



# KEIM MINERAL PAINTS

## CASE STUDY: 20 FARRINGDON ROAD, LONDON

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KEIM PAINTS ONTO UNPAINTED GRANITE





Before



Photo taken in 2016

After





Photo taken in 2025





Photo taken in 2025



# 20 FARRINGDON ROAD, LONDON

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20 Farringdon Road is an 1980s office building situated in one of London's busiest commercial districts, adjacent to Farringdon Crossrail Station and opposite 19 Charterhouse Street EC1. It's a six-storey building that's comprises of office and retail space.

This corner plot has a striking façade, and a light touch reinvention was needed to both the tenant and common areas. The building's exterior which was in need of refurbishment given it's inner London location. The client had a challenging budget available with which to complete a rolling programme at a constrained site

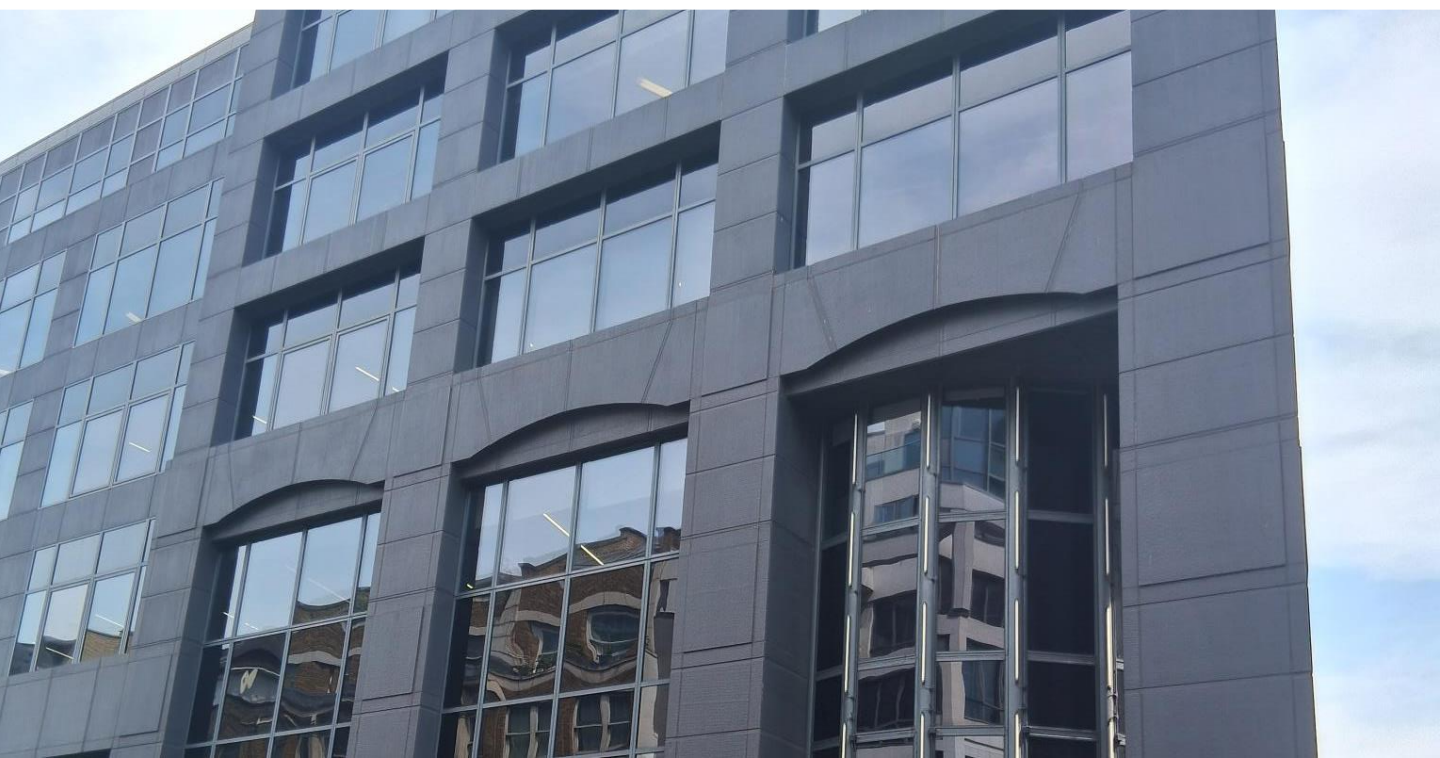
KEIM Mineral Paints were approached by the architects, Allford Hall Monaghan Morris, as they wanted to unify and freshen the appearance of the tired, dated and weathered 1980's granite.

As with many of our projects, a complimentary site trial was arranged in order for the client and architect to see a selection of paint colours. Sample boards of KEIM Royalan were supplied in shades of black with reference 9008 chosen.

KEIM Royalan is a classic mineral paint specifically designed to coat ceramic and hard substrates. It is ideal to provide a breathable long-term protection against pollution, moisture, and weathering in the high traffic environment.

Once painted, KEIM Wax Coating, an anti-graffiti system, was applied to offer further protection against graffiti and weathering.

The building will now look fresh and contemporary for years to come.



# WHAT IS KEIM ROYALAN®?

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KEIM Royalan® is a mineral silicate based paint system which has been developed to withstand harsh climate conditions in exposed locations.

## Key features & benefits:

- Breathable
- Extreme long life/durable
- Environmentally friendly ISO14001
- 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® Dilution is the liquid potassium silicate dilution for KEIM Royalan®.

KEIM Wax Coating is a sacrificial anti-graffiti system applied as a two coat system.

KEIM Royalan® has now been replaced with [KEIM Soldalit-ME®](#). KEIM Wax Coating has been replaced with [KEIM APP-S](#).



# CREDITS

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**Client:** Derwent London PLC

**Specifier:** Allford Hall Monaghan Morris

**Decorator:** Rubynest Ltd

**Location:** 20 Farringdon Road, London EC1M  
3HE

**Project Photographs:** KEIM Mineral Paints  
Limited

**Completed:** 2016





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