

Stone Cleaning Methodology

Conversion of Existing Barn to a Residential Dwelling

Located at:

Tame Barn Farm, Newhey, Rochdale, OL16 3QJ

Date: October 2023
Our Ref: 1357/SCM
Revision: **A (10/10/2023)** – Introduction omitted

Stone Cleaning Methodology

Existing stonework is to be retained where possible, all resulting exposed stonework that has previously been subjected to an application of exterior masonry paint is to be cleaned of all paint leaving a natural stone finish.

The external walls would not have originally been painted, the application of paint currently on the building has clearly been applied at a later stage and there is a concern the paint may be preventing moisture exchange and allow the building to breathe (refer to SPAB Information Sheet No. 4: The Need for Old Buildings to 'Breathe'), leading to damp problems and cause further damage, we therefore consider this to be reasonable justification to carry out removal of the paint. In this instance it is reasonable to assume there is no interesting earlier surfaces beneath the paint that could potentially be damaged by the paint removal works; the only surface beneath the paint will be the natural sandstone of the existing walls that was never intended to be covered. It is suspected the application of paint applied consists of an exterior masonry paint and will not naturally erode soon.

Care will need to be taken to ensure the removal of modern paint will not cause damage to the building fabric and careful consideration will need to be given when determining the most appropriate method for removing the paint. The guidance within SPAB Information Sheet No. 5: Removing Paint from Old Buildings is to be followed with the chosen method ultimately being determined, specified and carried out by a specialist contractor. Different paints respond to different methods and trials of several techniques may be necessary to determine a suitable method to ensure the substrate is not damaged. The product and manufacturer of the paint to be removed is not known.

Whatever technique is chosen a small sample test within a less-obvious and discreet location is to be carried out. SPAB Information Sheet No. 5: Removing Paint from Old Buildings provides five methods for removing modern paint:

1. Water washing
2. Steam stripping
3. Chemical paint removers
4. Abrasive methods
5. Hot air paint stripper

A specialist is to be appointed to assess the paint on site and analyse each method before selecting the most appropriate method which will then be used within a small sample test to confirm the chosen technique will not cause unacceptable damage to the base material (stone) prior to the remainder of the paint removal works commencing.