



KEIM MINERAL PAINTS CASE STUDY 27-29 WHITFIELD STREET

KEIM RESTAURO® LASUR ON BRICKWORK



COLVILLE
PLACE NW1



COLVILLE
PLACE

27-29 WHITFIELD STREET, FITZROVIA, LONDON

This former Central London office building, located in the Charlotte Street conservation area, has recently been refurbished and extended to include a single storey roof extension, also adding flexible use space at ground and lower ground level with office space above.

Windows were replaced and the existing render was removed to reveal the brickwork underneath.

Four different samples of KEIM Restauro® Lasur were tested as shown below, with the final selection of colour 9552 from our KEIM Exclusiv colour swatch.

Stagg Architects were in consultation with the local Conservation Officer and the colour was chosen to work in harmony with stone buildings in the area and the Grade II Listed modernist building next door.



WHAT IS KEIM RESTAURO® LASUR?

KEIM Restauro® Lasur is a mineral colourwash system. It can be used to create a subtle homogenous decorative effect for brickwork, or colour match and blend in different colour bricks and repairs (also available for natural stone).

It can be used to totally transform a brick façade, as seen in this Whitfield Street project example.

KEIM Restauro® Lasur is a waterborne product containing only natural ingredients. It creates a microporous, moisture vapour permeable chemical bond with the mineral substrate it is applied onto.

The product helps protect the brickwork and adds a degree of water repellence due to its molecular size when cured within the substrate.

Only natural earth oxide colour pigments are used and these colours are guaranteed not to fade or be affected by UV light.

Being a two-part system, the colour effect can be made opaque (1:1 mix ratio) or quite translucent (6:1 mix ratio as an example). Adding more of the KEIM Restauro® Fixativ to the colour pigment makes for a more translucent effect.

Below is an example of different off white and light grey colours applied to a red brick sample board.

A black wash is proving very popular at the moment to mimic or match carbonated effects to brick facades.



NATURALLY LIGHT REFLECTIVE

KEIM Restauro® Lasur is naturally light reflective and will enhance the appearance of a treated façade.



REUSE AND RETROFIT OF AN EXISTING BUILDING

With an increasing awareness of climate change and a requirement to reduce carbon emissions within the construction industry, 27-29 Whitfield Street is a fantastic example of putting reuse into practise.

With some careful thought, consideration and design, it is possible to retain and modernise existing facades and building structures for future occupants and generations to enjoy.

We are delighted that we were specified for this project and the reduced impact that has been made on the environment.



KEIM RESTAURO® LASUR ON BRICKWORK

TECHNICAL INFORMATION

1 Field of application

Sol silicate based mineral paint system for use on brickwork surfaces to provide a colour wash or semi-transparent finish. Offers water repellency, vapour permeability and forms a chemical crystalline bond with the substrate.

2 Product properties:

- Water vapour permeable, non film forming, and micro-porous
- Resists algal and fungal growth
- No solvents and plasticisers added
- Non flammable
- Lightfast
- Unifies colour and blends unsightly repairs

Colour shades

In accordance with the KEIM colour swatches, with specials available.

KEIM Restauro Lasur Sd: $\leq 0.01\text{m}$

VOC Content: 0-4g/lit VOC

3 Application instructions

Substrate preparation

All loose, flaking and unstable material must be identified and then thoroughly removed (not suitable for previously painted surfaces), all surfaces must be thoroughly washed down with clean cold water to remove all surface dirt and dust. When all surfaces are clean, sound, wind dry, dust free and free from all surface contaminants, decoration using KEIM Restauro Lasur may proceed. .

Application

KEIM Restauro Lasur will enable a colourwash appearance to be applied to the brickwork: this can match the surface and be applied to minimise any surface variations or blemishes. The system will protect the substrate whilst still maintaining its feel and appearance.

KEIM Restauro Lasur should be applied by brush, it is important that a wet edge is kept at all times and that contractors work to a natural break line.

A typical specification would be a two coat KEIM Restauro Lasur system, the first coat to be KEIM Restauro Fixativ (clear priming coat), applied by brush and worked well into all surfaces. After a minimum period of 12 hours a final coat of KEIM Restauro Lasur in the chosen colour may be applied, diluted to the required level with KEIM Restauro Fixativ.

Site trials should be conducted to determine the number of coats and the amount of KEIM Restauro Fixativ required to obtain the desired opacity.

Consumption

Typical consumption rates onto a flush-pointed brickwork surface at a 3:1 mix ratio would be as follows:

First Coat

KEIM Restauro Fixativ	0.2 lt per square metre
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Second Coat

KEIM Restauro Fixativ	0.15 lt per square metre
KEIM Restauro Lasur	0.05 lt per square metre

Please note that these consumption rates are offered for guideline purposes only and should more accurate measures be required then site trials must be conducted. We would be pleased to provide samples in order for contractors to verify consumption rates and/or colour choice.

Actual rates are the responsibility of the applicator. Project specifications should be referred to for specific rates.

Cleaning of tools

Clean immediately after use with water.

4 Packaging

5lt & 20lt containers

CREDITS

Architect: Staggs Architects

Developer: 27-29 Whitfield Street Property Ltd

Main Contractor: Ipos Ltd

Decorating Contractor: Paye Stonework and Restoration

Location: Cyclone House, 27-29 Whitfield Street, Fitzrovia, London W1T 2SE

Completed: March 2020

Project Photographs: Matt Chisnall and KEIM Mineral Paints Ltd





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