

**An assessment for the need of a traditional wall covering**

Application No. 3/2020/0763

Condition No. 8

**Existing Condition**

The existing condition following removal of the render is shown in the below figures 1 and 2. The walling likely originally consisted of solely sandstone rubble, with brickwork patching repairs evident since its construction and evidence of further patching/filling with larger stones/pebbles that have clearly been smoothed by erosion. These are likely from the stream adjacent to the property.

The material condition is generally poor throughout, with the wall considerably damp from the previous cement based render. Areas of sandstone have deteriorated and are spalling and the brickwork is uneven and patchy.



Figure 1 – View of exposed wall.



Figure 2 – Alternative view of exposed wall.

## **Proposed Replacement**

The proposal for replacement is to apply a lime render to the external wall to allow breathability whilst protecting and covering the face of the existing masonry. As the masonry is a mix of many different materials and generally of quite poor build quality, it is not classed as in keeping with the rest of the property and for aesthetic reasons in a commercial setting it would be considered appropriate to cover this with a lime render. The lime render would also provide protection from further deterioration of any stonework/masonry which may continue if left exposed to the elements, whilst providing a breathable covering.

## **Lime Render Specification**

Allow to point up all areas of stonework to this elevation prior to rendering, provisionally allow for 10m<sup>2</sup> total. Lime mortar mix to include for NHL 3.5 lime mortar mix from Womersleys ([www.womersleys.co.uk](http://www.womersleys.co.uk)) or equal approved, with a local grit sand from Dugdales Builders Merchants (Pendle Trading Estate, Clitheroe Rd, Chatburn, Clitheroe BB7 4JY) and mixed as per guidelines.

A three-coat lime render system is proposed to be used, with the lime render mix from Womersleys ([www.womersleys.co.uk](http://www.womersleys.co.uk)), with the sands used also to be recommended by the supplier. All materials are to be mixed as per suppliers/manufacture's guidelines.

Joints to be raked back to approx. 10mm to provide a key for the undercoat. Undercoat to consist of one part lime to two and a half parts grit sand. Just before application, allow to add animal hair approx. 0.5kg per 100 litres. Thickness generally to be between 10-12mm and scour a criss cross key creating 25-35mm diamonds with a blunt instrument.

Float coat to be applied approx. 5 days after, possibly longer depending on weather conditions after completion of the undercoat. The float coat should consist of one part lime to two and half parts well graded sand. Just before application, allow to add animal hair approx. 0.5kg per 100 litres. Thickness generally to be between 9-11mm and should be scoured and keyed after initial setting. If required, allow to dampen the relevant area, scour back and re-key. The finishing coat should not be applied for at least 5 days, depending on weather conditions.

The finishing coat is to be applied using an unhaired mix of one part lime to two parts building sand and be levelled to achieve a sponge or smooth finish. This finishing coat can be applied in two thin coats immediately after each other. Once dried, allow for redecoration with a breathable paint system or lime wash.

A sample panel can be provided if necessary for review on site by the Conservation Officer.