

CATEGORY OF DAMAGE

The level of damage to each baluster and newel post has been categorised as follows:

1	No significant spalling of stonework.
2	Some local spalling of stonework requiring patch repair.
3	Major cracking requiring replacement.

REPOINTING WITH LIME MORTAR

SEVERITY OF DAMAGE

A: 2	B: 3	C: 3
A1: 1	B1: 1	C1: 3
A2: 1	B2: 1	C2: 3
A3: 1	B3: 1	C3: 3
A4: 2	B4: 2	C4: 3
A5: 1	B5: 1	C5: 3
A6: 1	B6: 3	C6: 3
		D: 2

EXISTING PAINT REMOVAL

To remove the paint to the balustrade, it is proposed to use a combination of the Barretine PeelAway 1 and PeelAway 7 systems. Surfaces that have been repeatedly painted over the past few decades may require an initial application of PeelAway 7 to remove the coats applied after 1972, followed by a further application of PeelAway 1 to remove any of the harder paints and to remove metal and lead based paints applied prior to 1972. All carried out in accordance with the manufacturer's recommendations.

Peelaway® 7

Peelaway® 7 IS THE NEW MODERN ALTERNATIVE TO Peelaway® 1

Peelaway® 7 is a water and solvent based paste which is formulated to remove more modern water based coatings. Excellent results have also been achieved with combinations of oil and water based coatings.

Peelaway® 7 does not require neutralising and can be reapplied within a few hours.

Peelaway® 7 is much safer and more user friendly. It is non caustic and does not burn skin in the event of accidental contact.

Peelaway® 7 should not be used on certain plastics such as polycarbonates and perspex. (Test on unskinned drywall).

Peelaway® 7 is recommended for use in removing paint from concrete, plywood or aluminium.

Remember... Peelaway® should always be used within the recommended time frame of the product.

TEST PATCH

Peelaway® 7 is a high pH product, so it can penetrate and react with the oil based content of multi layers of older coatings, this means that the stripped surface should be neutralised with a weak solution of acetic acid (supplied with the pack) and left to dry thoroughly before repainting.

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Peelaway® 1

Remember... Peelaway® 1 should always be used within the recommended time frame of the product.

TEST PATCH

Peelaway® 1 is water-based and most often used for restoration projects involving multi layers of oil based paints where the stripping compound is formulated to quickly react with the paint resin and convert any lead present into a compound that can be safely disposed of without endangering the environment.

Peelaway® 1 is a high pH product, so it can penetrate and react with the oil based content of multi layers of older coatings, this means that the stripped surface should be neutralised with a weak solution of acetic acid (supplied with the pack) and left to dry thoroughly before repainting.

Peelaway® 1 is a high pH product, so it can penetrate and react with the oil based content of multi layers of older coatings, this means that the stripped surface should be neutralised with a weak solution of acetic acid (supplied with the pack) and left to dry thoroughly before repainting.

Peelaway® 1 is a high pH product, so it can penetrate and react with the oil based content of multi layers of older coatings, this means that the stripped surface should be neutralised with a weak solution of acetic acid (supplied with the pack) and left to dry thoroughly before repainting.

Available sizes: 750 g, 4 kg & 10 kg Includes: Blanket & spatula

Available sizes: 5 kg & 15 kg Includes: Blanket, spatula & neutraliser

SCHEDULE OF OBSERVATIONS

Ref	Location	Description	Figure	Action
1	Balustrade east elevation	Some wearing of stone top course, not requiring repair	Figure 4	N/A
2	Balustrade east elevation	Entire balustrade is coated with impermeable paint, which is spalling in many locations.	Figure 5	1
3	Balustrade north elevation	Some damage/spalling/cracking of balusters and newels posts. See section 2.1 for itemised observations.	Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, Figure 11	1, 2, 3
4	Balustrade north elevation	Risk of falling stone from balustrade into alleyway below.	N/A	4

SCHEDULE OF RECOMMENDATIONS

Ref	Description	Timeframe to be completed
1	To full extent of balustrade on north and east elevations: Remove impermeable paint to reveal the stone below and allow the stone to breathe. Ideally clean the stone and leave exposed, or recoat with a permeable paint e.g. Earthborn Eco Pro Silicate Masonry Paint https://earthbornpaints.co.uk/product/ecopro-silicate-masonry-system/	Medium term
2	For balusters on north elevation with category of damage 2: Clean stone, patch small areas of spalling stone with lime mortar and repoint with lime mortar. Use a natural hydraulic lime NHL2.	Short term
3	For balusters on north elevation with category of damage 3: Remove the damaged stone and replace with new to match existing. Dismantle top rail as required to replace balusters. New balusters to have stainless steel pin at each end to provide connection into top and bottom rails. Where top rail is reinstated, replace existing stainless steel connector pins with new.	Short term
4	For entirety of balustrade on north elevation: Wrap entire balustrade in mesh/fabric to provide protection from falling debris.	Immediate

STONE BALUSTRADED PARAPET REPAIRS
THE ANGEL HOTEL, CHIPPENHAM
PROPOSED NORTH ELEVATION 1:20 @ A1



REV A UPDATED NOTES 14/07/2026
REV B UPDATED AREAS OF DAMAGE & NOTES 15/07/2026

A201.B APPLICATION FOR LISTED BUILDING CONSENT

DAVID BRAIN PARTNERSHIP

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Drawing Title: PROPOSED NORTH ELEVATION

Project Name: STONE BALUSTRADED PARAPET REPAIRS

Project Address: THE ANGEL HOTEL, CHIPPENHAM

Drawn: RWL / KH

Date: MAY 22

Scale: 1:20

Job No: I307

Paper Size: A1

Drawing No: A201.B