



MAYBOLETOWNCENTRE REGENERATION

Maintaining
& Repairing
Maybole's
Traditional
Buildings



HISTORIC
ENVIRONMENT
SCOTLAND



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Introduction

Maybole is fortunate in having a wealth of historic buildings mostly located in and around the town centre. The central area of Maybole was designated as a Conservation Area in 1974 in recognition of the importance of its historic buildings.



This Repair and Maintenance guide is of specific interest to traditional buildings within Maybole's Conservation Area. Information it contains will be equally useful to owners of traditional buildings elsewhere in Maybole.

The proper care and maintenance of buildings is important as it enables conservation to play an active part in regeneration, breathing new life into the town centre. The purpose of this repair and maintenance guide is to help owners of traditional buildings – both within and outside the conservation area – maintain their properties to a high standard while enhancing the historic character and respecting the significance of the built environment.

Undertaking regular inspections and repairs in a timely manner will safeguard the building and reduce costs in the longer term, enhancing its value. Conversely failure to identify problems early can lead to major faults and damage, which may then be extremely expensive to put right. For example, repainting joinery regularly will prevent windows rotting. Cleaning out gutters regularly will prevent a build-up of standing water in gutters and water washing down the walls, flushing out joints and moss growth.

Maybole Conservation Area

The Maybole Outstanding Conservation Area was designated in 1974.

Conservation Areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, designated by planning authorities as required by Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.



The Conservation Area Character Appraisal, carried out by South Ayrshire Council in 2016, identified the following key features:

- Maybole is a tight urban settlement. Its primary green spaces are the private land around The Castle, and the Greenside.
- There is one Category A Listed Building in the Conservation Area, 14 Category B Listed, and 18 Category C Listed.
- There are three areas of open space within the Conservation Area. The green space within the grounds of the Castle providing an appropriate setting for the Castle. The Greenside, which is situated at the south-western edge of the Conservation Area and is laid out as a small park with the Dykes Memorial fountain. The third area is a small pocket of open space adjacent to 57-59 High Street with a bench previously occupied by a demolished building.
- Maybole has three character areas: the High Street; the Greenside; and Culzean Road / Barns Terrace.

A Maybole Conservation Area Management Plan (CAMP) was agreed in 2018. The CAMP provides the framework how Maybole Conservation Area will be managed over the next 10 years. This document is available on South Ayrshire's Council Website. Please see the end of this document for details.

Repairs and Maintenance Within Maybole's Conservation Area

The Do's and Dont's of Repairs and Maintenance

Regular inspection and maintenance of an older building is the best and most cost effective approach to conserving the building. The table below provides a simple guide to the do's and don'ts of maintaining traditional buildings

Do's	Dont's
Undertake regular inspections	Conduct repairs without consent
Ensure the building remains wind and water tight at all times	Leave defects unrepaired - the longer the repair is left the more costly it becomes.
Identify defects using the check list at the end of this guide	Undertake repairs or alterations before seeking professional guidance
Create a 10-year maintenance plan	Attempt to carry out skilled labour yourself
Keep a record of repairs undertaken	Undertake unnecessary alterations
Prioritise repairs - do the most important first	Employ unskilled workers to carry out repairs
Record any original details in your property	Introduce inappropriate materials
Employ skilled builders for any repairs	
Use as much original material as possible	
Where original material is not available try to find similar appropriate materials	
Use traditional building methods	
Avoid unnecessary repairs / alterations	
Contact Maybole Regeneration Project	
Contact South Ayrshire Planning for advice and guidance	
Contact a Conservation Architect	
Obtain all necessary Planning Permissions, and consents	

Common Areas To Look At

ROOF & GUTTERS

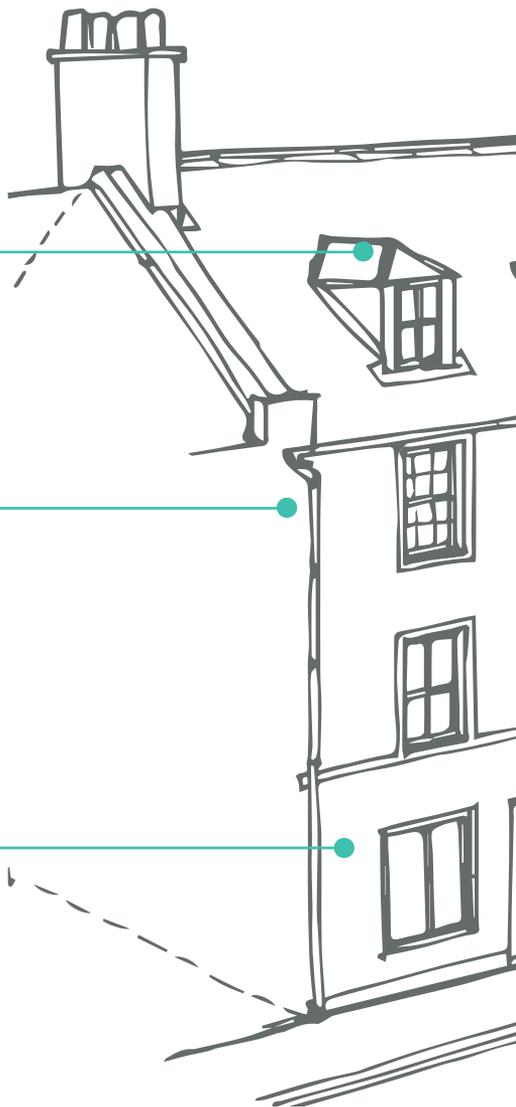
- Get gutters cleaned annually.
- Get the roof, chimneys and flashings looked over annually and loose slates re-fixed.

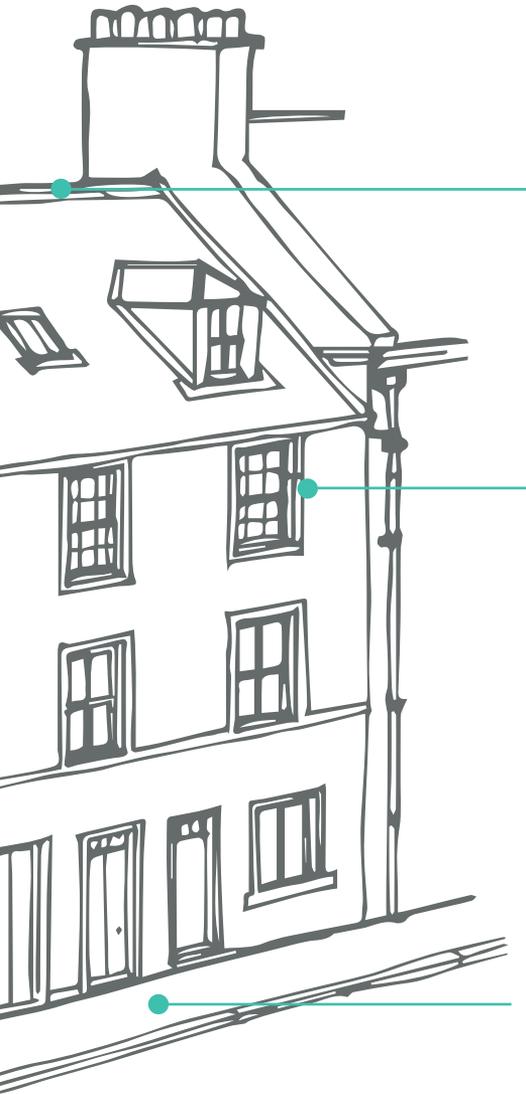
DOWNPIPES & DRAINS

- Keep cast iron rainwater goods properly painted - if they rust and leak, this could lead to dampness and rot.
- Treat blocked drains quickly - they are designed to take water away from your building.

WALLS

- Make sure all repointing is done with lime mortar - this will help remove dampness from the structure and help preserve the stone, delaying expensive repairs.





PREVENTING ROT

- If you get a roof leak or leak from a pipe, overflow etc. fix the leak and ventilate the area well to dry timber quickly (much dry rot can be prevented or even cured by drying alone). Lift floorboards etc. and use dehumidifiers if necessary.

WINDOWS

- Paint your windows regularly - this will help preserve timber windows. Pay special attention to window sills - often the first part of the window to suffer from rot and the place where water ingress can lead to rot below.
- Replace mastic sealant around windows - it keeps out draughts and stops water penetration.
- Getting older timber windows repaired and draught proofed is often much cheaper than getting them replaced.

AT GROUND LEVEL

- Traditional buildings in Maybole may not have a damp course. In such cases it is important to maintain ventilation.
- Make sure damp courses are not “bridged” by build ups of soil or rubbish at ground level.
- Make sure airbricks are not blocked. Lack of ventilation can lead to rot in timbers of the sub floor.
- Seek professional advice should damp or ventilation issues persist.

Property Survey

The first stage in planning maintenance and repair work is to undertake an inspection of your property.

It is recommended you undertake a property inspection at least annually. An example of a property checklist is included at the end of this guide. A sample of this property checklist is below.

1. Rainwater gutters, channels and hopper heads. Inspect and clear any debris at least every autumn and preferably more often.			
No.	Area to Inspect	Comments / Work needed	Priority
1.1	Does rainfall cascade over the gutter from the roof?		

From this property survey a maintenance plan can be developed (see next section) that will help guide and plan any works needed.

Prioritising Building Repairs

Following a survey and having taken details of any defects or alteration in the buildings fabric it is essential to prioritise repair works.

Defects should be prioritised to ensure that the faults causing the most damage are repaired first. For example if water ingress is found it would be important to address this as soon as possible to prevent further defects developing like wet rot later on.



A grading system can help to divide repairs into four categories as shown adjacent.

Priority 1	Emergency	A repair must be undertaken immediately to keep the building wind and watertight.
Priority 2	Urgent	High priority repairs need to be undertaken soon, typically within the next year.
Priority 3	Necessary	Work that typically needs to be undertaken within the next 2 to 5 years.
Priority 4	Desirable	Work that typically will restore or enhance the building's traditional appearance and features of the property.

Property Maintenance Plan

Having completed the first property inspection a 10-year maintenance plan can be developed.

A maintenance plan will help you plan maintenance and repairs over a ten year period where the costs can be spread. Early works on high priority repairs will be more cost effective than undertaking repairs when it becomes urgent, protecting and enhancing the value of your property.

Your maintenance plan should take into account how your home is constructed, what changes have been made over its lifespan, and its overall condition.

- Identify weak points and anticipate where problems might occur. For example, in many older houses hard-to-access gutters, particularly if they're hidden from view, can get forgotten.
- Think of the building as a whole, including its interior and the surrounding site. Consider such issues as surface water drainage or the proximity of trees.
- Take into account your home's position and exposure to the elements. A building in an exposed upland area or close to the sea will need a different approach to one on a sheltered inland site.
- Include services in your maintenance plan, especially electrical and plumbing systems. Fire and flooding pose particular threats.
- If your property forms part of one building talk to your neighbour about planned repairs. Often repairs are common and your neighbour may wish to join any planned repair schedule potentially reducing the cost

Advice & Guidance on Building Maintenance

Advice and Guidance on Building Maintenance.

General advice and guidance on building repairs and maintenance is covered below. It is recommended that specialist advice is sought on planning repairs through a suitably qualified conservation architect. When planning to get any repairs done it is important you use a qualified or specialist tradesperson who is familiar with working on traditional buildings. Contact the Project office who will be able to provide advice.

Advice is also available from South Ayrshire Planning Department and Historic Environment Scotland who can be contacted for advice, information and guidance, their contact details at the end of this booklet. It is advisable to check the exterior of your building following any recent bad weather, storm, wind or rain which may have caused damage.

The Roof.

The roof is the most exposed area of a building and even minor leaks can lead to severe problems if left unattended. It is therefore essential that regular maintenance is carried out to ensure your building remains wind and watertight. To avoid the risk of injury and further damage to the roof itself, it is recommended that repairs and inspections be carried out by a suitably qualified contractor.



A more detailed roof inspection should be carried out every five years or so. Regular monitoring of internal roof spaces can often highlight problems such as water ingress at an early stage. Correcting roof defects at an early stage can reduce disruption to the roof and lower maintenance costs.

An annual roof inspection should be carried out both internally and externally.

Slates & Ridge Tiles.

Most buildings in Maybole have slate roofs. Inspection of roofs can be helped by the use of binoculars and /or the use of a ladder if it is safe to do so and following the manufacturer's guidelines. Ensuring the slates and ridge tiles are in good condition keeps the property watertight. After a period of bad weather slates may become loose which can be very dangerous for passers-by. Similarly strong winds, snow and blown debris can result in additional damage to slate and/or ridge tiles.



Decay can also occur through the natural ageing process or failure within individual components. Slates often have a lifespan of 100 years or more. If any defect is noted work should be undertaken promptly to avoid water penetration and further damage to the building. Wherever possible, original slates and ridge tiles should be carefully salvaged and set aside for later reinstatement.



Gutters and Downpipes.

Rainwater goods are an essential way of removing excess water from the roof area and preventing water penetration. They must be kept in good order. It is important to clear out gutters annually to stop them from getting blocked with leaves and other debris, which causes water to overflow, often resulting in damage to the stonework and internal damp patches. They should also be painted regularly to prevent rust and decay.

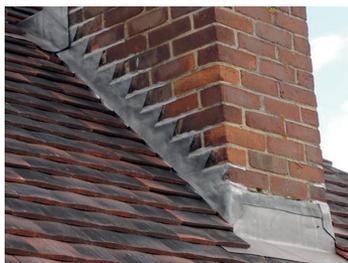
Chimneys & Pots.

Chimneys are an important part of the roof outline that adds interest and character to Maybole's Conservation Area. They should be inspected regularly especially looking for damage such as missing pointing and to make sure that the copes and chimney cans are not loose. If capping an unused chimney remember to maintain ventilation by using an appropriate cap. Wherever possible repairs should be done using traditional materials and in keeping with the original. Pointing or mortar should be renewed by a skilled tradesman using lime mortar.



Leadwork.

Lead is traditionally used for covering both flat and pitched roofs, and provides essential weather protection to exposed areas such as parapet gutters, chimney stacks, dormers, and flashings. Due to its durability and malleable properties lead is hard-wearing, and is often used decoratively with scalloped edges or other features. It is recommended that property owners employ a skilled roofer to carry out repairs to leadwork as poorly fitted sheets can result in creeping on slopes, ill-fitting joints, and splitting within thinner areas. This can lead to water entering the building. Modern alternatives to lead such as felt, zinc, and bituminous treatments should be avoided as they have a short lifespan and detract from the overall appearance of the roof.



Windows.

Well maintained timber and sash windows can last for over 100 years. Regular repainting every 4-7 years should keep them in a good state of repair. Removing and replacing with more modern alternatives such as PVC has a detrimental effect on the overall appearance of the building and is not normally permitted in a conservation area. Often only a small part of the window will be in a poor state and can be repaired for example around the cill or joint areas, which, if left untreated, results in wet rot.

Defective sections of timber can often be repaired at less expense than the replacement of a whole window. If the entire window needs replacing it is advisable to seek professional advice.

Painting of Masonry.

Most traditional buildings in Maybole are unpainted and this is preferred. The painting of decaying stone or brickwork can accelerate decay and deterioration. Depending on the paint, moisture can become trapped and increase the risk of frost damage. It is advisable not to paint stone or brickwork unless absolutely required or in the case where the original brickwork was never intended to be exposed. In the conservation area guidance should be sought from South Ayrshire's Planning Department.



Doors.

Original doors are important features of historic buildings. Their removal and replacement with mass-produced substitutes can significantly alter the character of a property. The quality of timber used in the construction of period doors was far superior than the timber used today, therefore attempts should be made to salvage these significant original features. It is often more economical to repair an existing period door than replace it. Repair should always be undertaken first, replacing only as a last resort. If planning to replace a traditional door seek advice from South Ayrshire's Planning Department.



Stonework.

There are numerous buildings within Maybole's conservation area that are constructed with locally sourced sandstone, adding to the eclectic mix of building materials. Sandstone is a durable, high-quality material which can be carved providing decoration to a building's exterior, and if maintained correctly, can have a long life. Older stone buildings were designed to 'breathe'. This means that water enters the stonework when it rains, and then dries out. It is important not to prevent this process by covering the stonework with cement render, impervious paint, or by stopping natural ventilation. Where stonework has decayed it is advisable to seek the advice of a stonemason, conservation architect or another specialist to make sure that it is repaired or replaced correctly. It is very important that repairs are not carried out using cement, as this can cause more damage in the long-run.

Pointing.

'Pointing' refers to the mortar joints between stonework. If loose or missing pointing is found this should be renewed by an experienced contractor using lime mortar. It is important to use a lime mortar and not cement. This allows any moisture in the wall to evaporate out through the mortar joints rather than the stonework. New pointing should match, as closely as possible, the original. Using hard cement pointing can cause stone decay, making expensive repairs necessary in the future.



Removing Vegetation from Masonry.

On Maybole's High Street shrubs and small trees such as buddleia can be seen growing on many buildings. These shrubs grow vigorously and quickly become established on ledges and other sheltered spots, growing to a significant size very quickly. The root systems establish themselves in the brick or stone, pushing the masonry apart and allowing water to permeate the fabric. They must be removed. This has to be done carefully in order to prevent damage to the buildings or harm to passing pedestrians.



Growth should be cut back carefully, by hand. As this work is carried out at height a specialised contractor is recommended. Under no circumstances should woody-stemmed growth or ivy be pulled away, as this can dislodge masonry. Suitable non-staining systemic weedkillers should be applied to the main stems to kill the root systems, which must then be cut out carefully from the walls to prevent any possible regrowth. Ivy should never be allowed to grow on walls as it can cause significant damage.



Public Services, Burglar Alarms and Satellite Dishes.

Public Services, Burglar Alarms, and satellite dishes detract from the visual appearance of a building, are unsightly and add to a sense of clutter on a street. These should be located to the rear of the property in places that are not visible from street level. TV aerials can be located in the roof space of a property.

Satellite dishes can have a negative impact on a conservation area and should be placed in an area not visible from the street. Installing aerials and dishes on stonework can damage the stone. Burglar alarms, while requiring to be noticeable for its deterrent effect should not interfere with the character of the building and be sensitively coloured and located.

Appendix 1

Maintenance Checklist.

This maintenance checklist is not exhaustive but should help you cover most areas and help you develop a repair and maintenance plan for your traditional home.

1. Rainwater gutters, channels and hopper heads. Inspect and clear any debris at least every autumn and preferably more often.			
No.	Area to Inspect	Comments / Work needed	Priority
1.1	Does rainfall cascade over the gutter from the roof?		
1.2	Are there any leaking joints?		
1.3	Does the water pool in any one area?		
1.4	Do the gutters slope correctly towards outlet?		
1.5	If gutters are fixed to timber fascia boards, check the condition of fascia boards and at the same time soffit and barge boards		

2. Rainwater Pipes			
No.	Area to Inspect	Comments/ Works Needed	Priority
2.1	Inspect when it is raining and note leakages		
2.2	Clear any blockages		
2.3	Check rear side of pipes with a mirror and look for cracks and corrosion		
2.4	Are pipes securely fixed to the wall?		
2.5	Are there any signs of staining or algae growth, or any washed-out mortar joints, on the wall behind the pipe?		

Appendix 1 (cont.)

3. Pitched Roof Coverings - Inspections should be carried out twice a year and after storms or high winds, debris on the ground will give an indication of roof problems.			
No.	Area to Inspect	Comments/ Works Needed	Priority
3.1	Are there any loose, slipped, broken or missing slates or tiles?		
3.2	Is there a lot of moss? This could block gutters and damage slates and tiles		
3.3	Look for signs of dampness on ceilings as a possible indication of roof leaks		

4. Ridge Tiles			
No.	Area to Inspect	Comments / Work needed	Priority
4.1	Are some of the ridge tiles missing?		
4.2	Check for gaps between ridge tiles arrange for closer inspection if so.		

5. Chimneys - if any below are found arrange for closer inspection.			
No.	Area to Inspect	Comments / Work needed	Priority
5.1	Are the chimney pots or stacks leaning?		
5.2	Are any of the chimney pots out of position?		
5.3	Is there any vegetation growing in or around the chimney?		
5.4	Check for cracks, loose or bulging stone, or brick, and badly eroded or open joints		

Appendix 1 (cont.)

6. Flashings			
No.	Area to Inspect	Comments / Work needed	Priority
6.1	Are all flashings affixed to walls?		
6.2	Check on condition of joints and that they are in good condition		
6.3	Ensure flashings have not been damaged or moved from original position otherwise water may enter		

7. Drainage Gulleys. Inspection should occur every Autumn and preferably more frequently			
No.	Area to Inspect	Comments / Work Needed	Priority
7.1	Check gullies are free from debris, silt, and vegetation		
7.2	Make sure gulleys are covered by a grating		

8. Exterior Walls – look for defects in stonework, brickwork and rendering			
No.	Area to Inspect	Comments / Work needed	Priority
8.1	Is there any erosion or missing points on the joints?		
8.2	Are there any cracks?		

Appendix 1 (cont.)

9. Base of Wall			
No.	Area to Inspect	Comments / Work needed	Priority
9.1	Check to ensure that ground levels are at least 150mm below the level of any known damp-proof course or 150mm below internal floor levels		
9.2	Ensure that vents are not obstructed		
9.3	Carefully remove plants and vegetation abutting and growing on the building. Do not pull out as this may damage the wall.. Use weed killer if appropriate.		

10. Windows and Doors			
No.	Area to Inspect	Comments / Work needed	Priority
10.1	If made of timber or metal, is the paintwork in good condition and is there any decay?		
10.2	Check for bare timber, especially on thresholds, sills and lower and underside areas of window sashes		

Appendix 2

Glossary of Architectural Terms

Arris - Sharp edge at the meeting of two surfaces

Bargeboard - Boards placed at the incline of a gable to hide the ends of the roof timbers, often decoratively treated

Bay - A vertical alignment of key elements in a wall such as doors or windows which may also project or recess.

Blocking Course - Plain course forming a low parapet above a cornice usually screening a gutter

Chimneystack - The external housing at wallhead of chimney flues.

Cornice - The projecting uppermost member of the classical entablature; in isolation used as the crowning feature of external walls, or as the demarcation of an attic storey; or at window heads, over shops etc and internally at the junction of wall and ceiling

Cherry Caulking - Treatment of masonry joints in which small stones are inserted into the mortar.

Close - Passageway giving access to a number of houses or buildings; in an urban context usually but not always pedestrian, in steadings used as vehicular passage or pen. Column Upright structural member, usually circular in section.

Dormer - Window breaking above the eaves at wallhead or set in the roof.

Eaves - Overhanging edge of a roof

Harl - Scottish form of roughcast in which the mixture of the aggregate (small even-sized pebbles) and binding material (in traditional harl, sand and lime) is dashed onto masonry wall; in traditional harls the aggregate is in the mix (wet dash) non-traditional 20th century harls the aggregate is dashed on separately (dry dash).

Pilaster - The flat version of a column, consisting of a slim rectangle projecting from a wall; used also as plain piers or pilasters without classical orders which are more correctly termed pilaster strips.

Pointing - The treatment with mortar of exposed joints in masonry or brickwork.

Rubble - Masonry which is not fully dressed; can be of boulders; or of random rubble retaining in some degree the natural shape of the stone; or of squared rubble in which the stones are roughly squared and may be either coursed or snecked. Variations in the coursing is brought about by the use of small filler stones or snecks

Sash and Case - Form of window in which the glazing slides vertically in two parallel frames within the case, the upper sliding outward of the lower

Soffit - The underside of a cornice, stair or lintel; that of an arch is more correctly an intrados.

Stall Riser - In a shopfront, the panels below the display window's cill.

Further Information

Maybole Regeneration Project

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Tel: 01292 616 107

Email: planning.development@south-ayrshire.gov.uk

Historic Environment Scotland

Tel: 0131 668 8600

Email: hmenquiries@hes.scot

The Engine Shed – Scotland’s Building Conservation Centre

www.engineshed.scot/publications/

Useful Documents

Maybole Conservation Area Management Plan

www.south-ayrshire.gov.uk/documents/

Historic Environment Scotland Guide to Maintaining your home

www.historicenvironment.scot/archives-and-research/publications/

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https://ec.europa.eu/info/food-farming-fisheries/key-policies/common-agricultural-policy/rural-development_en



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