



LIME RENDER METHOD STATEMENT

Site Address: West House, Ramsbury, Wiltshire

Proposal: Internal alterations, fenestration changes & removal of/replacement render

Client: Mr & Mrs T Coulter

Local Planning Authority: Wiltshire Council

Building Status: Grade II Listed

1. PURPOSE OF DOCUMENT

This Method Statement has been prepared to support an application for external render repair and replacement works at West House, Ramsbury.

The purpose of this document is to:

- Describe the existing condition of the building fabric
- Set out the extent of proposed works
- Provide a clear and detailed methodology for execution
- Demonstrate that the works will preserve the special architectural and historic interest of the listed building

All works will be undertaken in accordance with best conservation practice and relevant guidance from Historic England.

2. SITE AND BUILDING DESCRIPTION

West House is a Grade II listed property located in Ramsbury, Wiltshire. The building is of traditional construction typical of the area and may comprise:

- Brick and/or flint masonry
- Historic lime-based render (in part)
- Later cementitious render repairs (in part)

The building contributes to the historic character of the village and its fabric is considered sensitive to inappropriate repair methods.

3. SIGNIFICANCE

The significance of the building lies in:

- Its historic fabric and construction methods
- Its contribution to the character of Ramsbury
- The use of traditional breathable materials

Existing cement-based render is considered harmful where present, as it restricts moisture movement and may contribute to fabric decay.

4. SCOPE OF WORKS

The proposed works comprise:

- Careful removal of defective or inappropriate cement-based render
- Retention and repair of any sound historic lime render
- Preparation of substrate using traditional techniques
- Application of a three-coat lime render system
- Application of a breathable limewash finish

No works will be undertaken beyond those described without prior written approval from the Local Planning Authority.

5. MATERIALS

5.1 Lime Render System

- Binder: Natural Hydraulic Lime (NHL 2 or NHL 3.5 depending on exposure)
- Aggregate: Well-graded sharp washed sand
- Water: Clean potable water

5.2 Mix Ratios (Guide Only)

- Scratch Coat: 1:2.5 (lime)
- Float Coat: 1:2.5–3
- Finish Coat: 1:2–2.5 (fine aggregate)

5.3 Finish

- Limewash (minimum 3–5 coats)
- Colour and finish to be agreed via sample panel

No cement, gypsum, or synthetic additives will be used.

6. METHODOLOGY

6.1 Pre-Commencement

- A sample panel will be prepared on site for approval by the Conservation Officer
- All operatives will be briefed on heritage sensitivity and methodology
- This method statement will be available on site at all times

6.2 Protection Measures

- Full scaffold to be erected in accordance with current regulations
- Scaffold to be sheeted (hessian/monoflex) to control environment
- Protection to be installed to:
 - Windows and doors
 - Adjacent surfaces
 - Architectural features

No damage will be caused to retained historic fabric.

6.3 Removal of Existing Render

- Existing cementitious render will be removed using hand tools only
- No mechanical breakers or grinders will be used
- Removal will be carried out carefully to avoid damage to underlying substrate
- Any sound historic lime render will be retained

All debris will be removed from site in accordance with waste regulations.

6.4 Recording

A photographic record will be maintained.

6.5 Substrate Preparation

- Loose or defective mortar joints will be raked out by hand

- Dubbing out will be carried out using lime mortar to create an even surface
- Substrate will be thoroughly pre-wetted prior to application

No render will be applied to dry or friable surfaces.

6.6 Application of Lime Render

A traditional three-coat system will be applied as follows:

Scratch Coat

- Approx. 8–10mm thickness
- Firmly pressed into substrate
- Scratched horizontally to form key

Float Coat

- Approx. 8–10mm thickness
- Levelled using straight edge
- Lightly scratched to provide key

Finish Coat

- Approx. 3–5mm thickness
- Finished to match existing texture (to be agreed)

Adequate curing time will be allowed between coats, typically 5–10 days depending on weather conditions.

6.7 Curing and Environmental Control

- Render will be protected from:
 - Rapid drying
 - Direct sunlight
 - Wind
 - Frost
- Surfaces will be:
 - Lightly misted with water as required
 - Covered with damp hessian

Works will not proceed where temperatures fall below 5°C or where frost is expected.

6.8 Limewash Finish

- Minimum of 3–5 coats applied
- Each coat allowed to cure before the next is applied
- Final appearance to match approved sample panel

7. UNFORESEEN CONDITIONS

If previously concealed features or historic fabric are uncovered:

- Works will cease immediately in the affected area
- The Local Planning Authority will be notified
- Further works will only proceed following agreement

8. QUALITY CONTROL

- Sample panel approval required prior to full works
- Regular inspection of:
 - Mix consistency
 - Adhesion
 - Surface finish
- Any defects will be rectified immediately

9. HEALTH AND SAFETY

- All works to comply with current Health & Safety legislation
- COSHH assessments to be in place for lime products
- PPE to include:
 - Gloves
 - Eye protection
 - Protective clothing

Safe access to be maintained at all times.

10. COMPLIANCE

The works will:

- Preserve the character and appearance of the listed building
- Use appropriate traditional materials
- Follow best conservation practice
- Comply with conditions attached to Listed Building Consent

All works will be carried out strictly in accordance with this method statement unless otherwise agreed in writing with Wiltshire Council.