

Design & Access and Heritage Statement



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Address: Cricketers House, Turgis Green, Hants. RG27 0AH



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April 2023

Design and Access Statement

This application is for the removal of loose exterior paint at the property and painting with breathable mineral-based paint.

Site Detail

The house is a semi-detached property and sits within an average sized plot in the hamlet of Turgis Green. The site boundaries are defined by the adjacent properties and the road leading to Turgis Green. Historical records show that Cricketers House dates from around 1860. The building was listed as a grade II on 17th October 1984 and is now subject to the relevant restrictions and controls commensurate to that status.

Proposal Alterations

The existing exterior paint comprises of several years of non-breathable paint on a lime base, the last known paint was carried out in 2013 with acrylic resin-based Dulux exterior paint. The current paint is peeling extensively, and internal walls are suffering from damp. The paint needs sympathetically removing and a mineral-based paint applied so that the building can breathe, this will also improve the aesthetic appeal of the property.

All loose, flaking and unstable material will be identified and then thoroughly removed using Keim STS 7M paint stripper (is a non-hazardous paint stripper based on aromatic hydrocarbons), then hot water, stiff brushes and broad bladed scrapers to get back to a sound edge; these edges will then be feathered in. Ensuring that any paint materials left remaining, and the underlying substrate is sound and adhering well. Any gloss or shiny surfaces will be thoroughly flatted down using sand or emery paper to create a good key.

All mould and fungal growth will be thoroughly removed by pressure washing and a stiff brush (steam cleaning where possible). Once the prepared surfaces have dried, they will be uniformly soaked with undiluted KEIM Algicide-Plus (a non-acidic fungicide wash) by brush or flood coating (not sprayed). Once the product has been allowed to act for at least 24 hours, KEIM coating systems can be applied onto the cleaned surface. Any cracks or where there is a need to equalise the surface should be filled using Keim Spachtel (silicate-based filler for all mineral substrates), a ready to use silicate mineral filler, brush or trowel applied to a pre-wetted surface and dressed back to the required level.

Any newly rendered/repared areas will be allowed to dry out for a minimum period of 15 days prior to the application of Keim Mineral Paint. Scaffolding will be erected for the work to take place.

The paint applied would be colour matched to the existing finish.

Heritage Statement

The current paint is now an aspect of the property which needs updating in order to keep the building up to the best standard possible. With the new paint we are hoping to continue to extend the life of this listed property, whilst incorporating it in line with current standards to improve the property's aesthetics and efficiency. The new painting proposed would be sympathetic to the original construction use of a lime wash with a mineral-based paint applied for breathability, the removal of the existing peeling paint would be undertaken in a manner which would maintain the building and ensure a solid base for repairs.

Conclusion

The proposed painting will enhance and extend the life of the existing listed building and will be carried out using similar materials to those which the original building was designed to use.

Appendix A. Exterior wall photos

Photos taken April 2023

