

# Design and Access Statement

**For the property known as:**

Brunswick Lodge, Brunswick Road, Hove, BN3 1DH

**For & On behalf of:**

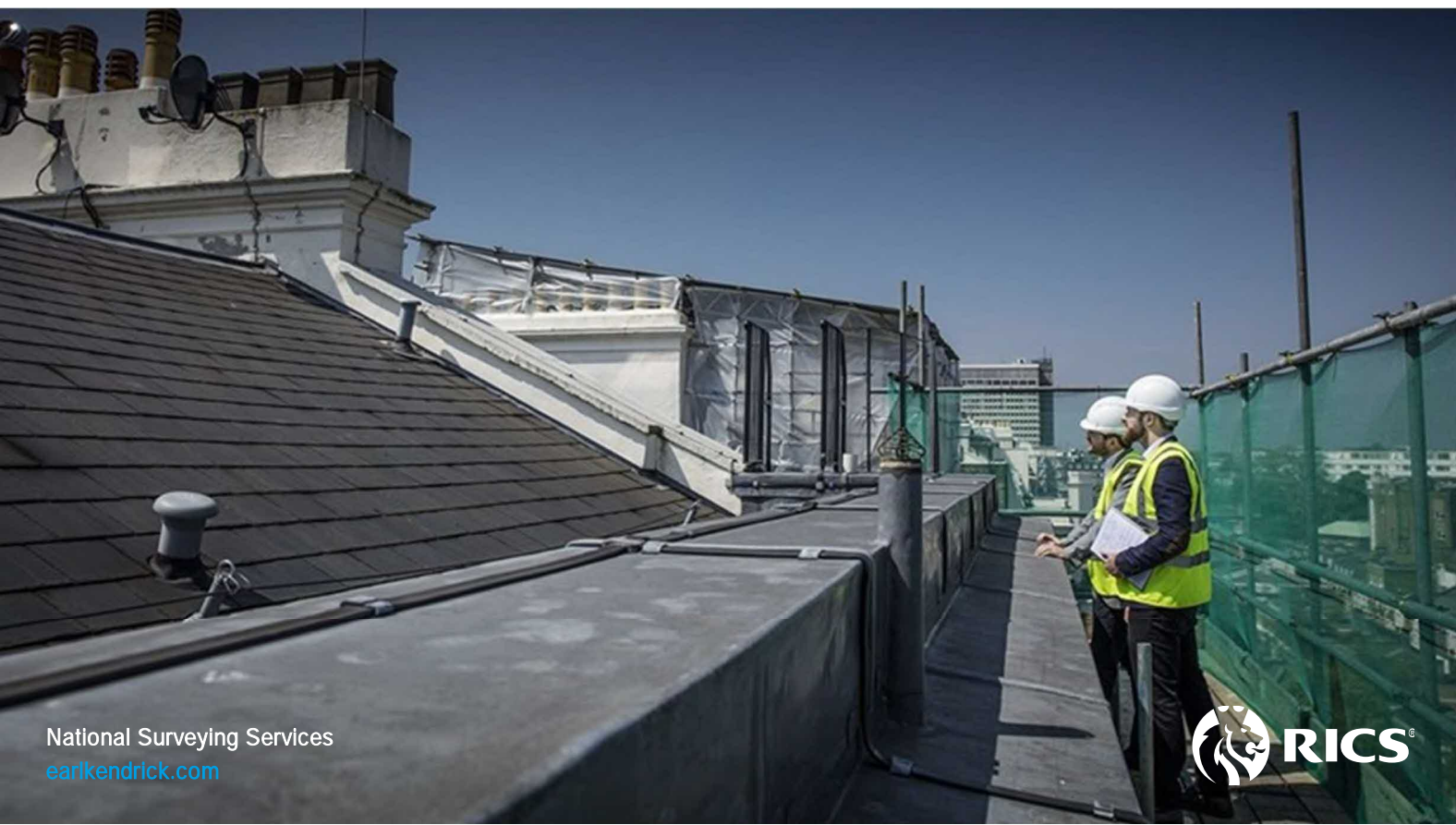
Brunswick Lodge Limited

**Date:**

12<sup>th</sup> March 2024

**Reference:**

EKA230626



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## Report Revision Record

A	12/03/24	Prepared for issue to Local Authority
B		

Report produced on 12/03/24 by



Senior Building Surveyor (South)  
Earl Kendrick Project & Building Consultancy



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## 1.0 Introduction

This report has been prepared to accompany application for Listed Building Consent for render removal and reinstatement to the rear elevation of Brunswick Lodge, Brunswick Road, Hove, BN3 1DH.

The proposed works are proposed to remediate long term issues with water penetration from the rear elevation of the Property, resulting from failed render and poorly detailed rainwater goods.

The proposed reinstatement is in keeping with the original methods and materials of construction.

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## 2.0 Design and Access

### 2.1 Use

The property is mid terrace a detached Victorian House built circa 1850 that has since been sub-divided to provide residential flats.

The use of the building is to match existing and will be unaffected by these remedial works.

The application relates solely to the removal and reinstatement of the render to the rear elevation, along with minor repairs to rear rainwater goods and timber windows; in-keeping with the methods and materials original to construction.

### 2.2 Amount

To match existing.

### 2.3 Layout

To match existing.

### 2.4 Scale

To match existing.

### 2.5 Landscaping

Not Applicable

### 2.6 Appearance

To match existing.

### 2.7 Access

To remain as existing.

### 2.8 Developments within or affecting Conservation Areas, A Listed Building or its Setting, Archaeologically Sensitive Areas, Scheduled Ancient Monuments or Historic Parks and Gardens

The list entry number for the property is 1281051. It was first listed on the 9<sup>th</sup> of September 1971 and was most recently amended on the 2<sup>nd</sup> of November 1992. The list entry name is No's. 31-58 and attached walls and railings. The statutory address is No's. 31-58 and attached walls and railings, 31-58, Brunswick Road.

### 2.9 Features

To match existing.

### 3.0 Photo Schedule



**Figure 1:** Rear elevation render from ground level



**Figure 2:** Rear elevation render from top floor level



**Figure 3:** Top floor render



**Figure 4:** Render around lintel details

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## 4.0 Lime Render Specification



# THE LIME CENTRE

The Lime Centre Ltd, Hazeley Road, Morestead, Winchester, Hampshire SO21 1LZ  
Tel: 01962 713636 | [info@thelimecentre.co.uk](mailto:info@thelimecentre.co.uk) | [www.thelimecentre.co.uk](http://www.thelimecentre.co.uk)

## Product Name: Duro

A premixed lime render and lime plaster base coat. Finished externally with a topcoat of Lux available in a range of colours or internally with Solo lime plaster.  
Lime Green Duro is a breathable product made with natural hydraulic lime.  
Ideal for historic buildings.

### Packaging

25kg sacks. Store in a cool dry place and use within 8 months.

### Yield/Coverage

A 25kg bag will cover approx. 1.5m<sup>2</sup> at 10mm thick. This does not include any allowance for wastage.

### Surface Preparation

Remove dust, surface contaminants and loose or friable existing render/plaster. Where necessary consolidate or dub out any deep holes with Duro and key. Ensure masonry is not waterproofed or painted, do not apply PVA. Dampen the surface with a mist spray in sufficient quantity to reduce excess suction.

### Mixing/Water Addition

Add the whole bag of pre-mix into drum mixer carefully avoiding creating excessive dust. Add 4-5 litres of clean water to each 25kg sack. Mix for up to 10 minutes in a mixer, or use a mechanical whisk for 2-3 minutes, stand for 10 minutes, then mix once more before application. Do not add anything other than clean water.

### Application

Applied in one coat of 15mm on straight walls in unexposed locations. Applied in two coats up to 20mm for uneven walls or exposed locations.

Reinforcement should be used on backgrounds that may move, eg all corners of openings, or at junctions of dissimilar materials, in some cases the whole surface is meshed.

Fibre mesh (9mm x 10mm) is embedded into the first basecoat by applying in 2 passes with the mesh trowelled in between passes. Fibre mesh overlaps at no less than 100mm. The mesh can be doubled up at corners, around openings with pieces being trowelled with plaster against the surface before application of the basecoat and further mesh.

Each coat must be scratched to give a good mechanical key before further coats are applied. Dampen down the surface prior to coating. A second Duro coat maybe applied after the previous has adequately cured, usually 2-4 days. Ensure it is thinner than the first. Key the final coat of Duro whilst still green with a nail or devil float before applying the topcoat of Lux or Solo lime plaster.

Temperatures: above 5°C and below 30°C.

Reworking: up to 8 hours.

Further coats: after 2 to 7 days, once the coat has stiffened/ hardened, but is still 'green'.

### Curing

Prevent all coats from drying out too rapidly. Lightly spray each coat with water if it is hot or the product is drying out too quickly.

Protect from adverse conditions such as frost, rain, etc.

Adequate curing of a final decorative coat should be more stringent, ideally using a fully sheeted scaffold when outside.

### Finish Coat

Finish externally with 4mm of Natural Finish available in a range of colours or internally with 3mm of Solo lime plaster.





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## Performance Data

Test	Result	Standard
Water Vapour Perm. Coefficient (u)	5/20	EN1745
Compressive strength @28 days N/mm <sup>2</sup>	CSII	EN 1015-11
Capillary water absorption kg/m <sup>2</sup> min	WO	EN 1015-18
Fire class Euroclass	A1	EN13501-1
Bulk Density (Dry) grams / litre	1600	EN1015-10
Thermal Conductivity w/m.K	0.54	EN1745
Soluble salts content	< 0.15%	
Modulus of elasticity @ 28 days Mpa	9000	

Lime Green Products Ltd
EN 998-1
Prescribed General Purpose (GP) Render and Plaster for internal and external use

## Full declaration of ingredients:

20%+	Silica sands Limestone sands
1% to 20%	Natural Hydraulic Lime NHL3.5
0.1% - 1%	Clay
Below 0.1%	Cellulose (from plants) Tallow (from animals) Air entrainer (manmade)
Others	None

## Safety Data





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## Hazard Statements:

- Causes skin irritation.
- Causes serious eye damage.
- May cause respiratory irritation.

## Precautionary Statements:

- Keep out of reach of children.
- Wear protective gloves/protective clothing/eye protection/ face protection.
- In case of contact with eyes, rinse carefully with clean water for several minutes. In relevant cases, take out contact lenses if possible. Seek professional assistance for a Doctor (Hospital).
- If in contact with skin wash abundantly with soap and water.
- Avoid breathing dust/spray.
- If inhaled remove person to fresh air and keep at rest in a position comfortable for breathing.
- Dispose of contents via conventional waste management facilities. Before disposal NHL lime should be made inert by wetting to induce hardening and bags should be completely emptied

## Control Measures:

- Corrosive to brass and aluminium.
- Keep away from strong oxidising agents.
- Prevent alkaline run off from entering storm drains.



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## Product Name: Lux

Lime Green – Lux is a new premixed natural hydraulic lime render with improved durability, a finer appearance and improved water repellence. Lux has a gentle texture and patina and is available in a range of natural colours.

Applied onto brick, stone or flint with one or two base coats and a finish coat.

Lux is an extremely breathable, elastic and salt resistant pure lime render finish coat.

Designed for application over natural hydraulic lime base coats of Duro or Ultra.

Ideal for historic buildings.

### Colour

Full range – see Render Colour Chart  
(Sample colour biscuits available)

### Packaging

22kg bags. Store in a cool dry place and use within 8 months.

### Coverage

A 22kg bag will cover approx. 3 1/2 m<sup>2</sup> at 4mm thick.  
This does not include any allowance for wastage.

### Surface Preparation

Scratch basecoat of Ultra or Duro with a 'nail' or 'devil' float once the basecoat has hardened but is still 'green'. Scratch in a tight spiral action making light grooves. Dampen surface with mist spray in sufficient quantity to reduce excessive suction.

### Mixing/Water Addition

Add the whole bag of Lux into a drum or forced action mixer carefully avoiding creating excessive dust. Add 3.5 - 4.5 litres of clean water per bag. Mix for at least 10 minutes using drum mixer or use a mechanical whisk for 3 minutes. Stand for 10 minutes then mix again for 3 minutes adding further water, if required, to achieve workable consistency.

### Application

Apply Lux once the Duro or Ultra base coats have had sufficient time to cure. Usually 4 -7 days.

Lux should be applied to a straight, keyed, flat, dampened surface in a number of passes each approximately 1-2mm thick, up to a maximum of 4mm. Each pass or layer of Lux should be applied while the first pass of Lux is still damp but has had time to "pull in".

Avoid over working. Use only a light mist spray if applying water to the surface of the finishing coat.

Finish with wooden float and leave open textured or dress with a sponge to close off and reveal the aggregate texture.

Temperatures: above 5<sup>o</sup> and below 30<sup>o</sup>C

### Curing

Prevent all coats from drying out too rapidly. Lightly spray each coat with water if it is hot or the product is drying out too quickly.

Protect from adverse conditions such as frost, rain and wind, ideally using a fully sheeted scaffold when outside.

### Decoration

Lux is a coloured render and does not require decoration but can be decorated with mineral paint. Allow approx. 24 days drying time before decorating with mineral paint.

When decorating use breathable paints. Contact The Lime Centre for further advice or information about the full range of breathable paints.

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