



MAUCHLINE CONSERVATION AREA REGENERATION SCHEME

TRADITIONAL BUILDINGS - EXTERNAL FABRIC MAINTENANCE PLAN

Regular maintenance of your property is important. When regularly and appropriately maintained to ensure that water is kept out and key components such as roof coverings, rainwater goods and masonry are protected, a building can survive almost indefinitely. Conversely the use of inappropriate repair materials and techniques can make defects worse. It is recommended that you read the following publication by Historic Environment Scotland.

[Short Guide: Maintaining Your Home \[online\]](#)

This document is a framework for regular maintenance inspections, setting out the tasks to be undertaken and their frequency. Where appropriate, links to relevant Historic Environment Scotland publications have been included.


Equipment you may require:

- Maintenance Checklist
- Notebook/ Pencil
- Camera
- Binoculars
- Ladder
- Inspection Mirror/ Pocket Mirror
- Trowel and Gloves for removing any vegetation
- Face mask and gloves for cleaning up bird droppings
- Safety Glasses
- Screwdriver for checking timber decay

When undertaking a maintenance inspection, the safety of you and those around you are of paramount importance. It is critical that this is thoroughly considered before any work is undertaken.

A digital version of this document can be found at;
<https://www.east-ayrshire.gov.uk/mauchlinecarsdownloads>

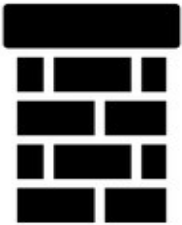


REF.	ELEMENT	TASK	FREQUENCY	CARRIED OUT	OBSERVATIONS / ACTIONS
A	ROOF AND DORMERS	Inspect slaterwork for slipped or missing slates	Annually and after storms		
		Inspect leadwork for tears and uplifts	Annually and after storms		
		Check in roof space for damp patches	Annually and after storms		
		Check for areas of soft timber	Annually		
		Repaint timbers.			
		Check flat roofs for blistering and / or cracking	Annually		

Historic Environment Scotland Guidance:

[Inform Guide: Repairing Scottish Slate Roofs \[online\]](#)


[Inform Guide: Roofing Leadwork \[online\]](#)

B	CHIMNEY	Check pointing / render for cracks or gaps	Annually and after storms		
		Inspect leadwork for tears and uplifts	Annually and after storms		
		Check for damage / flaking of stonework to coping and pots	Annually		
		Check chimney pots are sitting straight	Annually and after storms		
		Check for plant growth	Annually in spring/ summer		

Historic Environment Scotland Guidance:

[Inform Guide: Domestic Chimneys and Flues \[online\]](#)


[Inform Guide: Roofing Leadwork \[online\]](#)

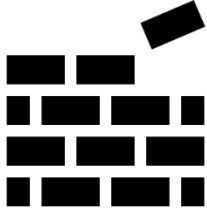
C	RAINWATER GOODS	Clean out and ensure free running	Annually - after autumn leaf fall		
		Check for staining below gutters and length of downpipes	Twice yearly when raining		
		Check for signs of corrosion	Twice yearly when raining		
		Inspect for cracks and leaks	Twice yearly		

	Repaint cast iron goods	Every 7 years (or sooner if necessary)		
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Historic Environment Scotland Guidance:

[Inform Guide: Maintenance of Cast Iron Rainwater Goods \[online\]](#)

D	FASCIAS & SOFFITS	Inspect for any damage, rot or loose fittings	Annually		
		Repaint	Every 7 years (or sooner if necessary)		

E	STONEMWORK	Check for defective pointing, loose mortar or gaps	Every 2 years		
		Check for damaged stones	Every 2 years		
		Check for cracks or bulges	Every 2 years		
		Remove any vegetation	Annually		
		Check air vents are not blocked	Twice yearly		


Historic Environment Scotland Guidance:

[Inform Guide: Lime and Cement in Traditional Mortars \[online\]](#)

[Inform Guide: Masonry Decay \[online\]](#)

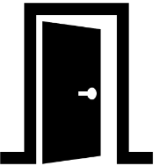
[Inform Guide: Repointing Ashlar Masonry \[online\]](#)

[Inform Guide: Repointing Rubble Stonework \[online\]](#)

F	WINDOWS	Check windows open and close	Every 2 years		
		Check for areas of soft timber, cracks in glazing putty, gaps in mastic joints	Every 2 years		
		Check for flaking paint	Annually		
		Repaint	Every 7 years (or sooner if necessary)		

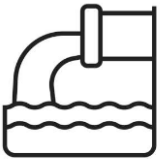
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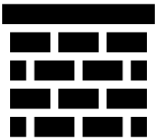
[Inform Guide: Maintaining Sash and Case Windows \[online\]](#)

G	DOORS	Check for areas of soft timber, distortion and draughts	Annually		
		Repaint	Every 7 years (or sooner if necessary)		

Historic Environment Scotland Guidance:

[Inform Guide: External Timber Doors \[online\]](#)

H	DRAINAGE BELOW GROUND	Carry out visual inspection to ensure no leakage from drains	Twice yearly when raining		
		Open up any inspection chambers to ensure free flowing	Annually, or sooner if problems become apparent internally or externally		

I	BOUNDARY WALLS	Check for bulging or leaning walls	Every 2 years		
		Check for loose cope stones	Every 2 years		
		Remove plant growth	Every 2 years		
		Check condition of stonework and pointing	Every 2 years		
		Check for signs of corrosion to ironwork	Annually		
		Repaint ironwork	Every 7 years (or sooner if necessary)		

Historic Environment Scotland Guidance:

[Inform Guide: Domestic Boundary Walls \[online\]](#)

[Inform Guide: Maintenance of Iron Gates and Railings \[online\]](#)