

MAYBOLE TOWN CENTRE REGENERATION

MAINTAINING TRADITIONAL BUILDINGS

MAYBOLE REGENERATION PROJECT

MARCH 2021

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TOPICS

- Overview
- A Stitch in Time
- Common Problem Areas
- Appointing Contractors
- Statutory Consents
- Questions



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OVERVIEW

The purpose of this evening's seminar is to provide general technical advice for property owners on how best to care for traditional buildings, i.e. built prior to circa 1914.

We'll briefly cover the most common issues which crop up, together with choosing contractors and statutory consents.



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OVERVIEW

For more comprehensive information, the UNDER ONE ROOF website is an excellent starting point.


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Owners + Obligations
Buildings + Repairs





Under One Roof

Impartial advice on repairs and maintenance for flat owners in Scotland

Owners + Obligations

Acting together
Working well with neighbours.
Coronavirus Guidance

Property management rules
Found in your Title Deeds and other legislation

Property Factors (Managers)
Rules for professional building managers

Paying for repairs
How to raise the money for repairs

Enforcing repairs
Dealing with owners who won't pay


Moving on
Buying, selling, renting, improving

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Older brick and render flats

1. Balconies
2. Flat and pitched roofs, gutters and chimneys
3. External brick, block & render walls
4. Non traditional wall types
5. Estate landscaping
6. Windows and Doors
7. Services
8. Drainage and drain pipes



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A STITCH IN TIME....

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PREVENTATIVE MAINTENANCE

Many of the problems we'll be talking about tonight can be minimised or even avoided with regular maintenance including:

- Overhaul your slated roof after every winter.
- Keep rhones and downpipes running clear.
- Watch for dampness and attend to leaks immediately
- Repaint your woodwork every 2-3 years in gloss.

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CARING FOR STONework

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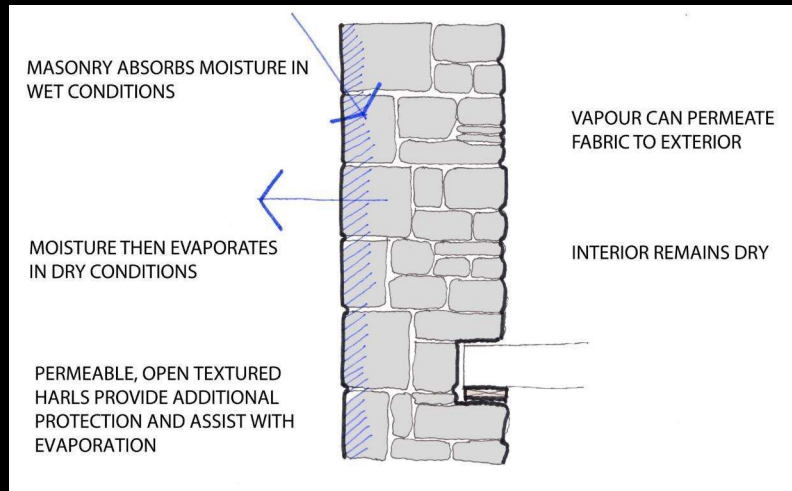
INTRODUCTION

Masonrywork encountered in traditional buildings includes:

- Traditional stonework
- Brickwork
- Mortars – both cement and lime
- Renders and harls

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MASONRY WALLS



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MASONRY WALLS

Key Issues:

- Solid walls need to “breathe”
- Avoid coatings which trap dampness
- Keep rhones in good condition to keep water off
- Avoid dampness at the base of walls

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FREQUENT ISSUES

- General weathering and erosion
- Poor quality stonework and/or original detailing
- Inappropriate repair techniques
- Stonecleaning, biocides, and chemical attack
- Cement mortars.

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GENERAL WEATHERING AND EROSION



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THE PROBLEM OF CEMENT



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THE PROBLEM OF CEMENT



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INAPPROPRIATE REPAIR TECHNIQUES

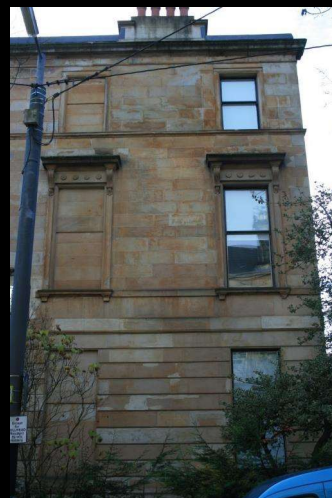


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STONECLEANING, BIOCIDES, AND CHEMICAL ATTACK



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POINTS TO WATCH

- Do not clean stone without specialist advice
- Avoid the use of cement mortars – lime is best
- Replace worn stone with real stone where possible
- Workmanship is critical
- Use experienced stonemasons – they do exist locally!

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ROOFERWORK

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SLATERWORK

Slate is one of the most common roofing materials found in traditional buildings from the 17th century onwards. A number of different types are found:

- Scottish – West Highland, Trossachs, etc.
- Welsh
- Northumbrian
- Modern imports – mainly Spain and China

SLATERWORK

Properly built, a natural slate roof using UK materials should last 70-100 years with normal maintenance and have a major beneficial impact on the appearance of the property.

Concrete tiles, in contrast, typically have a lifespan of less than half this.

SLATERWORK: TYPICAL DEFECTS



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SLATERWORK: INVISIBLE DEFECTS

- Worn and failing nails
- High levels of water absorption
- Low resistance to freeze-thaw cycle
- Low breaking strength (brittle slate)
- Delamination and splitting (due to weathering)

An annual inspection by a competent traditional roofer is therefore essential.

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SLATERWORK: PROBLEMS

- Chinese and Spanish slates do not look like traditional UK slates and weather differently
- Quality second-hand Scottish becoming harder to obtain in large quantities and there is a cost premium – but it is still available.
- New Welsh and Northumbrian slates are more readily available.

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SLATERWORK: PYRITES CONTAMINATION



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SLATERWORK: POOR SORTING AND LAYING



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SLATERWORK: BATCHING – DIFFERENT TYPES



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SLATERWORK: HOW IT SHOULD LOOK!



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LEADWORK

Lead is one of the most common roofing materials found in traditional buildings from the mid 19th century until around WWII. It was used for a variety of details including

- Flat Roofing
- Guttering
- Weatherings, for example drips and copes
- Rainwater Goods

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LEADWORK

There are, however, problems with excessive sheet size and poorly formed details, leading to:

- Fatigue cracks, particularly at junctions.
- Water ingress at insufficient laps, drips, and drops.
- Ponding due to shallow runs and backfalls.

Other problems include mechanical damage, particularly foot traffic, and poor quality modern “repairs”.

LEADWORK



LEADWORK



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LEADWORK



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LEADWORK

Lead is, however, expensive.

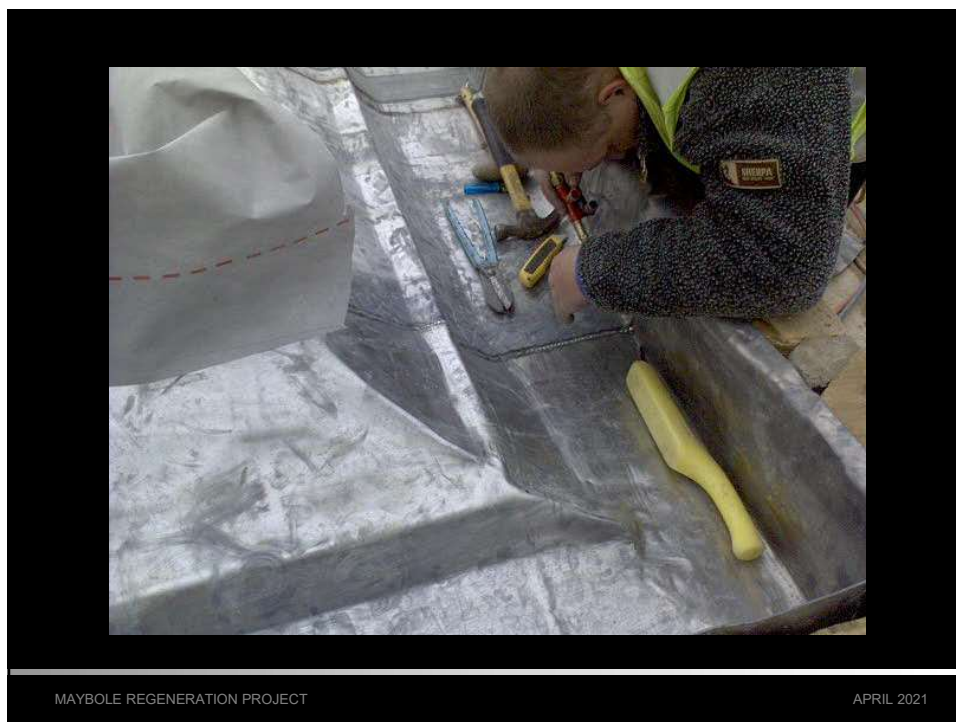
LEADWORK

Lead is, however, expensive.

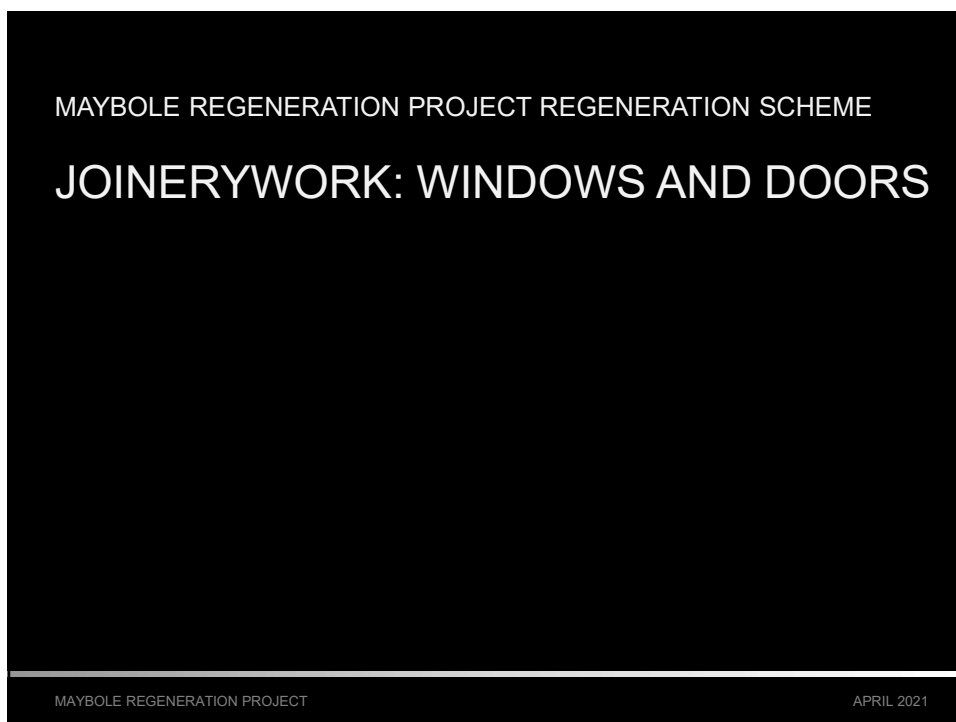
Modern replacements exist:

- Felt for flat roofs – an understandable cost saving
- Zinc and alloy ridging – sometimes acceptable
- Felt guttering and parapets – a false economy.

In the longer term, lead will outlast all other materials if cared for properly and will save you money (eventually).



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TRADITIONAL WINDOWS

In a historic town centre such as Maybole, a variety of traditional window types will be encountered:

- Timber sash & case
- Timber casement
- Steel and bronze casement
- Cast Iron

TRADITIONAL SASH AND CASE WINDOWS

- Most common historic window type until WWII
- Important variations in style depending upon period.
- Basic pattern and function is, however, identical
- Eminently capable of repair by skilled joiners
- Can typically be upgraded to improve thermal performance
- Examples of 100+ year old windows still in use today.

TRADITIONAL SASH AND CASE WINDOWS



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TYPICAL DEFECTS

- Wet rot to the window cills
- Sash chords and weights broken – window doesn't open
- Localised wet rot to the sliding sashes
- Window painted over
- Traditional sand mastic around the window fails

When things get to this stage, most people think about complete replacement....

....which is expensive

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REPAIRING WINDOWS

- Sash & Case windows can often be repaired more cheaply than replacement.
- Windows can be upgraded thermally through draught proofing and, in some cases, use of double glazing.
- Replacement ironmongery is available off-the-shelf.
- A good quality, traditional joiner should be able to undertake all the work locally.
- Properly cared for, the window will outlast any of us!

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THE PROBLEM WITH MODERN REPLACEMENTS

- Windows can be a key feature in the original design
- Modern units typically use mass produced section sizes and are difficult to match to the original appearance
- Poor quality design of replacements can be a problem
- Limited lifespan and often difficult to repair – uPVC might only last 15 years!

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TRADITIONAL TIMBER DOORS

- Like windows, these are often a key design feature.
- Come in a variety of shapes and sizes.
- Readily repairable in most cases by a competent joinery workshop.
- Off-the-shelf replacements rarely the same quality or even the right sizes!
- Properly cared for, the doors will last just as long as the windows.

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TRADITIONAL TIMBER DOORS

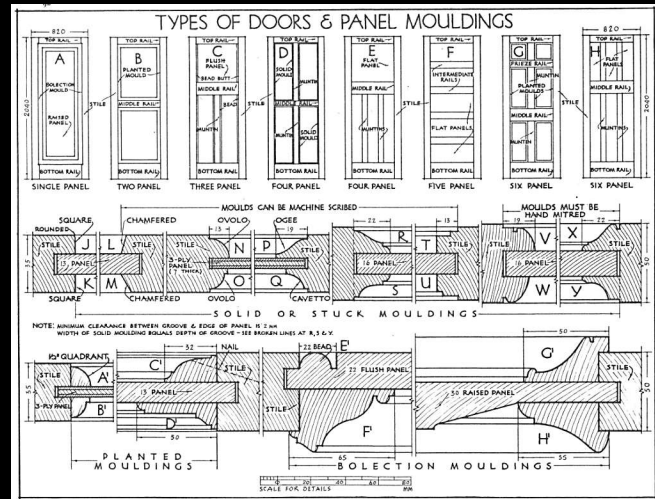


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TRADITIONAL TIMBER DOORS



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ENERGY EFFICIENCY

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ENERGY EFFICIENCY IN TRADITIONAL BUILDINGS

A traditional, solid wall building will rarely, if ever, be able to perform as efficiently as a modern, highly insulated timber kit house.

With care, however, it can come close and will provide you with a comfortable, cost-effective home with traditional character.

Historic Environment Scotland have extensive guidance on how this can be done to suit a range of budgets.

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ENERGY EFFICIENCY



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ENERGY EFFICIENCY: LOFT INSULATION



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ENERGY EFFICIENCY: INSULATE DOOR PANELS



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ENERGY EFFICIENCY: SLIM DOUBLE GLAZING



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ENERGY EFFICIENCY: THERMAL BLINDS



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ENERGY EFFICIENCY: INSULATE THE FLOOR



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ENERGY EFFICIENCY: BLOWN CELLULOSE FIBRE



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ENERGY EFFICIENCY IN TRADITIONAL BUILDINGS

But the main thing to do is...

.....get a high efficiency modern condensing boiler!

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FINDING CONTRACTORS

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FINDING AND APPOINTING CONTRACTORS

Experienced traditional masons, slaters, and joiners do exist locally but tend to be busy and may need a lead-in period.

Obtain references from other recent projects and check how the firms performed.

Get at least three written quotations which clearly spell out the work involved and the costs.

Never pay money in advance for materials.

For complex issues get a surveyor or architect involved.

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STATUTORY CONSENTS

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STATUTORY CONSENTS

Listed buildings:

Any work which affects the special architectural or historical character, whether externally or internally, will require permission from the Council.

Unlisted Buildings:

Much external work will require planning permission including changing the roofing material, rendering stone or brickwork, and even repainting the property a different colour.

If in doubt, ask the planning department.

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QUESTIONS AND ANSWERS