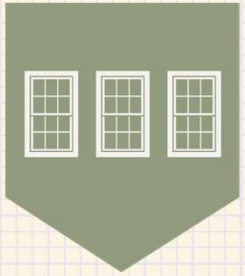
MAUCHLINE

CONSERVATION AREA REGENERATION SCHEME

Building Maintenance Plan





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6th June 2022

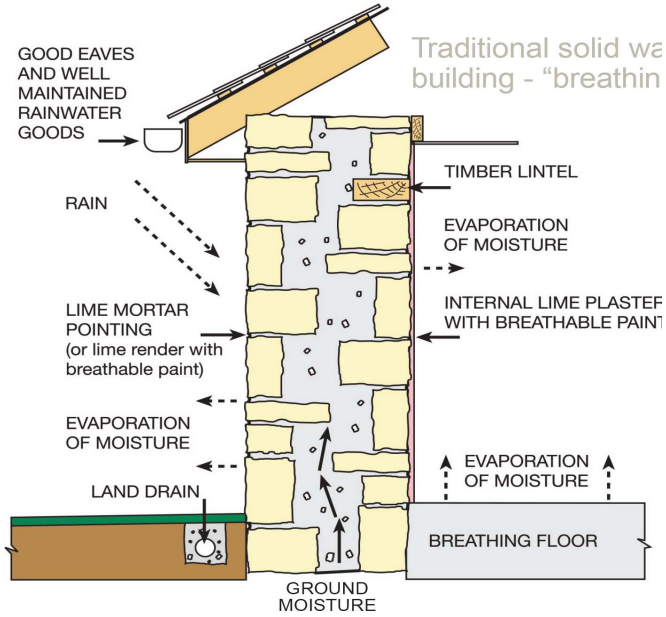
Agenda

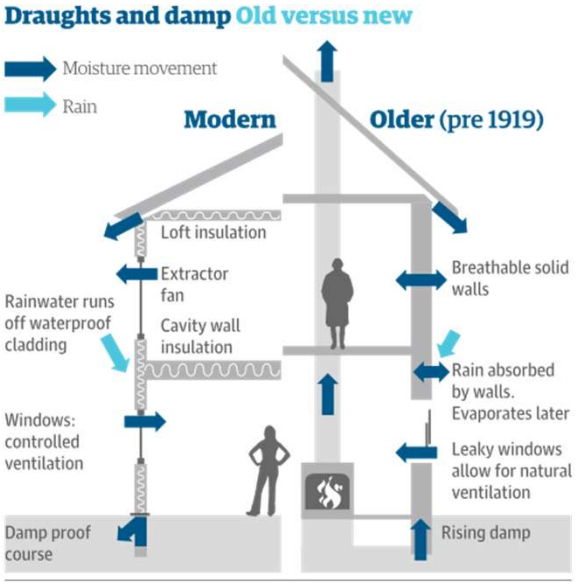
1. **The importance of maintenance**
2. **Definition of traditional construction**
3. **Management and Maintenance Plan (MAMP)**
   - Roof and dormers
   - Chimneys
   - Rainwater goods
   - Fascias and soffits
   - Stonework
   - Windows
   - Doors
   - Below ground drainage
   - Boundary walls
4. **A comment about energy efficiency improvements**
5. **Further information**

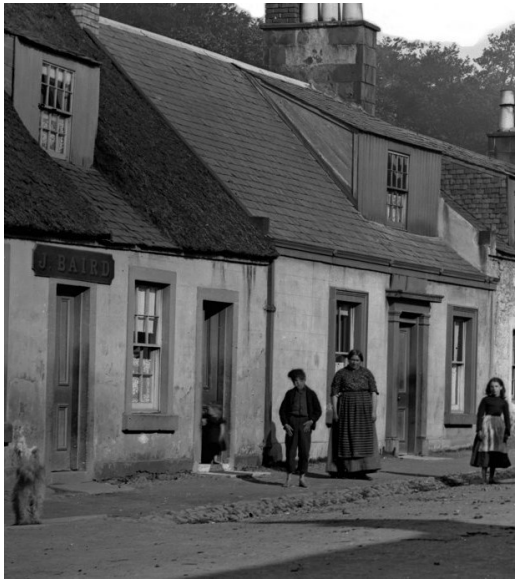
The importance of maintenance

- Safety
- Keeps repairs to a minimum and prevents the loss of original building fabric
- Some material such as wrought iron and Scottish slate are no longer readily available
- A building that lets in water or cold air is not energy efficient
- Should be proactive rather than reactive which in turn saves money and allows you to budget
- Aim is to keep buildings wind and watertight, structurally stable, and safeguarded against further rapid deterioration

Definition of traditional construction







- Typically understood to be buildings constructed before 1919
- Often referred to as being of 'breathable construction' ie materials used can absorb and release moisture
- A healthy traditional building requires **ventilation** and **regular maintenance**
- 19% of Scotland's building stock is of traditional construction, but 75% of these show disrepair and 53% 'urgent disrepair'
- In Ayrshire original domestic construction would typically be:

  Solid masonry walls, commonly of sandstone, with natural mortar (eg lime / clay / earth)

  Timber sash and case or casement windows

  Panelled timber doors / storm doors

  Slate roof (possibly previously thatched) with chimney(s) and possibly dormers or cast iron skylights

  Lead flashings

  Cast iron rainwater goods (sometimes lead)

The Maintenance Plan

MAUCHLINE CONSERVATIO

REGENERATION SCHE

TRADITIONAL BUILDINGS - EXTERNA
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.

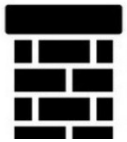
Equipment you may require:

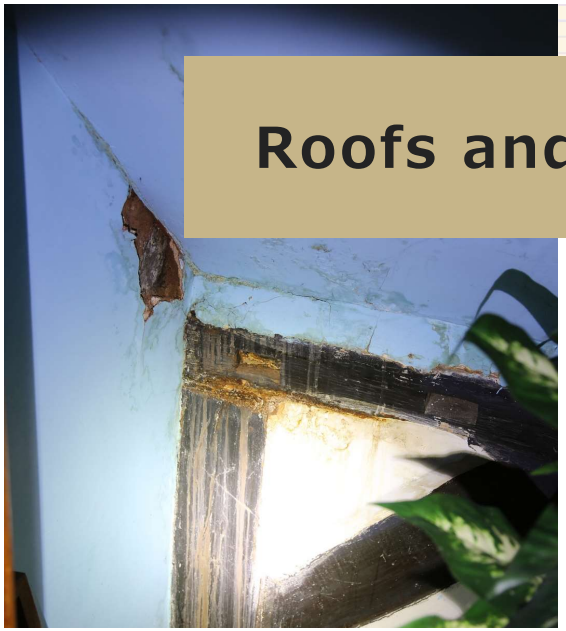
- Maintenance Checklist
- Notebook/ Pencil
- Camera
- Binoculars
- Ladder
- Inspection Mirror/ Pocket Mirror
- Trowel and Gloves for removing any vegetation
- Face mask and gloves for cleaning up bird droppings
- Safety Glasses
- Screwdriver for checking timber decay

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

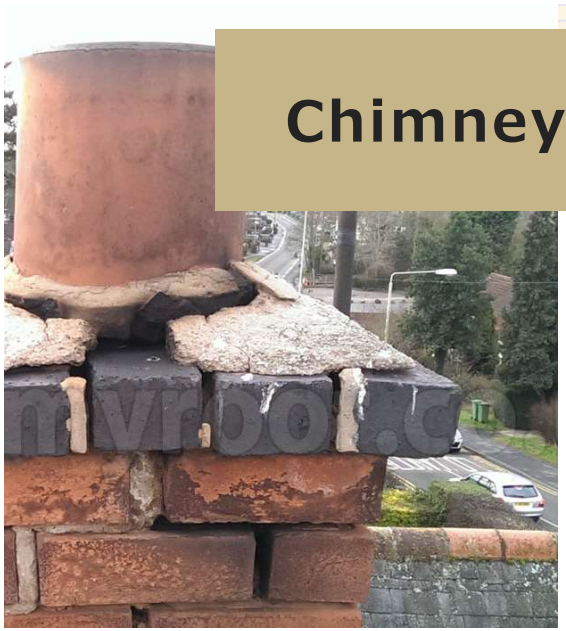
MAUCHLINE
CONSERVATION AREA
REGENERATION SCHEME

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 damppatches	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		



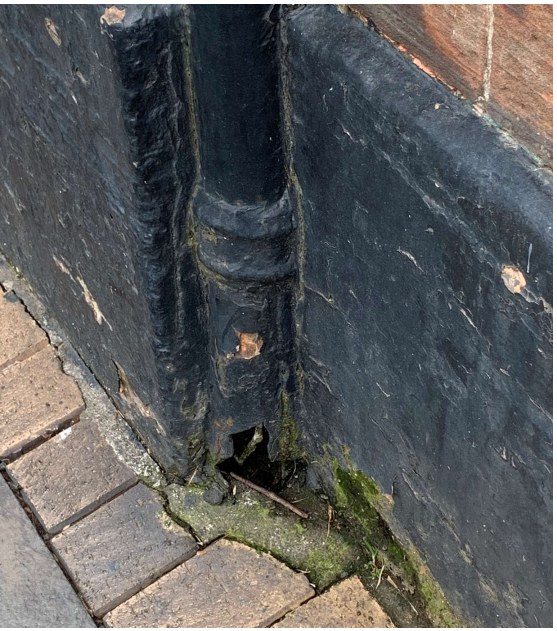
Roofs and dormers

- Inspect slaterwork for slipped or missing slates
- Inspect leadwork for tears and uplifts
- Check in roof space for damp patches
- Check for areas of soft timber
- Repaint timbers
- Check flat roofs for blistering and / or cracking
- Slate no longer quarried in Scotland
- Reasonable matches can be sourced from quarries in the north of England or Wales, which can be supplied in random widths and varying lengths which give the distinctive pattern to traditional Scottish roofs.



Chimneys

- Check pointing /render for cracks or gaps, including flaunching
- Inspect leadwork for tears and uplifts
- Check for damage / flaking of stonework to coping and pots
- Check chimneypots are sitting straight
- Check for plant growth. Plants grow in damp conditions and open joints. Roots force stones apart.
- Bird nests can block flues
- Check ownership and responsibility for repairs
- Don't close off flues



Rainwater goods

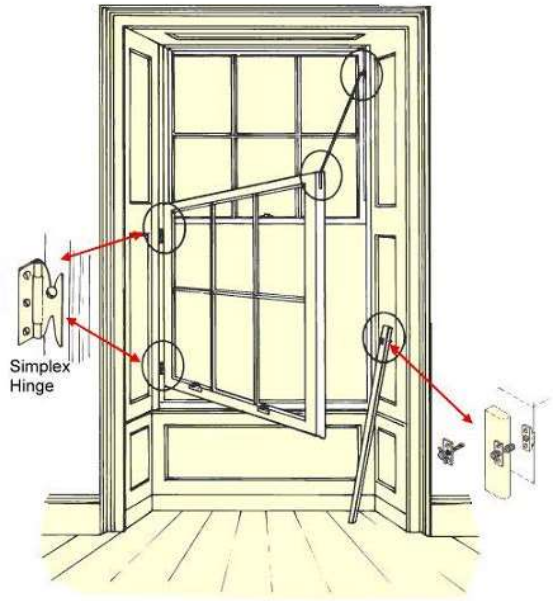
- Clean out andensure free running. Blocked gutters and downpipes are often the cause of water ingress
- Check for stainingbelow gutters andlength of downpipes
- Check for signs of corrosion
- Inspect for cracks and leaks
- Repaint cast irongoods

Fascias and soffits

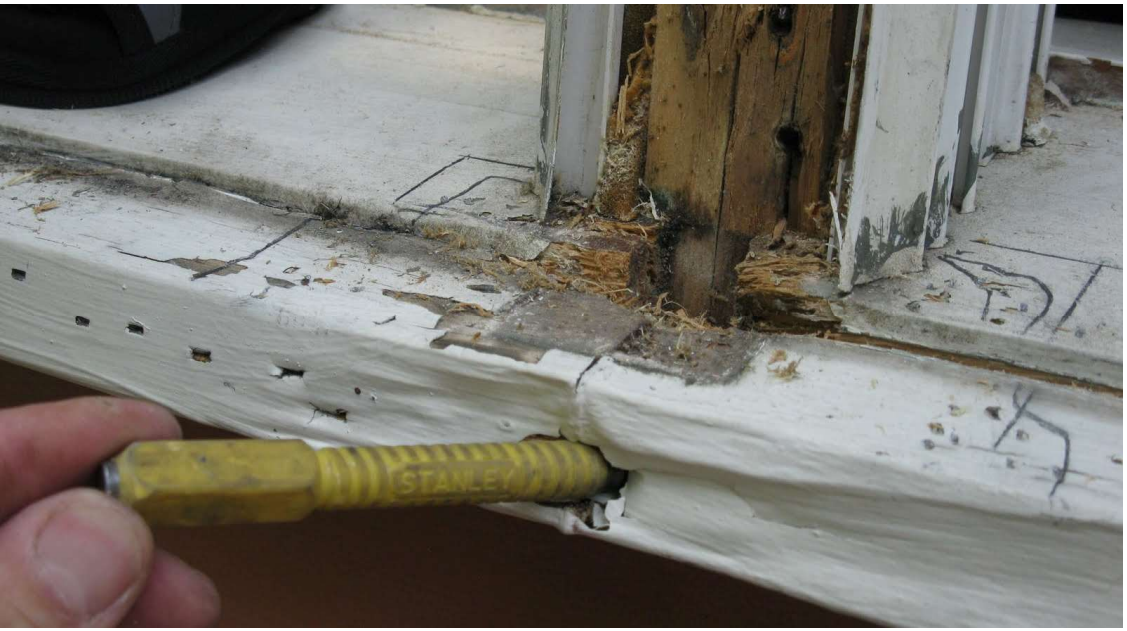
- **Inspect for any damage, rot or loose fittings**
- **Repaint**

Stonework

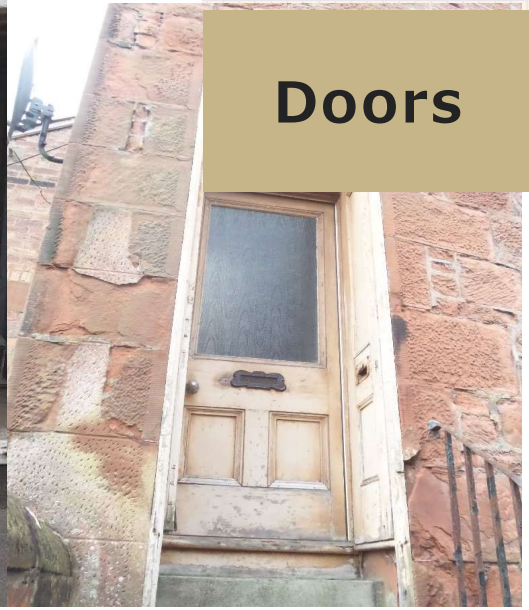
- **Check for defective pointing, loose mortar or gaps**
- **Check for damaged stones**
- **Check for cracks or bulges**
- **Remove any vegetation**
- **Check air vents are not blocked or missing**
- **Stonework can be particularly susceptible to decay:**
  - At ground level due to salts
  - On gables due to flue gasses
  - Where there are defective rainwater goods due to water
- **Appropriate stone and mortar should be used to carry out repairs**
- **Cementitious repairs should be avoided as they are likely to damage the stonework and may cause problems with damp internally**



Windows



- Check windows open and close
- Check for areas ofsoft timber, cracksin glazing putty, gaps in mastic joints
- Check for flaking paint
- Repaint
- Cills are particularly susceptible to rot and benefit from an additional coat of paint
- Simplex hinges can be fitted to allow for easier cleaning from within the building
- Modern replacements in materials such as uPVC are not appropriate, therefore good maintenance is important.

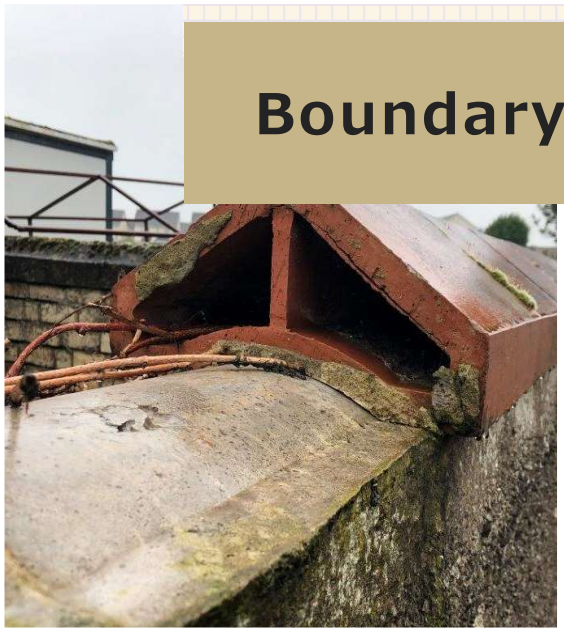


Doors

- Check for areas ofsoft timber, distortion and draughts
- Repaint
- Moulding details are important to retain
- May also incorporate a fanlight and / or decorative glass
- Modern replacements in materials such as uPVC are not appropriate, therefore good maintenance is important.

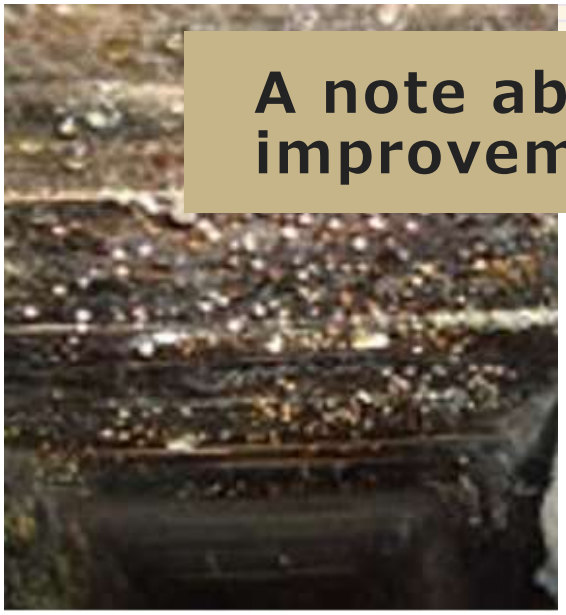
Below ground drainage

- Carry out visual inspection to ensure no leakage from drains
- Open up any inspection chambers to ensure free flowing
- Pour water down gulleys at the foot of downpipes to observe how quickly the water flows away
- Drainage failure can lead to damp interiors, settling of foundations and cracked masonry



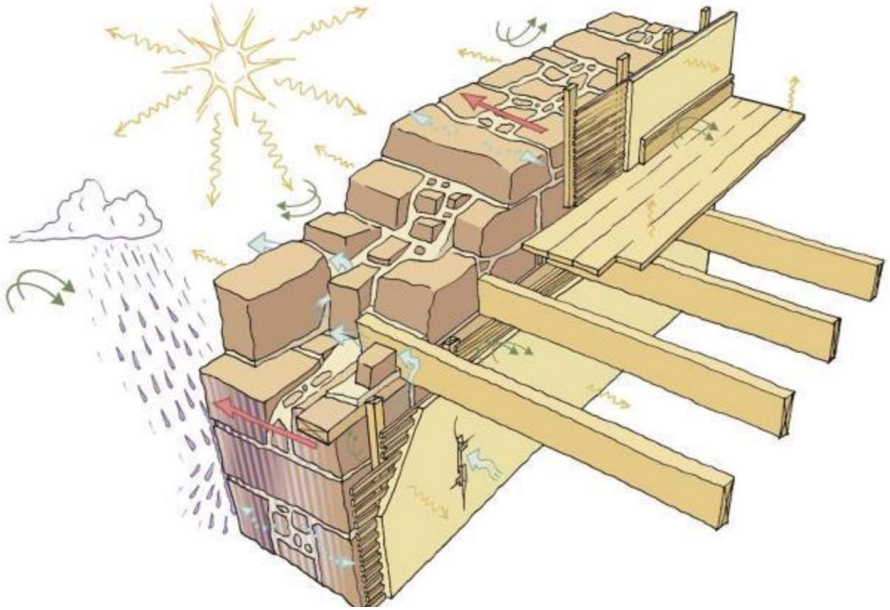
Boundary walls

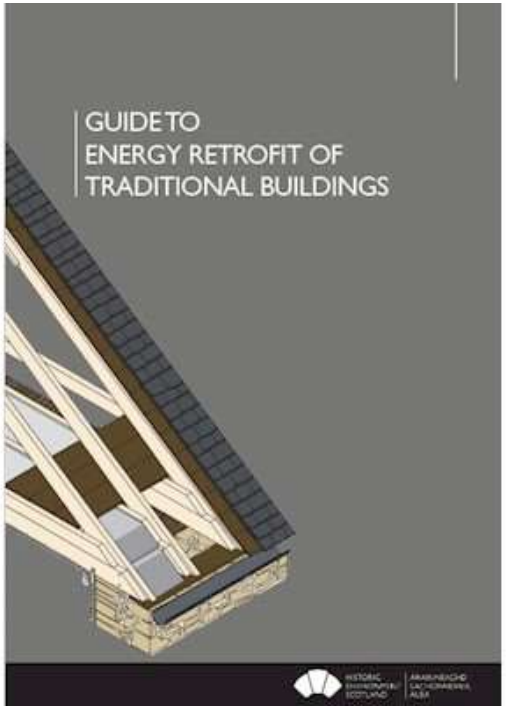
- Check for bulging or leaning walls. Partial rebuilding may be required.
- Check for loose cope stones
- Remove plant growth
- Check condition ofstonework and pointing
- Check for signs ofcorrosion to ironwork
- Repaint ironwork
- Can be susceptible to damage from road salts
- Copes can give the wall much of its character and also contribute to its stability by shedding water away from the wall core
- Low wall were generally topped by iron railings, many of which were removed during the Second World War
- Wrought iron no longer made



A note about energy efficiency improvements

Simply a word of **caution**. There are a number of measures that can be taken to improve energy efficiency in traditional buildings, but they must be undertaken with an understanding of how the building fabric works – particularly in relation to breathability and ventilation - otherwise problems can arise.





wylie**shanks** architects 6th June 2022