Both No. 15 and No. 17 York Street have a render finish to the front elevations. However, No. 15 is a rough cast / dashed finish, whereas No. 17 is a smooth render finish. The proposal is to remove the render finish to No. 17 and reinstate it as a rough cast / dashed finish to match the adjacent properties on either side.

The following Method Statement describes the process of removing the existing render finish from the masonry substrate:

1. The render will be removed, with extreme care, using a hammer and chisel at a 45° angle, or less, to the render surface to enable safe removal, firstly to the top coat and secondly to the bottom coat. All will be disposed in a skip on site and at all times the site will be cleaned and left tidy at the end of every day.

2. In certain situations, small power or air chisels can be used to remove larger flat areas, as their percussive effect may loosen bigger sections, without the loss of background stonework, or even de-stabilisation of the wall, that may result from hacking off the render.

3. Loose cement pointing can be carefully picked out by hand. Hacksaw blades can be used to clean out thin / narrow joints. Slightly wider joints can be cleaned out with flat chisels, which will not damage the adjacent stones. Wider joints are to be drilled as a series of holes along the centreline of the joint (without damaging the masonry behind) and broken out with a chisel as before.
4. A small sample area of the render to No. 17 has been removed relatively easily, leaving the ‘historic fabric’ behind fairly clean and undamaged. Note: the build up of render coats is clearly visible in this photograph.

See separate specification, for proposed lime render finish to replace existing cement render, in response to Condition 3 of same Listed Building Consent.