



KEIM MINERAL PAINTS TRANSFORMING 'LINCOLNSHIRE'S UGLIEST HOUSE'

KEIM CONCRETAL-BLACK® ONTO LIMEWASHED BRICKWORK



Before

After





TRANSFORMING 'LINCOLNSHIRE'S UGLIEST HOUSE'

KEIM Mineral Paints Restore 'Lincolnshire's Ugliest House' Back to Breathtaking Victorian Beauty

This old Victorian police station was known throughout the county as "[Lincolnshire's Ugliest House](#)." The once-majestic building had fallen victim to misguided renovations and years of neglect from previous owners, and the new owners were on a mission to restore it. Today, we're looking how KEIM mineral paints transformed this house from an ugly duckling into a beautiful swan!

The Problem

The primary culprit for the ugly façade of this house was a thick, impermeable render that suffocated the building's natural ability to breathe. For historic buildings, breathability is essential. The cement coating had trapped moisture between the render and the walls, causing damage to the underlying brickwork. The new owners' mission was clear: restore the breathability of this Victorian gem, repair the damaged brickwork, and transform this eyesore of a house into a case study of period renovation done right.

The Restoration Approach

Beneath the unattractive render, the owners discovered that the brickwork had deteriorated, with mortar joints crumbling from years of trapped moisture. The ornate brick mouldings, characteristic features of Victorian architecture, had been hacked off to create a smooth surface for the render. These details were badly damaged and needed careful restoration.

Expert heritage builders at [Danelaw Lime and Heritage Conservation](#) repaired all of the mouldings using old photographs and sketches from the house's original plans. The render was removed, and work began to repoint the house with lime mortar - a traditional material that complements the natural breathability of historic masonry. Unlike cement-based mortars, lime allows moisture to escape through mortar joints, reducing the risk of water ingress and damp.

After properly repointing the house with breathable lime mortar and restoring the brick faces with limewash, the owners needed to select a finish that wouldn't undo their hard work. Many restoration projects make a fatal flaw at this stage by applying standard masonry paints which, in many cases, contain acrylic or plastic. This essentially creates a new vapor barrier and negates the effects of lime.

Enter KEIM Mineral Paints

For a building with such specific needs, KEIM mineral paints provided the perfect solution. Unlike conventional masonry paints, KEIM products form a strong bond with the substrate while still allowing moisture to escape.

The brickwork and reinstated brick mouldings were limewashed in white to restore the surface of the bricks.

For the reinstated brick mouldings, the owners wanted to create a striking contrast. They chose a highly pigmented KEIM Concretal Black, in the shade Purity, with a potassium glass primer to be applied over the limewash. This would highlight these architectural features without compromising breathability.

Why KEIM Mineral Paints Made All the Difference

Several qualities of KEIM paints proved essential to this project's success:

- **Sustainable Paint**

KEIM mineral paints are [Cradle to Cradle](#) Certified. This means they meet stringent environmental standards, which were a real concern for our client.

- **Exceptional Coverage**

While KEIM can be applied directly onto previously painted surfaces without the need for a primer, this project required a potassium glass primer to ensure a strong adhesion. Once applied, the coverage was exceptional. Even after the first coat, it was impossible to tell where the repairs had been made.

- **Breathability**

Unlike conventional masonry paints, KEIM's mineral-based formula allows the building to manage moisture naturally. No more damp and water ingress!

- **Distinctive Aesthetics**

KEIM offers [five distinct shades of black](#) (Purity, Forest, Aurora, Pearl, and Eclipse). This project called for our KEIM Concretal Black Purity paint to create a high contrast.

The Transformation

What was once "Lincolnshire's Ugliest House" now stands as a testament to thoughtful restoration. The building can breathe again and moisture can escape naturally, preventing future damage.

There's still a long way to go, but the owners are committed to restoring this building's history – both inside and out – and the new façade is a step in the right direction.

You can follow the renovation of The Old Constabulary at @RenovatingTheConstabulary on [Instagram](#), [TikTok](#), or [YouTube](#).

If you have any questions - big or small - about the products used for this project, [reach out to a member of our team](#). We'll make sure you have all the information you need to make the right decision for your property.

Feedback from the owner:

"I can't recommend KEIM enough. I'm working with heritage builders to restore my Victorian house, and they recommended KEIM because it's a mineral paint. This means it's breathable, unlike most acrylic or plastic based masonry paints. I had thought all paints were pretty much the same, but it's not until you've used a truly high-quality product that you realise this is absolutely not the case. The coverage and pigmentation are unbelievable, and the finished look has a sleek, matte effect that I've not seen on many other buildings. It looks premium and I couldn't be happier with the results."

WHAT ARE KEIM CONCRETAL-BLACK®?

[KEIM Concretal-Black®](#) is ideal for decoration of all mineral surfaces, both internally and externally. Aesthetic, intense, black surfaces are created due to the use of a unique black pigment.

KEIM Concretal-Black protects from weather, is light-resistant, UV-stable and highlights the natural beauty of concrete and mineral surfaces.

Key features & benefits:

- Multipurpose application
- UV stable
- High weathering resistance
- Mineral matt
- [Fire resistant / incombustible – A2-s1, d0](#)
- Alkaline
- Water vapour permeable, microporous
- Non-film forming
- Highly water repellent
- Resists algal and fungal growth
- [Cradle to Cradle Certified®](#)

[KEIM Concretal-Fixativ®](#) is a silicate-based thinner and primer.



CREDITS

Client: Ellie Bryan

Builder: Danelaw Lime and Heritage Conservation

Location: Lincolnshire

Project Photographs: Ellie Bryan

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