

11th June 2021

Schedule of Works

6D Main Street, Bridgend, Perth PH2 7HB

Existing Building

The existing dwelling has been vacant for some time but previously comprised a 3/4 bedroom flat set over two storeys on the second and third floors at 6 Main Street. Accessed via a shared close, the access into the property is via a small timber constructed vestibule which is fixed to the rear of the stone tenement building. The property features 5 rooms on the lower level and 5 rooms on the upper level, however at the upper level the headroom is reduced by the sloping ceilings. At present the building is in poor condition, large sections of plaster are missing from the walls and ceiling, large sections of the roof timbers are exposed and works are required to treat wet rot, dry rot and woodwork within the timber structure.



Figure 1 – upper floor (at dormer)



Figure 2 – lower floor (at River Tay side)

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Listed Building Status

The building is listed as a Category C listing under 'Main Street 2-16 (even numbers) and 2 West Bridge Street, Bridgend' (LB39541). Historic Environment Scotland list the building as a 'Early 19th century, 3 story and attic block, 6-window to W Bridge Street, 7 and lower 3-window section to Main Street. Painted and pilastered ground floor shops to nos 14, 16, 16; arched doors and windows: to remaining ground floor shops: quadrant bow feature with tripartite windows at upper floors: 6 piended original dormers. 2 modern dormers, slated roofs.'



Figure 3 – entrance hall and stair



Figure 4 – lower floor (at Main St side)

Proposals

Our intention is to convert the existing dwelling into 2no two-bedroom flats. This will be accomplished by introducing a new separating wall within the property and with the inclusion of a second staircase within the north of the two proposed flats. Access will be via a shared vestibule with individual front doors entering into the stone tenement building from the timber vestibule – one of these doors is existing, while the second is currently a window which will need the section of stone wall below the cill removed to form a door. Works internally will be to repair the existing finishes, alter existing partitions and erect new partitions as shown of the proposal drawings.

Materials

Externally there are no works proposed and all existing external wall and roof finishes are to be retained and repaired as required. The existing windows will also be retained and refurbished as required to ensure they are fully operational.

Internally the existing timber structure will be treated and the areas of rot identified will be cut out and the timbers repaired. The new internal partitions will be timber stud plasterboard partitions with acoustic insulation as required and the timber frame separating wall constructed to the Scottish Government approved construction details.

Existing services will be retained and wiring updated/upgraded as required to meet current standards. The existing drainage has been largely removed by the previous owners, however our proposals are to install new PVC pipework and connect into the existing SVP on the rear elevation.



Figure 5 – timber vestibule at rear



Figure 6 – front elevation



Figure 7 – rear elevation from bridge