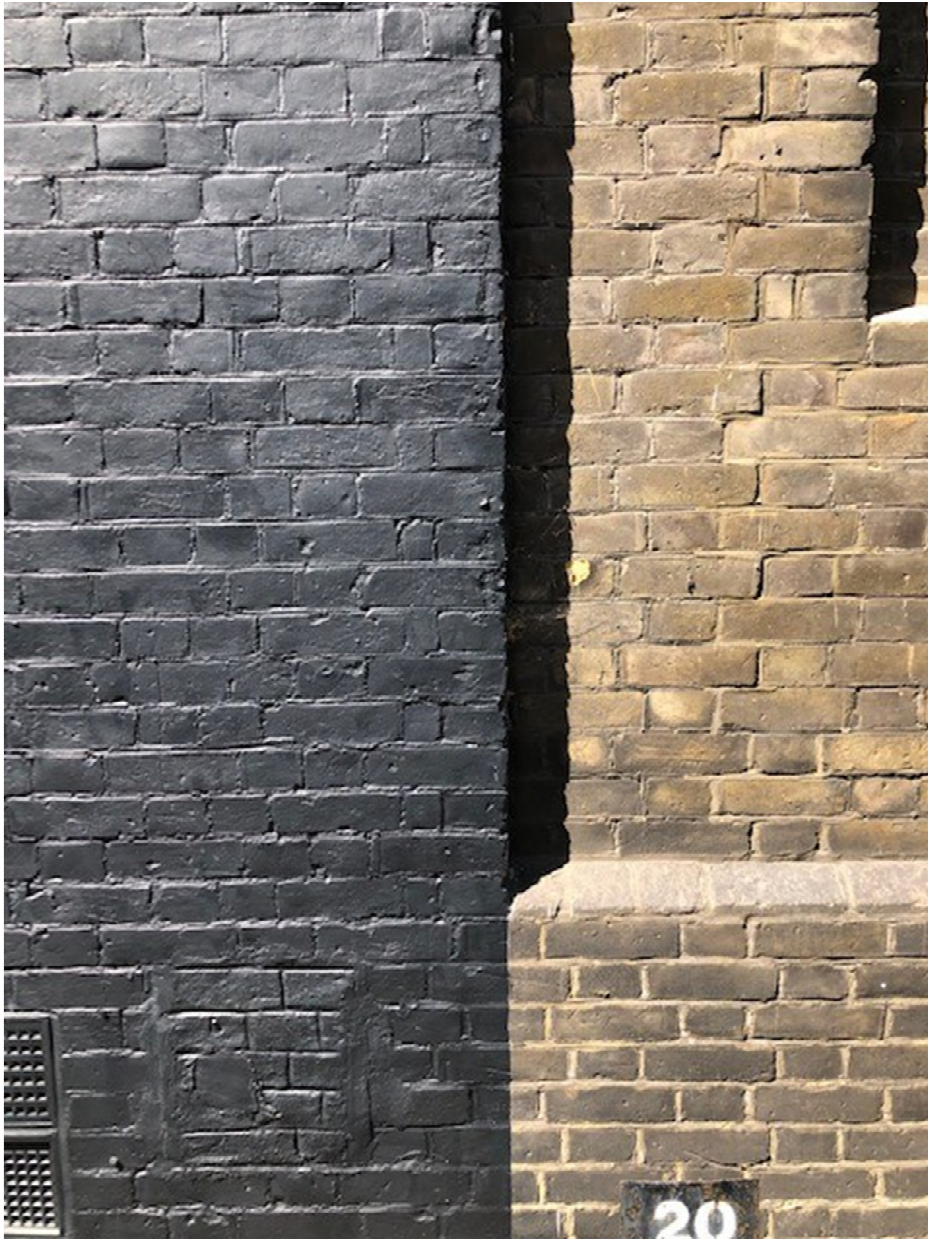


12 HYDE PARK GARDEN MEWS

DESIGN & HERITAGE STATEMENT INCLUDING PROPOSED METHOD STATEMENT



This report has been written by **Baynes & Mitchell Architects**

Updated following completion of sample

15 June 2021

13 August 2021

HERITAGE:

Hyde Park Garden Mews lies between Hyde Park Gardens and Strathearn Place, to the North of Hyde Park.

It was built circa 1830.

Number 12 is a traditional mid terrace mews house with a painted, rendered front elevation and a stock brick rear elevation.

The property is listed, grade 2.

The rear elevation is part of a long brick terrace on the North side of Hyde Park Gardens. Over many years, the London stock brickwork has acquired an elegant sooty patina.

BACKGROUND:

The brick rear elevation of the house has recently been painted without the required Listed Building Consent.

The owner of the property has been alerted by City of Westminster planners that the decoration works should not have been undertaken without consent and that consent would not be granted retrospectively.

The owner of the property has opted to have the paint removed.

This Design & Heritage Statement forms part of a Listed Building Consent application requesting permission to remove the paint.

The paint was applied in or around May 2021.

The specification of the paint is: Dulux Weathershield Smooth Masonry paint. It is a water-based paint.

Two coats have been brush applied to the brickwork. No primer or undercoats were applied.

The majority of the brick façade is painted in a dark grey colour. This will be stripped. The soldier course brickwork above the window openings has been painted white/off white. These will be stripped.

The window frames, window reveals and sills have been painted white. These will remain painted.

Cornices have been painted white/off white. These will remain painted.

PROPOSED METHOD STATEMENT FOR THE REMOVAL OF PAINT:

The London Stock brickwork is generally in good condition. The brick faces are relatively smooth and the mortar joints are generally intact. The bricks have a fine layer of soot deposit.

In accordance with the Listed Building Consent dated 22 July 2021, a 0.5sqm sample of paint removal has been carried out by Rominar (London) Ltd, a specialist building restoration company.

A number of paint removal techniques were considered. Best results came from the following process:

Application of paint softening paste.

Light scrape to remove bubbling material only.

Hot Water, low pressure Doff clean.

Brush down with stiff brush to remove fine residue.

The paint has been successfully removed. This 'light-touch' process has enabled the old sooty finish to be retained.

