

PROPOSED EXTERNAL REPAIR & RESTORATION WORKS
'MAYBANK', 95 ALBERT ROAD, GOUROCK



FRONT ELEVATION AND ROOFSLOPE

'MAYBANK' 95 ALBERT ROAD, GOUROCK

PROPOSED EXTERNAL REPAIR AND RESTORATION WORKS

SPECIFICATION OF PROPOSED TREATMENT & FINISHES

FRONT ELEVATION

1. Obtain Petrographic Survey Report from approved provider.
2. Carefully clean down stonework with approved herbicidal wash to remove staining; descale; remove moss and algae and treat with approved fungicidal wash.
3. Carefully cut out badly damaged stone ashlar and features where badly damaged; indent with stone to match existing; source as defined by Petrographic Report; bedded, jointed and pointed to match original.
4. Cut back weathered stone to firm base; restore ashlar and moulded features to match original; using St. One or equal and approved restoration mortar in one or two coats as necessary, applied strictly in accordance with manufacturer's printed instructions and tinted to match original clean ashlar.
5. Carefully rake out defective pointing; pack beds and joints with aggregate enriched lime mortar as specified by Masons Mortar; point up to match original with aggregate enriched lime mortar where previously used or with white lime putty where previously used, brushed over with stone dust to eliminate garish effect.

FRONT CHIMNEYHEAD

6. Clean, rake out beds and joints and repoint as Nos. 4 & 5 above.
7. Clean and re-bed fireclay pots as necessary.

ROOF SLOPES
FRONT SLOPE

8. Carefully strip off existing slates and hair felt; denail roof; replace sarking boards where affected by rot attack to match existing; trim, re-size and re-bore stripped slates; reslate with salvaged slates turned over atop approved breather membrane having double layer 600mm wide at eaves. Slates to be double-head nailed every third course. Double course of slate to be formed at eaves; slate and slate-and-half course to be formed at verges. Finish ridge with zinc capping to match original fixed with straps at maximum 900mm centres for exposed location. Reinstate or replace snow boarding as need be to match existing.

REAR SLOPE

9. Strip and recover slope to match front; make up deficiencies with second hand slates to match existing, trimmed, re-sized and re-bored; replacement slates to be used for lower courses if exact match cannot be found.

NOTE Bay projection flat roofs, front parapet gutter stepped and relined in 2016 : to be cleaned out and overflow cleared, otherwise left untouched.
Front west club skew and chimneyhead lead capped in 2016, to remain undisturbed.

ROOF LEADWORK

NOTE Leadwork to bay window flat roofs, front parapet, front chimneyhead gutters, front west club skew and secret gutter, west gable chimneyhead stub was replaced in 2016 and should be left untouched except that they should be washed clean and cleared of grit and debris that has accumulated.

Leadwork elsewhere to be replaced using lead fixed and detailed in compliance with the Sheet Lead Association Manual 2015 fixed with stainless steel or copper nails and clips.

SECRET GUTTERS

10. To be lined with Code 5 lead dressed over treated timber fillets, turned up and into ragged into stone on one side and lipped back below slating on other side.

CLUB SKEWS

11. Cap with Code 6 lead atop building paper underlay to B.S. 1521 Class A atop Geotex underlay; lead to be secured at laps with tingles; turned down at edges and lipped back.

EAST CHIMNEYHEAD STUB

12. Take down and set aside gas flue vent terminals; remove precast concrete slab capping and replace with Grade C 35 cast-in-situ concrete cope slightly splayed on top to shed rainwater throated on projecting underside; morticed for active flues; cover with Code 6 lead atop building paper; turned down at edges and lipped back; extend and refit vent terminals; replace damaged terminal to match original.

FLASHINGS

13. Strip and replace with Code 5 lead to match original; dressed over upstands on one side and into cleaned out raggle, packed and pointed up at other side.

LEADWORK GENERALLY

14. To be coated with patination oil on top surface after fixing.

REAR EAVES GUTTER

15. Half round UPVC eaves gutter to be stripped out and replaced with heavy duty UPVC deep flow gutter set to falls as required; fixed with non-corrosive straps and screw nails to sarking at 1.00m centres

REAR ELEVATION

16. Fractured and perished stone lintols to be replaced with Robeslee precast concrete lintols having minimum 250mm end rests and pinned and wedged to walling above with brickwork.

Defective stone elsewhere to be cut back and indented as need be.

Elevation to be clad with Bekaert Stucanet lath on stainless steel Stucanet S metal framing, plugged and screw fixed to existing stone walling and finished with K-rend base coat followed by receiver coat coloured stone finished with dry dash in accordance with manufacturer's printed instructions to match west gable elevation which was rendered in 2016.

EAST GABLE ELEVATION

17. To be finished with K-rend and dry dash on Stucanet lath and metal framing to match existing west gable elevation and rear elevation.

Check if chimney flues burnt out and build up in brickwork if need be.

Above abutting flat roof of adjoining property replace flashing with Code 5 lead dressed over upstand of flat roof covering on one side and turned into cleaned raggle on other side, packed and pointed up.

CHIMNEY STUBS

18. To be finished with K-rend and dry dash on ditto to match elevations.

FRONT RAINWATER STACKS

19. To be carefully taken down and refitted, including hopper heads to allow for stone refurbishment; damaged length at base of east downpipe to be replaced to match existing stack.

REAR DOWNPIPES AND STACKS

20. Cast iron downpipes and stacks to be taken down to permit application of render finish and afterwards reassembled and rejointed, extended clear of finish fixed with clips and holdfasts to match original; rejointed, derusted and repainted.

Minor repairs which have been carried out using UPVC to be changed to cast iron, properly jointed and painted.

ROOFLIGHTS

21. Strip out and remove cast iron rooflights where badly corroded and flashings perished. Replace with Velux Conservation roof window and flashings to suit slated roof.

Condition of bank of 3No. Velux roof windows on rear slope to be properly examined; flashings replaced with new Velux flashings and rooflights to be replaced to match existing, if need be.

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APRIL 2022

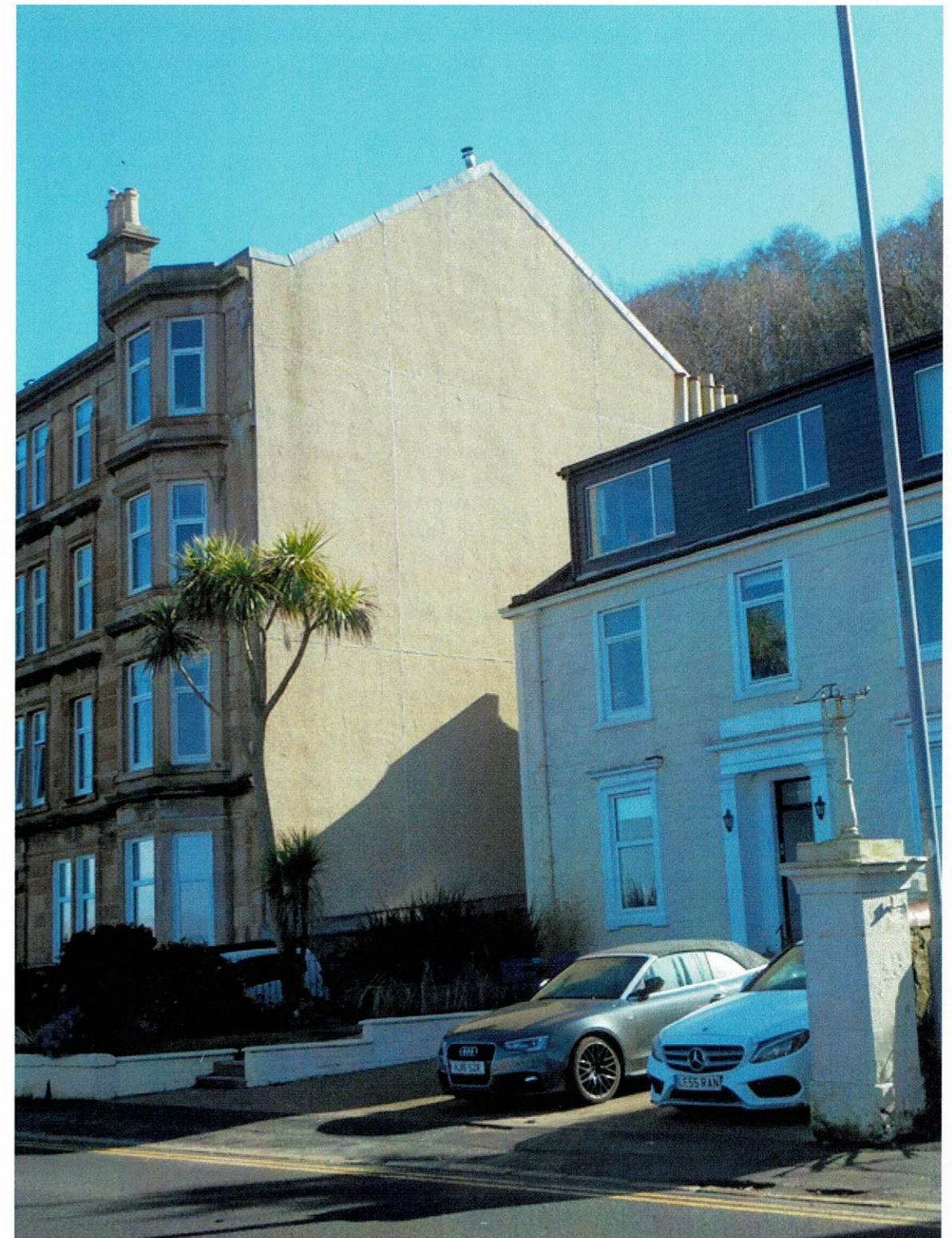
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REAR ELEVATION

TO BE CLAD AND RENDERED TO MATCH SOUTH-WEST GABLE ELEVATION

CAST IRON DOWNPIPES TO BE RESTORED AND REPAINTED.



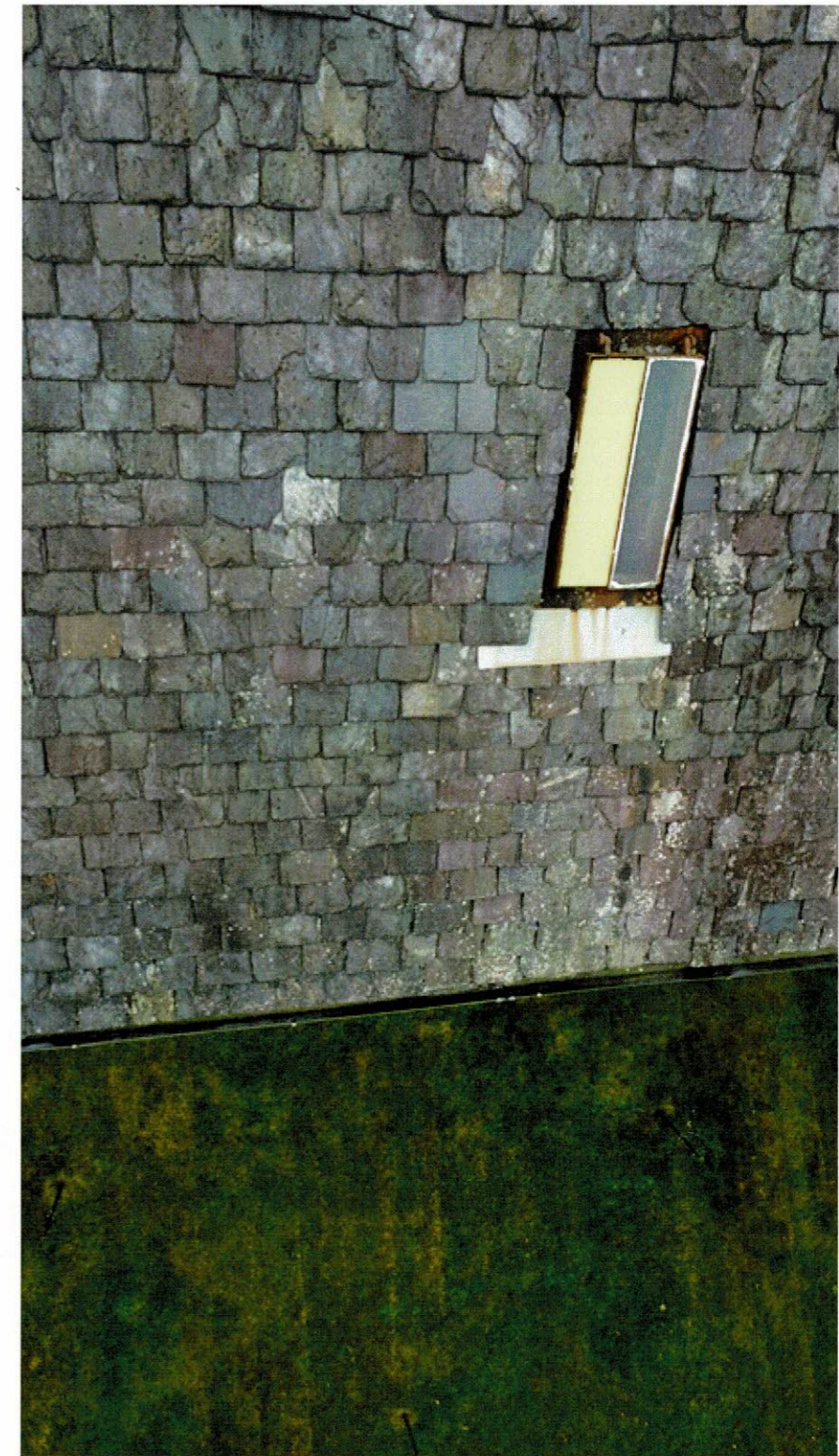
SOUTH-WEST GABLE ELEVATION

Rendered in 2016 stain at overflow to be cleaned off.



NORTH-EAST GABLE ELEVATION

To be lathed and rendered to match rear and south-west gable elevation.



ROOFLIGHT - REAR ROOF SLOPE

Rooflight to be replaced with Velux Conservation window and flashings.

Rear slope to be stripped and re-slatted.



REAR SLOPE : TRIPLE BAY VELUX OVER COMMON STAIRCASE

Perished flashings to be replaced. Condition of rooflights to be ascertained and replaced if necessary.

Roofslopes to be stripped and re-slatted.