

Ian Williams on
behalf of Ballard
School:

Ballard School



Project: Ballard School



Task: Exterior Repair and Redecoration

Products used:

Main Finish:

- Sandtex Trade X-treme X-Posure smooth masonry paint
- Crown Trade Stronghold Exterior Gloss
- Crown Trade Protective Coatings High Performance Gloss for metal

Preparation and repair:

- Sandtex Trade Fungicidal Wash
- Sandtex Trade Rust Inhibiting Primer/Undercoat
- Sandtex Ready Mixed Masonry Filler
- Crown Trade PX3 All Purpose Primer
- Sandtex Trade Quick Dry Stabilising Solution
- Sadolin Wood Preserver
- Sadolin Stainable Woodfiller
- Sandtex Ready Mixed Filler
- Crown Trade Universal Metal Primer
- Crown Trade Stronghold Exterior Primer/Undercoat
- Black Bituminous Paint
- Crown Trade Protective Coatings - High Build Rust Inhibiting Metal Primer/Undercoat

Client: Ballard School

Background.

Built at the turn of the century, Ballard School, is a beautiful co-educational independent day school set in 34 acres between the Solent on the Hampshire / Dorset border and the New Forest National Park.

Project Details:

Ian Williams were selected to undertake redecoration of Ballard School, Main Building after an extended period of disrepair. The works were initiated by the winning of the metalwork element of the project, and painting works were subsequently weaved into the programme of works at a later stage. Repairs and paintwork were extensive, but teaming up with Crown, and working to their spec, we were able to ensure a high spec finish that exceeded the client's time and budgetary expectations.

Project split into 3 main elements:

- Exterior - roughcast render and stonework, previously painted
- Timberwork – i.e. fascia/soffits and windows, timber opaque finish, previously painted
- Metalwork – cast iron guttering and downpipes, exterior metalwork, previously painted

IW operatives and an apprentice worked on the project. The foreperson, Paul Ciotti was supported in Health and Safety inspections by our, now retired, Health and Safety Manager, Richard Parry who conducted a full site inspection, including the subcontracted scaffold structure before use.

The apprentice gained, and enjoyed, on-site training for the airless Spray for Roughcast Render equipment – equipment that is not used regularly by the team, whilst gaining valuable experience of working to a flexible programme with high-demands.

Client Requirements: An absolute deadline regarding the finish time; the school needed to be 'on show' for the first day, not "in-progress". All paint had to be dry and the building fully ready to be enjoyed for the first day back. From a commercial point of view, the main building is the first impression of the Ballard School brand, mirroring the high quality of education within its walls. We subsequently built a strong relationship with the client, bolstered by our appreciation of their values in terms of high-quality custodianship and care of this beautiful school.

The Challenges...



Absolute deadline: the client agreed the work on the basis that the building had to be ready for open day, therefore flexible programming mitigated the subsequent technical challenges, allowing all works to be fully completed to the highest attainable quality and taking different drying times into consideration.

Roughcast render spray work: the decision to airless spray the entire roughcast render exterior was based on the time limitations of the client and the large area that would require a first-time pass uniform finish to be ready for open day. By teaming up with Crown, who informed our specification, we were able to achieve these goals for the client.

Technical Preparation within given timescale: we collaborated with Crown to undertake a survey, ensuring all relevant information about the surfaces were known to Crown so their specification could be prepared. Efficient planning and preparation avoided delays, no snagging of non-compliant finishes was needed. Optimum performance measures were undertaken to ensure we reduced the time needed for further maintenance of this kind in the future. Measures taken to address the preparation challenges are outlined in detail below:

Exterior: whilst paint finishes appeared to be generally in a sound condition, localised adhesion failures were evident to the window surrounds, and localised organic growth contaminants were apparent. We tackled these technical challenges, with support from Crown Paints, including: manually removing loose and falling material, mechanically removing organic growth with Sandtex Trade Fungicidal Wash (taking care not to allow residues to run directly into watercourses), ensuring coping stone joints and ledges repaired to prevent moisture ingress to the structure below, stabilised previously decorated chalking surfaces, patch primes repaired areas and finished by applying two full-bodied coats of specified masonry paint with an airless spray for roughcast render equipment. **Without these measures, adhesion failures would return and moisture ingress would have damaged the structure below.**

- **Timberwork:** Existing finishes were in very poor condition in many areas. Grey and denatured surfaces were evident in some areas and localised growth contamination was apparent. We tackled these technical challenges, with support from Crown paints, by using preservative treatment and two-pack proprietary wood-filler (ensuring optimum performance by using it only on bare timber and dipping for a minimum of one minute), repaired timber back to a sound edge (with some requiring a strip-back to a natural joint), applied two coats of Sadolin Wood Preserver to saturation on all exposed surfaces, fixed holes and shallow surface defects, repaired open joints in window/doorframes and doors with Sandtex Ready Mixed Filler before rubbing down with abrasive paper, spot-primed, and once the surfaces were sound and clean applied two coats of gloss and used perimeter sealant to prevent water ingress. **Without these measures, a new finish would have degraded fast, and growth contamination would have quickly returned.**
- **Metal work:** Existing paintwork was in a poor condition with localised corrosion and organic growth contamination. We tackled this technical preparation challenge by removing and replacing broken and severely corroded metal sections to match existing, applied Crown Trade Fungicidal solution, applied Black Bitumous paint to ferrous metal gutters and hopper heads, spot primed ferrous metalwork coatings, stripe coated nuts, bolts and rivets to inhibit rust, brought forwards spot-primed areas before applying full High Build Rust Inhibiting Metal Primer/Undercoat. **Without these measures, there would have been a health and safety risk owing to unseen corrosion causing weaknesses.**

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