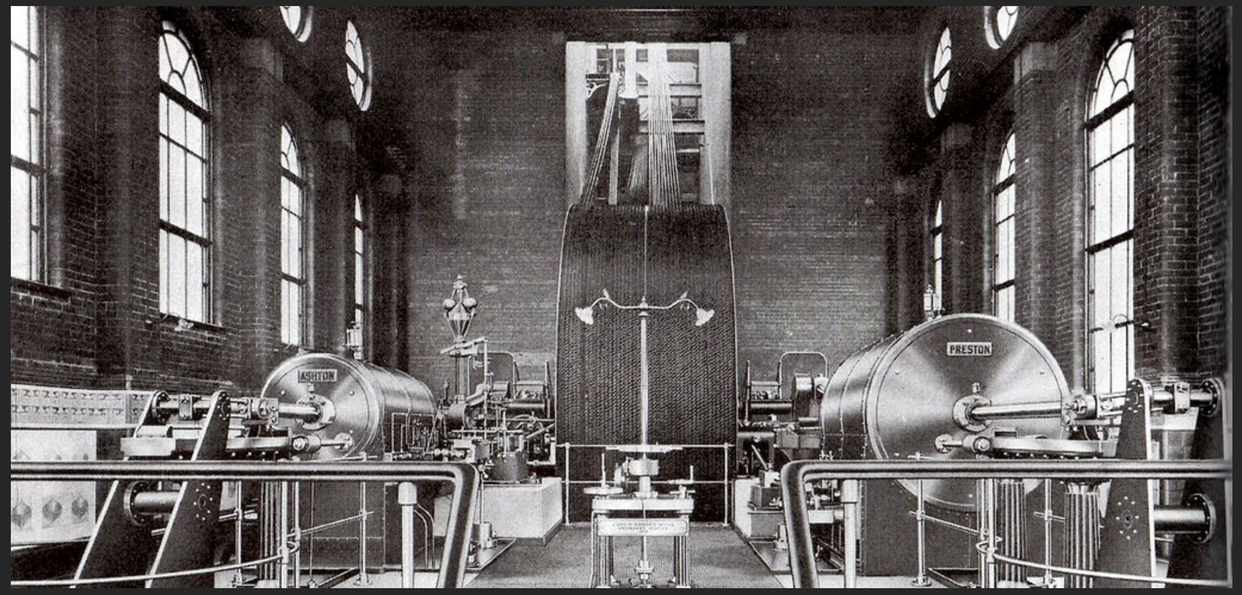
This proposal is open to the possibility of adjustments in accordance with specific requirements or budgets, and is a solution designed to breathe new life into this majestic building once more.

At **Building Transformation**, we do things differently. **We do them right.**

WHY

Current condition

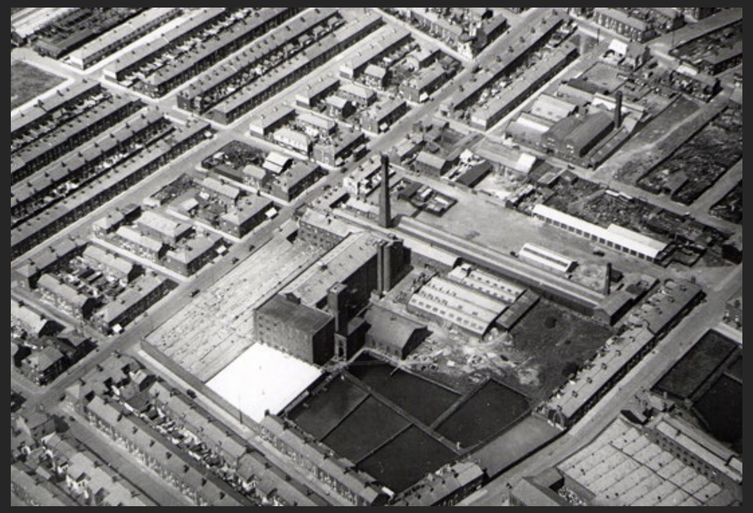




WHY
Legacy

The images show a selection of the areas that would be treated under the current restoration project. By looking to the past we are able to help restore areas of the building back as close as possible to its original glory, both in terms of its material's exposure, colour and condition, whilst ensuring that the history of the building is maintained and the restoration is within keeping for the property.

Attention not only needs to be paid to restoring the internal façade, but also the surrounding materials in the immediate vicinity. By restoring these features we have the opportunity to undertake a more holistic restoration that will bring it back closer to the original 20th century appearance.




ULKETH

WHO

Our Vision

While striking modern architecture is shaping our landscape more than ever before, the world is changing around it; the demand for positive urban space has never been greater, and the need to innovate within those spaces has never been so important.

It's no longer good enough to construct buildings without a façade inspection or care plan. It's no longer good enough to keep designing and installing new structures without understanding how their performance and condition can be fully maintained and optimised for future use. It's no longer good enough to reactively treat each building with the same out-of-date and standardised solution.

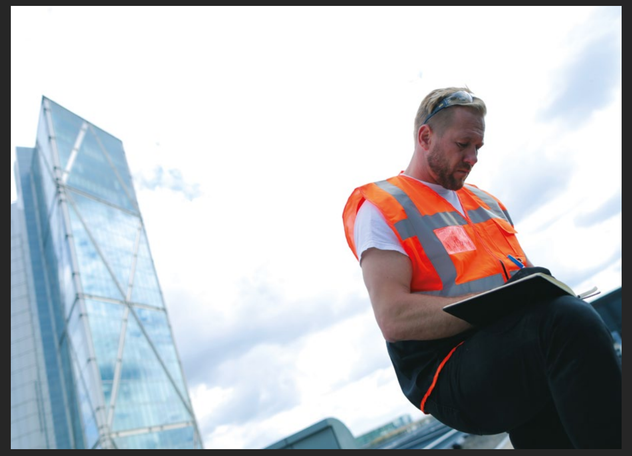
That's where we come in. Building Transformation is on a mission to set new standards of façade care that meet the needs of the 21st-century building assets: we're bringing a completely fresh approach to help future-proof the fabric of each building. We stand for something different, refreshing and totally unique within the property market.

With our 21st Century Façades programme, we guarantee quality and care, and the protection of Tulketh Mill both as an asset and as a legacy. We guarantee each building — as well as each material and elevation within the building façade — its own specific care plan. We guarantee a truly honest façade care programme that's built over time and investigation, not a predicted or generic plan. We guarantee a proactive service and a programme that's completely aligned with your needs and those of the building. We challenge the current weak and inconsistent external maintenance solutions that are poor value, ill-considered and often actively contributing to the failure and decay of a building envelope. Our façade care programmes support, re-energise, protect and maintain the property assets that we look after.

A positive built environment has a wider role to play in the positive growth and development of both commercial and community space. We want to protect the urban landscape, to help the building skin breathe and live for longer, creating buildings, places and spaces that people want to be part of, work in, interact with, succeed in, and invest in.

Building Transformation believes the building façade is the living, breathing skin of our modern landscape, a vital organ that changes and influences emotion, perception and behaviour throughout the surrounding space. We live in a world where the built environment can, if we help it, positively influence our feelings, emotions and well-being — where the condition, type, design and texture of the external building fabric around us can make us feel safe, secure, valued, welcomed, considered, and even inspired.

And it's up to us to make that change.



WHO

Our Service

We bring the tools and the knowledge to create sustainable urban spaces that benefit business and community, now and in the future. Through façade consultancy, restoration projects and building skin protection work, we extend the lifespan of the built environment and produce a sense of well-being for those who live and work there.

We also provide expert, effective knowledge to deliver long-term savings and help our clients make the best financial and structural decisions for their buildings and the external building condition

Our team

Building Transformation is a group of passionate, professional urban transformers, committed to protecting and restoring the built environment.

We are proud to have achieved the Investors in People Accreditation, our people are integral to our performance and client experience. We believe that highly valued, highly trained and well-supported staff create a higher-performing business and a positive company

culture. We know this helps keep business simple and more enjoyable.

Investing in our people also helps us to create and deliver work that impacts the wider environment for the better, which in turn positively influences other people, businesses, buildings and communities.

Our internal partnership model ensures that we have an open and collaborative approach, meaning that we're all working towards the same shared vision and client objectives.

WHO

Client Testimonials

The approach and advice on setting up the works at the Wolverhampton Civic Centre were first class. ***Building Transformation****'s attention to detail was excellent and the RAMS were followed meticulously to every detail. We were delighted with the works and service, and would not hesitate to use them again, nor hesitate to recommend them to any organisation.*

Kevin Egginton,
Building Surveyor, City of Wolverhampton Council

Thanks for the great communication throughout both of the external cleaning and redecoration projects, both the hotels look amazing. It will be my pleasure to recommend ***Building Transformation*** *and I look forward to working with you next year on further projects.*

Sarah Cameron,
Operations Director, My Hotels

May & Co have worked with ***Building Transformation*** *on a number of projects which have included external building cleaning and refurbishment. They provided a great service, supported by the high level of documentation from the initial quotation to books and industry-related guidance, all relevant to our project.*

Anton Theobald
MIRPM AssocRICS, May & Co

WHO

Client Testimonials

*“**Building Transformation**’s unquestionable honesty and enthusiasm for ensuring the client receives the correct whole-life solution (rather than a quick fix) resulted in us being able to ensure the building was not only returned to its former glory, but will stay that way for years to come.*

I would recommend them to anyone.”

Kenny Gash
Project Manager, Carillion Amey

*“The work provided by **Building Transformation** was excellent. Their product and building exteriors knowledge is detailed, comprehensive and practically applied to the client’s needs. They offer a professional, detailed, high-quality and customer-focused service which meets the short, medium and long-term needs of the client, and provides practical, cost-realistic advice.”*

Kerry Quinn
Director of Events and Operations,
Echo Arena

“A 200,000 sq. ft., four-storey leisure venue in the heart of Nottingham city centre surrounded by major traffic routes needed work to be done overnight to deal with the traffic issues, while the site remained open throughout. The clean was of a high standard and has made a significant different to the image of the building. A very difficult job done well.”

Suzanne Green,
Land Securities

WHAT

Our Objective and Scope of Works

The first phase of the restoration to Tulketh Mill focuses on the paint removal to all of the internal façades of the 3rd floor.

Our initial proposal focuses purely on the paint removal from all locations identified above; we have not at this stage fully inspected or quantified the level of repairs required. We believe this is best determined when working with the client and their requirements of finish.

A more collaborative approach is likely to be required for the replacement of damaged brick, general façade repairs and repointing, where proactive recommendation, sampling of mortar colour and textures are required before reinstatement. The full scope of works is currently unknown, but from the onsite testing we have compiled what we believe to be the foundations for a sensitive restoration project to Tulketh Mill.

Our aim is to sensitively restore the property, using traditional methods whilst also ensuring that they are effectively controlled within the guidelines set out within British Standards and an environmentally sound system. At the end of the report we have provided project delivery costs based on our initial specification.

WHAT

Tulketh Mill Environment and Condition

Constructed generally of brickwork with steel supporting columns, then covered with up to 6 layers of varying types of paint, the Mills internal façade and original masonry construction is in a generally sound condition, although in many areas covered with efflorescence and localised brick spalling.

The internal façade is generally covered with a mixture of paint types, in some cases up to 6 layers deep, and soiled from localised build-ups of efflorescence due to water ingress around the older style window frames. Where localised areas are particularly subject to higher levels of salts, such as around highly spalled and failed brickwork, further efflorescence may occur to some degree after the initial clean.

The condition of the all façades are reasonably uniform and have not varied on its' exposure or the specific way that it is facing. Each elevation shows varied weather patterns and in all cases water ingress.

On a project such as this, where all work is to be carried out internally, not only does attention need to be paid to the sensitive paint removal and restoration, but also to the environmental and waste management impact to ensure that as works are progressed, pollution is also reduced and removed.

WHAT

Listing

STATUS:

The property known as Tulketh Mill is currently designated as a Grade II listed property.

BUILDING CONSENT :

The paint removal and restoration of a listed building may be regarded as an alteration and if so will require Listed Building Consent to carry out. This is normally the decision of the planning department of the local authority. Structures principally of Grade II* and Grade I may further be subject to the advice and guidance in England of Historic England and of Cadw in Wales. In making decisions, the views of other officially recognised heritage bodies may also be taken into account, for example the Society for the Protection of Ancient Buildings (SPAB)the Georgian Group or local civic societies.

Listed structures may also form all or part of a Scheduled Ancient Monument. This status is granted under a separate Act of Parliament for sites of national importance. In England such monuments now fall under the direct jurisdiction of the government advisory body Historic England, from 2015 a role separated from English Heritage.

HOW

Planning, Significance and Conservation Guidance

Planning considerations (which includes that for listed buildings and structures), are currently dealt with under the National Planning Policy Framework (NPPF), introduced in 2012 and replacing Planning Policy Statements (PPSs including PPS5 - Planning for the Historic Environment) and the earlier Planning Policy Guidelines (including PPG15- Planning and the Historic Environment).

Before 2010, the activities of cleaning and paint removal were provided with specific guidance paragraphs within PPG15. Subsequently, these are dealt with under the criteria for any other type of alteration, in particular the effect of the alteration on Significance.

The PPS5 Practice Guide was superseded in 2015 by Historic Environment Good Practice in Planning in the form of Good Practice Advice Notes (currently GPA1-3) published by Historic England. Whilst the NPPF is the statutory instrument, these provide broad guidance for its implementation. Additionally there are Historic England Advice Notes that offer more specific or technical advice. [Attrib. Listing Text for (entry 1368608), National Heritage List (NHLE). Historic England.]

Conservation Basics was published by English Heritage in 2013 as part of the Practical Building Conservation book series. It provides the most comprehensive explanation of conservation principles and practice including statutory requirements. Several volumes in the series offer pertinent cleaning and paint removal advice (Stone for example).

However, the current Good Practice Advice Notes and Historic England Advice.[Notes are free to download: https://historicengland.org.uk/advice/planning/planning-system/]

A key phrase that runs through both PPS5 and the NPPF is Significance. Part 2 of the Good Practice Advice Notes (GPA2) is entitled; Managing Significance in Decision-Taking in the Historic Environment.

A relevant additional document is also available by subscription; British Standard - BS7913:2013 – Guide to the conservation of historic buildings, published by the British Standards Institute. This document is for guidance only and “should not be quoted as if it were a specification”.

Although the Historic England book Conservation Basics covers this information in greater depth, BS7913 is published in the UK context.

BS8221:2012 Code of Practice for Cleaning and Surface Repair of Buildings – Section 9

This document provides the principal and broad guidance for the practical selection and implementation of cleaning and paint removal methods. Although not exclusively so, this has been written to accommodate the cleaning and paint removal from historic masonry. Section 9 of the standard offers a list of the factors that affect the choice of a paint removal method.

Successful paint removal is usually the result of exploiting a physical or chemical difference between the substrate and soiling. The choice of paint removal techniques is therefore to maximise the discrimination between them and indeed between soiling and patina.

BRE Digest 448 “Cleaning buildings”

- Published in 2000 by the Buildings Research Establishment. Highly developed for the time the full titles are;
- Digest 448 Cleaning buildings: legislation and good practice;

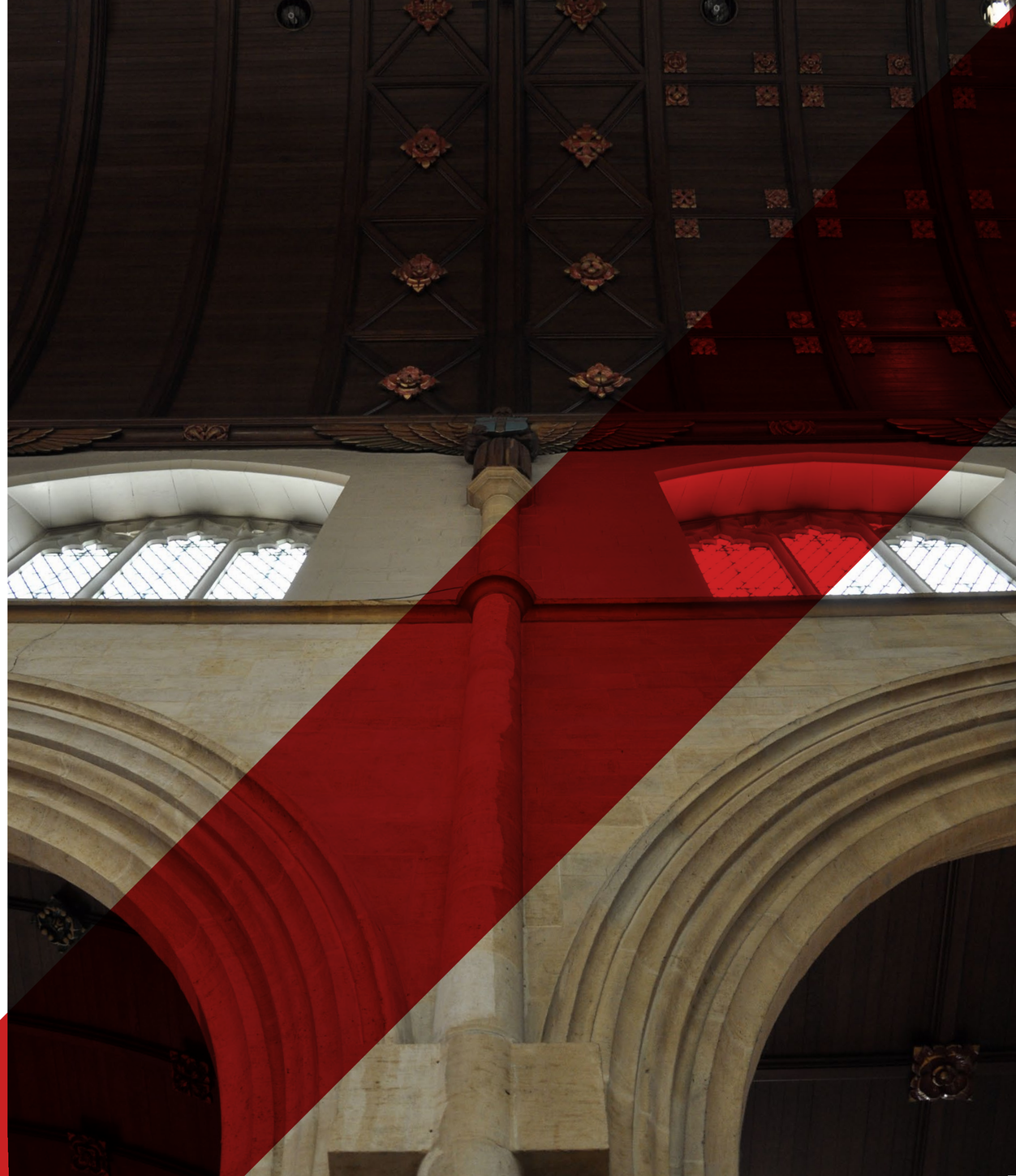
Pollution Prevention Guidance

Pollution Prevention Guidance documents (PPGs, but different to planning PPGs) were published by the Environment Agency and were described thus; “based on relevant legislation and good practice, they will help you manage your environmental responsibilities and protect the environment”. From December 2015 these have been withdrawn, however the responsibilities outlined within have not and the following government webpage will be found useful as to where appropriate environmental protection advice or legislation can be sought; [https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg]

Before cleaning and paint removal operations commence, it is normally necessary to establish the destination of surface water drainage. There is a statutory obligation not to permit solid matter or chemical effluent (theoretically this could include pre-treated tap water) to enter a water course, standing water (pond or lake), ground water or coastal water. Avoiding the use of abrasive particulate, poultice or other reagent would greatly simplify any disposal issues, but water cleaning alone will release a high volume of organic and other solid matter.

A permit is required to discharge trade effluent to the sewer (domestic, hotel, restaurant and rainwater run-off is exempt). It is not permitted to discharge significant solid matter (dry paint, abrasive, clay etc), oil, fat or other waste that might impair or block the drainage. Chemical residue must be non-toxic, free of heavy metals and non-corrosive (pH<10). In some cases neutralisation or dilution may be sufficient to allow normal disposal. Non-compliant residue will require specialist collection and disposal.

Polythene membrane will be found useful for collecting and directing residues and fine-pore woven or non-woven geotextile for separating solids from liquid.



HOW

‘Soiling’ Patterns and Discolouration

Due to the age of Tulketh Mill, it exhibits to a greater or lesser extent, all of the following phenomena;

External;

1. Carbon Sulphation/Gypsum Crust/Hydrocarbons

Carbon particulate and sulphur gases are released by the combustion of fossil fuel, principally coal. Incomplete combustion releases oils and tars. The combustion gases are acidic when damp and react with carbonate stones (limestone and calcareous sandstone), lime and cement mortar and render. Calcium sulphate (gypsum) is produced by this reaction and this binds the atmospheric particulates to sheltered areas of the masonry.
The deposit can range from a thin film to a clinker of several centimetres thickness. In the early stages of deposition the residue may be easily removed by light washing or brushing but with time becomes consolidated and hardened. Siliceous sandstones may be less chemically reactive with the acidic gases but the carbon particulate and hydrocarbons seem to assimilate more strongly with the mineral structure and are subsequently more difficult to displace by cleaning than when bound to the surface with gypsum.

2. ‘Traffic Film’ and dry particulate deposits

These may comprise pollution particulates, decayed masonry and wind borne dust, generally deposited on horizontal or inclined detailing or coarse textured surfaces. Such deposits may be disturbed or consolidated by water (see water induced staining) and may contribute to discoloration of the underlying masonry.

3. Organic films and growths

These include algae, cyanobacteria, fungi, lichen (comprising two symbiotic organisms, algae and fungi), mosses, liverworts and plants. Certain of these have a relatively modest direct physical effect on the underlying masonry (reducing porosity and increasing moisture retention) but others are more ‘invasive’ (attaching ‘suckers’, hyphae or roots) or may have excretions capable of chemically altering certain substrates.

Internal and External;

4. Water induced staining, oxidation and efflorescence

Water migrating through the masonry will most frequently darken stone. Soluble matter, including salts may be transported and deposited close (sub-florescence) or on the face (efflorescence) at which evaporation occurs. White efflorescence tends to be described as ‘salt’ (typically chlorides, nitrates or sulphates) though in practice white deposits are predominantly ‘lime’ (calcium or magnesium carbonate) composition. Exposure to air over time may induce oxidation or conversion of minerals within the substrate. This is not normally a solitary effect but may be combined with other water, pollution and organic related mechanisms. Benign colour changes might be viewed as ‘patination’ rather than staining or discoloration.

5. ‘Ghosting’

SSubstrates, with few exceptions, will attract soiling and patina dependent on its location and relationship with fixtures, fittings and other fabric. This ‘evidence’ on one hand is valuable for historic interpretation but when severe may be aesthetically distracting.

6. Masonry and mortar variation

This might be regarded as ‘natural’ or historic but cleaning may have the result of harmonising (e.g. by removing deposits perhaps older in one area to another) or emphasising the variation by removal of overlying dirt.

7. ‘Sooty’ type soiling

This might be generated from combustive lighting (i.e. candles, oil/gas lighting) but may also originate from external atmospheric pollution. In the case of the Chapel, the uniformity of this has in places been disturbed by condensation and water ingress. Internally, pollution may react with damp calcareous substrates (on window sills or tracery for example) to become ‘sulphated’.

HOW

Practical Constraints

All of the works associated with the paint removal and restoration can be classified as internal. Methods must accommodate the current fixtures and fabric, whilst also factoring in the other works that are to be taking place around the property and also the generation of debris and waste management must be carefully controlled.

Preamble to the Tests

Before paint removal test trials commenced, soiling patterns, paint types and number of layers were inspected to help determine the historical story of the building, areas of concern along with deficiencies of detailing and protection (such as failed brickwork and widow frames). After the initial test trials, the exposed and cleaned masonry will now provide clearer observation of the actual condition and will also aid any repair or re-pointing that is required. One should be alert to the probability that cleaning may actually highlight some inconsistencies, such as the colour matching of 'original' and historical repairs and areas of repointing.

In evaluating the method or combination that may be applicable, we have a number of considerations;

- Control of substances hazardous to health.
- Control of residues of removal.
- Waste management of all solid and liquid hazardous materials.
- Control of noise.
- Minimising disruption to the substrate and no loss of sound surface.
- Achieving a level of clean likely to be satisfactory to the client and conservation officers.
- Suitability of the removal method to the actual soiling.
- Minimising cost – subject to the other considerations.

Considerations

In identifying methods appropriate for paint removal, we have included the following principal considerations;

- That the chosen method, or combination, might remove the selected growths or deposits
- Due to the buildings Listed status, sensitively removing the paint and ensuring the result is within keeping of the local area
- That the degree of paint removal should satisfy the requirements of the interested parties
- To prevent disruption to the substrate and with no loss of sound historic surface
- Minimise and confine substances hazardous to health
- To control residues of removal
- To control noise
- Minimise cost – subject to the other considerations.

Test Trials Location and Results

Due to the sheer size of the site, there is no single paint removal and restoration solution to fit the complete area, so all the methods used within the test trials would be utilised at different stages of the project. These in turn would be adjusted in terms of:

- Soiling type and levels – number of paint layers and types
- Substrate condition
- Methods utilised
- Products, and dwell times
- Heat, pressure and flow rates

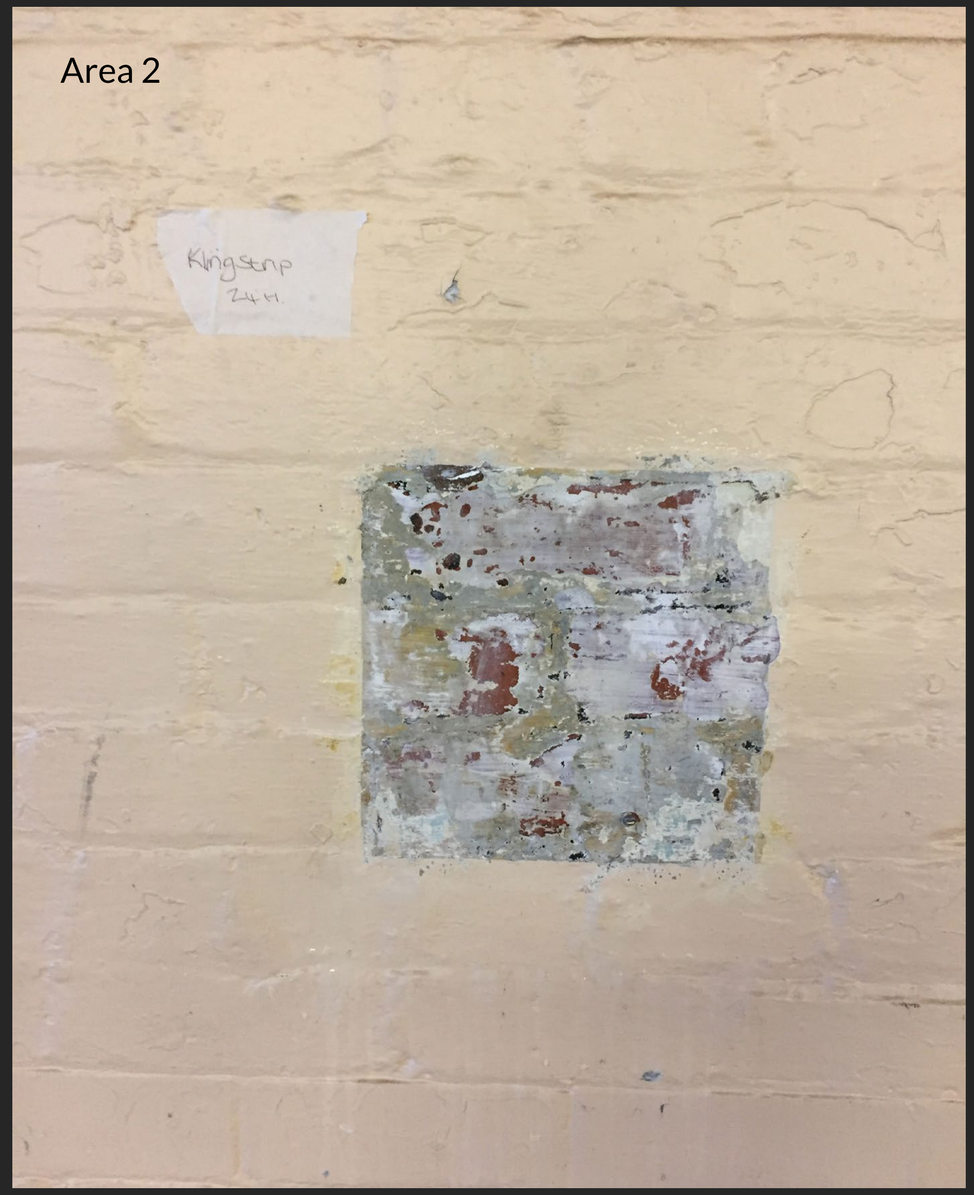
The cleaning trials in general were very successful and demonstrate a positive response and results from the numerous layers of paint. Although there are areas where there is a greater build-up of paint layers and the brick is weaker, more weathered and spalled at low and high level, with the correct adjustments a balanced result can be created throughout the site and the clients' ideal finish achieved. It is highly likely that some areas will require greater work than others, for example removing the paint from areas where advanced spalling and efflorescence are present, will throw up challenges due to the time and sensitivity factor.

Throughout the site an initial phase will be required to manually remove all loose and cracked paint, as well as all efflorescence salt deposits, followed by up to 2 phases utilising a combination of paint softeners and our low pressure (45-55 BARs) 'super-heated water' recovery system to remove the layers of paint, then sensitively remove the residues and provide the more uniform and industrial finish to restore the substrate throughout. (The exact methods and specifications are set out below in the 'Initial Specifications' section)

The original and historic brick areas and steel columns all cleaned up well and provided a result that brought the building back to life, whilst maintaining its' historic element. To achieve the desired results in the most sensitive manner – whilst avoiding any damage to the substrate - it required the 3 phases as outlined above, including the manual removal and softener plus steam processes.

Area 1

Area 2



Area 4

Area 4


Area 3


Area 3

Environmental Management Requirements

Managing the waste throughout the delivery of the project is essential, having a system in place that supports the effective waste management of each areas individual pollutants will ensure that not only the building is restored, but the environment is effectively cleaned, and pollutants removed from the environment within the process.

The environment is affected by a variety and numerous layers of paint and coatings materials, whose removal will directly affect the local and surrounding environment. Throughout the site large volumes of paint, chemical softeners and waste shall arise, therefore there is an extremely important requirement for it to be removed and safely disposed of alongside the internal façade restoration project.

This solid waste would need to be securely contained and removed from site by an accredited hazardous waste removal professional, with the waste water requiring it to be treated and neutralised in order to allow it to be removed via waste water sources, thus ensuring both matters are correctly removed from site to ensure the environment is safe for future use. Building Transformation is licensed to remove and carry the waste to its' head office, where it is safely dealt with by our preferred suppliers for waste removal.

HOW

Initial Specifications

Below as promised, is the option and specification to remove the paint and restore the internal facade, based on the methodologies outlined. As highlighted previously the methods can be adjusted to suit any specific requirements, should any additional input or feedback be received – in particular from the client or conservation officer - but at this stage of the project we have not included the brick repairs and repointing as they will require further assessments once the paint has been removed. The works for these areas can however be inspected and added to this project when a clear scope has been identified.

As a programme we suggest initially starting the work on the internal front(West) façade, beginning at the stairwell doors and working clockwise, then moving on to the internal areas. Working in this fashion will allow us to breakdown the building in to specific areas, which once restored can then be assessed for the level of repairs to be undertaken.

Throughout this project, new challenges will arise but we anticipate the programme for works specified within this document to be between 10 and 16 weeks, depending on the issues we encounter.

Initial Façade Restoration and Paint Removal Specification

- Allow for careful paint removal and restoration of all elevations and façades in order to achieve clarity and uniformity in-line with the clients expectations of an 'industrial' finish, whilst maintaining that they are within keeping for their surroundings and local area.
- Waste management and removal system to be agreed and installed prior to paint removal on each area.
- Prior to any works commencing, a full façade inspection shall take place which documents any areas of weakness or concern to be discussed with the client.
- The initial phase shall see the manual removal of any loose and cracked paint, as well as all current efflorescence deposits that are present, by dry brushing using a soft bristle nylon or natural bristle brush.
- In order to accelerate the penetration and effectiveness of the paint softeners, through the use of a coarse sandpaper, steel wool or wire brush – scratch and abrade the top surface to provide a key for the softener.
- Using a brush or trowel, apply the softener (poultice or liquid) in-line with the products recommendations up to a thickness of 3-4mm, ensuring a consistent layer across all areas.
- In the case of the poultice, cover the softener with the specialist clingfilm/laminated paper, rubbing gently to ensure a good adherence between both. All edges shall be sealed with a hard-wearing masking tape or similar.
- The poultice should be allowed to dwell on the surface for a minimum of 48 hours, allowing maximum penetration. Once the dwell time has elapsed, remove the tape and slip a soft edged scraper beneath the poultice and slowly ease it away from the surface in one piece. The covering and layers of paint will also come away from the surface at the same time.
- In the case of the liquid softener, ensure the surface is dry and using an airless spraying system apply a uniform coat so that the paint is no longer visible. Allow the liquid to dwell on the surface for no longer than 24 hours, and do not allow the liquid to dry.
- Re-application in both cases may be necessary.
- Including all areas of brickwork and steel columns where the liquid softener has been applied and the poultice has been allowed to dwell and has been removed, the final cleaning phase shall utilise the superheated steam and recovery system, set at low pressure (40-50 BAR) and high temperature (150-degrees Celsius), with a flow rate of 3-4 litres per minute, in order to safely and in an environmentally friendly method, remove the paint and softener residues to provide a uniform and restored finish that retains small elements of paint to give an industrial finish.
- The settings laid out above for the paint removal and cleaning of the brickwork and steel columns are those that were used for the test samples across the east and west elevations, internal walls and steel columns. For areas of friable and failing brickwork the pressure will be reduced to 30 BARs. At all times the pressure will be no higher that which was used during the test trial, and the distance no closer than achieves an even result without scarring, striation or other loss of sound surface.
- Further trial areas of cleaning shall be carried out under supervision, the results of which shall satisfy the client's representative, prior to commencement of the main works.
- Defective pointing or mortar should be removed before cleaning.
- Vulnerable areas (of any kind) should be marked on plans and these plans made known to the operatives and supervisors before the cleaning of each section.
- The work shall, in general, progress from the ceiling level downwards, for each section or elevation.
- We are aware that the elevations compromise a mixture of brickwork types, as well as varying levels of historical repairs and, damage and water ingress, therefore extreme care and precaution must be taken when cleaning all elements in order to avoid eroding the face of the brick and pointing.

Further Specification Options / Additional Notes

- In general, work to commence at the uppermost level and proceed downwards on a given section of the building.
- Fittings, cables, brackets, lighting fixtures or other paraphernalia not to be retained shall be removed prior to commencement of cleaning.
- Such items not removed will be appropriately protected or the cleaning regime modified to accommodate them.
- Protection is to be devised and installed for those substrates, surfaces and artefacts not to be cleaned. Particular care must be taken to protect the flooring areas owing to the presence of clients on levels immediately below the working area.
- Waste management system to be agreed and installed prior to commencing works.
- Supply of cold potable water is to be secured on site.
- Solid matter is not to enter the drainage system.
- Access to masonry obscured by scaffold, protection or plasterboard will be gained in a safe manner and work completed at the appropriate moment of decommissioning.
- As with any project on historical buildings, the cleaning phase may highlight inconsistencies within the façade skin, which it may not be possible to remove without abrading or damaging the brickwork. It will also highlight any historical issued or failures within the building fabric, which as outlined above will be documented and discussed with the client.
- Although it is within the original specification and we are happy to undertake it, from the results that have been achieved we feel that stripping the paint from columns is not in-line with the clients overall requirements, and would instead recommend re-painting
- With the initial testing phase having taken place over a 2-day period in small localised areas, creating the clarity around the methods and products that are most effective and achieve results in the most sensitive and environmentally friendly manner, we would now recommend utilising these methods and products during a longer testing phase (a week) and larger area, to fully understand programmes and costs

Recent/Current Heritage Restoration Projects

Clients we work for / support

CLIENT
OMC Ltd

PROJECT
A listed building located in the heart of central London with a conservation area, this building was being restored as part of a redevelopment.
Initially we supported the client through onsite paint testing, identifying type and layers of paint along with the specification development, which was used to assist the client with the planning application and approval of works.
We then delivered the full façade cleaning and paint removal projects using a variety of poultice type paint removal methods and steam in multiple phases to restore the building and then undertook the external masonry repairs before repainting in specific locations.

VALUE
£72,000

CLIENT
Brompton Cross Construction

PROJECT
28 Hill Street - In the heart of Mayfair, the building stands proud with its mixture of Portland stone, London red brick façade and traditional tuck pointing. Highly weathered and eroded through-out, the façade was in a poor state with large areas of damaged Portland stone, high levels of carbon and previous poor repairs were located through-out the facade. We undertook the initial surveys for the client and created the scope of works from which we then delivered the full façade refurbishment project, which was inclusive of the specialist cleaning, repairs, tuck repointing, stone replacement, reshaping, replacement and re-decoration on the building façade.

VALUE
£120,000

Recent/Current Heritage Restoration Projects

CLIENT
Short Construction

PROJECT
The Old Mill - was a listed building located in the heart of Manchester. The client wanted to remove all the internal paint and concrete screed coating to expose the façade as part of a regeneration project. We initially undertook all the paint removal test trials to identify the most suitable method along with all the required waste management planning. Due to the site having current tenants, cleaning methods, dwells times and products were adapted through-out the project duration to suit the onsite requirements as well continued communication with the conservation officer and architect to inspect the condition of the brick once exposed.

VALUE
£35,000

CLIENT
Science Museum

PROJECT

VALUE
£

CLIENT
Great Central Station

PROJECT

VALUE
£

We create a positive built environment for commercial and social spaces

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