Schedule of Works: Removal & Replacement of Cement Render with Lime Render – 9 East Street, Kimbolton

Project Summary

Site: Historic Grade II Listed Building; 9 East Street, Kimbolton, Cambridgeshire
Scope: Removal of existing cement render; preparation and application of two-coat Cornerstone lime render system (Coarse Basecoat & Medium Topcoat)

1. Pre-commencement

Task	Description	Duration
1.1 Scaffolding	Erect independently supported scaffold with full edge protection and access platforms	2 days
1.2 Protection Works	Protect all windows, doors, and architectural features with ply sheathing; remove rainwater goods and SVPs as needed	1 day
1.3 Site Preparation	Set up welfare facilities, storage areas, fire extinguisher (water), and segregated waste removal	0.5 days

2. Render Removal

Task	Description	Duration
2.1 Initial Inspection	Survey external walls to identify cracks and priority removal areas	0.5 days
2.2 Cement Render Removal	Remove cement render in 300x300mm squares using hand tools; avoid damage to timber/laths; no mechanical tools	5–7 days
2.3 Ongoing Assessment	Monitor structural integrity of timber frame and condition of laths; pause	Ongoing

	works if timber is exposed/damaged	
2.4 Clean Down	Brush down exposed surfaces to remove loose materials and dust; no water washing	0.5–1 day

3. Substrate Preparation and Lath Fixing

Task	Description	Duration
3.1 Timber Frame Inspection	Final check of substrate before lathing; ensure surface is clean, dust-free, and free of salts	0.5 day
3.2 Lath Fixing	Fix new horizontal hardwood laths to exposed timber frame using stainless fixings and hand tools	1–2 days

4. Render Application

Coarse Basecoat (Cornerstone Promix Coarse Basecoat)

Task	Description	Duration
4.1 Surface Damping	Dampen lath surface prior to render application (no free water)	Ongoing
4.2 Mix Basecoat	Mix with clean water only. Use paddle mixer for consistency. Mix time: 3–5 mins. No additives	As needed
4.3 Apply Basecoat	Apply in 8–10mm thickness to fully embed laths; ensure key and scratch finish for bonding	1–2 days
4.4 Curing	Keep moist using fine mist spray for minimum 3 days; protect from direct sun/wind/rain	3 days

Medium Topcoat (Cornerstone Promix Medium Topcoat)

Task	Description	Duration
4.5 Surface Preparation	Lightly moisten basecoat before applying topcoat	As needed
4.6 Mix Topcoat	Same procedure as basecoat. Ensure no over-mixing or drying	As needed

4.7 Apply Topcoat	Apply 6–8mm in one pass; finish with float or sponge for desired texture	1–2 days
4.8 Final Curing	Keep damp using mist spray for 3–5 days; fully protected from elements during this period	3–5 days

5. Reinstatement & Completion

Task	Description	Duration
5.1 Reinstatement	Refix rainwater goods, SVPs, clean windows and doors	1 day
5.2 Final Inspection	Review work with conservation officer / planning authority if required	0.5 day
5.3 Site Clearance	Dismantle scaffold, remove all protection and waste from site	1–2 days

Total Duration Estimate: 15–20 working days

Key Notes from Manufacturer Datasheets

Cornerstone Coarse Basecoat

- Do not apply below 5°C or above 30°C
- Avoid working in strong direct sunlight or freezing conditions
- Typical curing: min. 3 days damp cure
- Substrate: Clean, stable, free from salts or dust

Cornerstone Medium Topcoat

- Similar environmental limitations as basecoat
- Use clean tools and water only
- Ensure no background movement before application
- Avoid reworking or over-troweling

Planning Condition Response: Schedule of Works with Method Justification

In accordance with the requirement for prior written approval from the Huntingdon District Council (HDC) Planning Authority, this section provides a detailed Schedule of Works and method justification specific to the differing underlying wall structures of the Grade II listed building. All methods have been selected to avoid damage to the historic fabric and ensure a conservation-led approach to render removal and reinstatement.

Underlying Wall Structures

The property comprises a structural timber frame with a combination of brick infill panels and wattle and daub panels.

Render Removal Methods and Justification

1. Brick Infill Panels

Method:

- Use hand tools only: flat chisels and small masonry hammers
- Score render into small squares (max 300x300mm) and gently prise off
- Avoid striking the brick surface directly to prevent spalling
- Assess bond strength periodically to reduce force required

Justification:

This method allows controlled removal of cement render, reducing risk of pulling mortar joints or damaging the surface of the brick. The use of hand tools ensures that mechanical vibration or percussion does not compromise the integrity of the underlying material.

2. Wattle and Daub Panels

Method:

- Use fine hand tools (e.g., small trowels and craft chisels) to gently score and remove render in very small sections
- Avoid any levering action that might disturb the flexible wattle and daub matrix
- Work incrementally and brush debris frequently to maintain visibility

Justification:

Due to the soft and fragile nature of historic wattle and daub, minimal intervention is essential. Only hand tools will be used and care will be taken not to disturb the daub or wattle structure. Regular inspection ensures that no pressure is transferred to the lathes or infill during render detachment.

3. Timber Frame Elements

Method:

- Lightly score render around exposed frame members using hand tools
- Remove render in 300x300mm segments, avoiding levering against the timber
- Use a brush to clean exposed timber; do not sand or abrade

Justification:

Timber frames are susceptible to mechanical damage and historic tool scarring. Removal in small segments ensures that stress is not placed on any one point of the frame. The hand tool approach prevents vibration or unintended cuts into the wood grain.

All works described above will be carried out using hand tools only, with no mechanical assistance or powered tools. This complies with the HDC Planning Authority's requirements and aligns with good conservation practice.