

KEIM



KEIM MINERAL PAINTS
CASE STUDY: DREEL HALLS, ANSRTUTHER

KEIM DESIGN® LASUR ONTO KEIM ROYALAN®



Before ↗



↘ After

DREEL HALLS, ANSTRUTHER, FIFE

Dreel Halls is a landmark heritage building in Fife, Scotland consisting of events and activities spaces run by community organisation Anstruther Improvements Association. The building comprises a Category A-listed former church and Category C-listed former town hall, located within Anstruther Conservation area.

The building is situated in a challenging spot, with an unforgiving marine environment and a roadside location that creates frequent splashback with dirty, salty, gritty water.

The building received a new lime render finish with lime wash in 2013, but it became apparent that this would not provide enough protection and resilience to the building, as part of it needed redecorating within two years.

In 2019, Anstruther Improvements Association embarked on a major programme of work to the building and their architect suggested four options to consider for external redecoration.

They travelled around Fife and Angus to view examples of these four options on site, speaking to the owners and managers of the buildings at length, and decided that KEIM seemed to offer the best solution.

Kate Anstruther of Anstruther Improvements Association said "It was particularly useful to have KEIM's Senior Colourist, Nicola Young, provide us with a selection of sample panels in different locations on the building to enable us to choose a colour and finish. The works involved pre-treatment with KEIM Algicide, KEIM Silan Primer to the bottom of the walls to provide protection from splashback dirt and deterioration, and KEIM I.G. Primer to prevent iron oxide leaching.

The decoration was a coat of KEIM Royalan Grob diluted with KEIM Royalan Dilution, a coat of coloured KEIM Royalan and a finishing coat of KEIM Design Lasur. Jim Neville, the decorator who carried out the work, is exceptional and we are absolutely delighted with the results. The building looks fantastic and is a source of great pride to our community."

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®.



WHAT IS KEIM DESIGN® LASUR?

[KEIM Design® Lasur](#) is a ready to use thin layer coating for use on mineral surfaces to produce a colourwash or semi-transparent finish. It is used in combination with KEIM Design® Fixativ to create a limewash effect, as well as a variety of artistic effects.

Key features & benefits:

- Breathable
- Lightfast
- Resistant to mould and fungal growth
- Easily cleaned
- Free from solvents and biocides
- Non-flammable
- Mineral matt

KEIM Design® Base is a pigment-free additive for KEIM Design® Lasur.



CREDITS

Location: Dreel Halls, Anstruther, Fife,
Scotland, KY10 3DJ

Architect: ARC Architects

Main Contractor: John Smart & Son
(Kirkcaldy) Limited

Decorator: James Neville Painters &
Decorators

Community Organisation: Anstruther
Improvements Association

Project Photographs: KEIM Mineral
Paints Ltd

Completed: 2021





KEIM MINERAL PAINTS LTD.
Santok Building, Deer Park Way, Donnington Wood
Telford, Shropshire, TF2 7NA
01952 231250 / www.KEIMpaints.co.uk / sales@KEIMpaints.co.uk

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