

Halsall Lloyd Partnership

ARCHITECTS & DESIGNERS



3117/BMc/BMc

11th August 2023

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For the attention of Will Hopcroft

Dear Sirs,

RE: 4 Alms Houses, Stydd Lane, Ribchester PR3 3YQ (Listed building reference 3/2022/1159)

We write in relation to recent approval of the above application on 19 July 2023 and your request for our client to consider the replacement of existing cement-based render rather than repair on a like for like basis.

In line with our comments to you, our client is content to implement the above as part of this approval and we therefore enclose the proposed specification for your comments. Alternatively, if you would now wish to keep to the original proposal let us know.

The proposed system is a lime breathable render system with a rough cast finish. As confirmed within the attached literature and specification attached.

We are also proposing a mineral based breathable paint system from the same manufacturer for consistency but again if you would wish for us to use Keim mineral based paint as approved let us know.

Our client is appointing a contractor to implement the works and I will ask them to get samples of stone and undertake a mortar repair on the sample so that you have the earliest opportunity to review stone and sample and comment on proposals. As discussed, once we get scaffold erected, we will review and if stone repair is not required then this would be reduced or omitted as appropriate.

Thanks for your help on this scheme and look forward to working with you to complete the works.

Yours Sincerely

Bernie McNeill
(Associate)

Encl.

Architecture
Masterplanning
Urban Design
Landscape Architecture
Conservation
Community Participation
Interior Design
Graphic Design
Project Management
Clerk of Works
Energy Advice & Assessment
Principal Designers

Render and Specification:

Manufacturer: Kilwaughter Minerals Limited

9 Starbog Rd, Larne, Co. Antrim, N. Ireland, BT40 2TJ Tel: 028 2826 0766 Fax: 028 2826 0136 www.K-Rend.co.uk

Primer Coat: K Lime SB 1 (Stipple Bond 1 Coat) hydraulic lime bonding layer applied as a splatter – dash scud coat application. Thickness to be 2 - 3mm with stippled surface texture.

Undercoat 1: K Lime Setting 213. applied as manufacturers written directions. Thickness to be 10-12 mm. Rule to line and level. Lightly scratch and allow to set.

Undercoat 2: K Lime Setting. Thickness to be 8 – 10 mm. Rule to line & level. Lightly scratch & allow to set.

Receiver Coat: K Lime Finishing 112. Receiver coat. Thickness to be 4 - 6mm applied by hand. Rule to line and level, finish smooth

Finished Coat: K Lime Roughcast (K Lime Roughcast Binder & limestone chips). While the buttermilk of K Lime Finishing 112 is still plastic, throw K Lime Roughcast on to the surface. The size and type of aggregate used in roughcast coat must be carefully selected and applied so final finish matches that of the existing.

Total thickness: 25mm thick

Instructions:

Substrate-

Substrate shall be prepared ready for render application as per manufacturer's directions.

Previously rendered and exposed brickwork or blockwork –

The substrate should be thoroughly brushed down to remove any loose, dust, debris or contamination, that would interfere with bond & adhesion. The background should be assessed for line and level to decide if the render can be applied in a uniform thickness or if dubbing out is required. Following suitable preparation of the background K Lime 413 should be used for any dubbing out requirement. All necessary repairs must be carried out before application. All damage to substrate from salt attack, corrosion, or salts (including efflorescence) must be carefully prepared. Damaged bricks must be replaced and any holes or insufficiently filled joints repaired. All joints should be raked out to improve the key. Any structural cracking in the background should be brought to the attention of a structural engineer/ architect or contract administrator and stabilised prior to rendering. The surface must be clean and free from any loose or friable material including paint, oil, soot, lichens and dust. If there is any algae present it should be treated with a proprietary fungicidal wash or surface biocide (i.e. Algae Clean) and then pressure washed to remove any residue. The product should not be applied to frost bound walls. K Rend, Glass fibre Mesh cloth should be

incorporated into the first K Lime 213 application, located @ stress areas i.e.; window & door openings. As per K Rend standard details. Mesh cloth may also be embedded where K Lime 413 Dub out coats, are applied deeper ie; 12 – 16mm using K Lime 413. Apply suction control as necessary; it may be necessary to damp down walls and previous coats of render prior to applying the product to control suction. Rendering should not be applied to walls which have been subject to rain over several hours. Areas with poor key, such as smooth concrete lintels, should be given a preparatory stipple coat using SB 1 (Stipple Bond 1 coat) Render shall be purchased, stored and applied as manufacturers written directions, surfaces shall be checked for suitability and any required treatments. To improve adhesion shall be used as and were recommended by the manufacturer

Decoration:

Apply K Lime Mineral Paint TDS system as enclosed data sheet and in accordance with manufacturers written recommendations. Colour shall be a solid even coverage minimum 2 coats and shall be of a colour that matches existing rear elevation. To be agreed in advance. allow for sample area on s ample panel to verify with conservation officer.