



## KEIM MINERAL PAINTS CASE STUDY: THE SHOREGATE, CRAIL

KEIM ROYALAN® ONTO MIXED SUBSTRATES



Before ↗

↙ After



# THE SHOREGATE, 67 HIGH STREET, CRAIL

The Shoregate fine dining restaurant with rooms, has recently opened in the beautiful conservation area of Crail, Anstruther following a 30 month renovation project by the current owner to sympathetically restore the building's heritage.

The local conservation officer recommended using KEIM as they wanted a product that could be applied onto all surfaces, to keep consistency, whilst offering longevity and durability. These surfaces included new lime roughcast render, previously painted cement and lime patch repairs, painted pebbledash and smooth render and new cement render.

Tony Carter, Senior Sales Executive of KEIM Mineral Paints, visited the project and recommended removing all areas of loose, flaky and unstable conventional acrylic coatings, especially on the north-east gable. Some areas were to be re-rendered and allowed to dry for a minimum period of 15 days (30 days for lime render), prior to the application of KEIM paints.

It was specified that a coat of KEIM Royalan Dilution was to be used on any bare lime surfaces to equalise surface porosity. KEIM Royalan Grob was then applied over all areas to even out textural variations from the render repairs. A final coat of KEIM Royalan, in colour 9475, was used.

KEIM Royalan was chosen for this particular project as the building is coastal based and subject to harsh weather conditions. KEIM Royalan has been specifically designed for such projects as it has been formulated to withstand harsh weather conditions.

The new restaurant offers the best in locally sourced produce, which is carefully and creatively prepared. The beautiful, historic back bar has a great selection of local ales, Scottish and continental lagers, spirits from Fife and beyond, cocktails and wines.

# WHAT IS KEIM ROYALAN®?

[KEIM Royalan®](#) is a mineral silicate based paint system which has been developed to withstand harsh climate conditions.

## Key features & benefits:

- Breathable
- Extreme long life/durable
- Increases light reflectivity
- UV stable
- Advanced weathering protection
- Highly resistant to fungal & algae growth
- Resistance to airborne pollutants & acid rain
- Can be applied onto glass, ceramics and tiles

[KEIM Royalan® Grob](#) is a priming coat for previously painted surfaces, hairlines cracks and textural variations.

[KEIM Royalan® Dilution](#) is the liquid potassium silicate dilution for KEIM Royalan®.



# CREDITS

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**Location:** The Shoregate, 67 High Street,  
Crail, Anstruther, KY10 3RA

**Contractor:** Steven Tilbrook Painter &  
Decorator

**Project Photographs:** KEIM Mineral  
Paints Limited

**Completed:** 2022





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