

Holmes Miller

97-101 Trongate  
Building Specification pertaining to  
Planning Application  
July 2022



# Proposed Works Specification

The following is a Description of Proposed Works and specification:-

## REPAIR WORKS

- Remove vegetation: Carefully remove growth including all roots and soil debris; clean stonework using the high temperature, low pressure DOFF system; repoint in a lime-based mortar to finish. **(Non-grant eligible)**
- Remove algae and mould: clean stonework using the high temperature, low pressure DOFF system. **(Non-grant eligible)**
- Remove previous paint (which has been applied to all the stonework and is peeling in places). Treat biodegradable paint remover; wash off with minimal water. It appears that much of the stone has been coated in a thin layer of cement prior to the paint being applied. The cement is to be carefully removed using fine carborundum pads. **(Grant eligible)**
- Indent stonework: Samples of buff sandstone have been send for analysis. Report from BGS recommends that Blaxter sandstone from the Dunhouse quarry be used. Carefully cut out damaged stone; bed new stone (full course thickness, ensuring indent is wider than tall) in lime mortar; point to finish. **(Grant eligible)**
- Existing decorative metalwork: Remove items and fixings; blast clean; paint (rust inhibitor primer, two coats undercoat, two coats gloss black finish); re-fix with stainless steel fixings. Where existing fixings have burst stone, indent with matching stone as above. **(Grant eligible)**
- Redundant and utilitarian bits of metal secured to the stonework to be carefully removed. Allow for stone to be indented once fixing has been removed. **(Grant eligible)**
- Cornice flashings: Cover top cornice and shop cornice with new Code 7 lead flashing; fit ply base to shop cornice to create fall (as this cornice is catching a lot of water and splashing up on to wall and vegetation is growing on cornice) with drip, and cover flashing (code 6 lead) 100mm up wall and set into 25x25mm raggie with lead wedges and sealed with grey polysulphide mastic. **(Grant eligible)**
- Pointing: Take samples (allow for samples to be taken of both pointing and bedding mortar). Fill scaffold holes and other small holes (less than 25mm dia.) with colour matched lime-based mortar **(Grant eligible)**
- Brickwork repairs: Procure second hand or new special common bricks to match existing and piece into existing walls where bricks are damaged or missing; bed in lime-based mortar. **(Grant eligible)**
- All existing concrete copes to be removed from chimneys and replaced with new stone copes with a profiled edge and drip. **(Grant eligible)**
- Decorative stone balustrade at roof is in very poor repair and crumbles to the touch. These to be removed completely and new balustrades to be formed to precisely match the existing using the Blaxter sandstone. **(Grant eligible)**
- Slate: Strip all slates from all roof slopes. Sound existing slates to be retained (re-holed and resized as necessary) and used on new roof. New Siga 120 rustic Welsh slate to be used for any shortfall in slate. **(Grant eligible)**
- New lead flashings: Code 7 lead flashings generally; fix with lead/copper/stainless steel clips fixed back to timber/stone; finish with application of patination oil; where flashing overhang an edge, the overhang should extend out from the vertical face to drip clear; where outlets are located in flashings - install robust lead grating to outlets. **(Grant eligible)**
- New lead gutter (where inspected and found to be required): Code 8 lead flashings; fix with lead/copper/stainless steel clips fixed back to timber/stone; all joints to be 50mm step laps (if heights not available lead to be increased to code 9); Install robust lead grating to outlets. **(Grant eligible)**
- Replace all ridge flashings (whether zinc or lead) with a new lead ridge flashing fixed over a proprietary ridge vent, fixed back to the existing ridge board. **(Non-grant eligible)**
- Discreet roof vents to be incorporated into eaves to ensure the roof void is suitably ventilated. **(Non-grant eligible)**
- 300mm mineral wool insulation to be laid in roof void on top of ceiling. **(Non-grant eligible)**
- Gutters and downpipes: All downpipes are internal and a mix of cast iron and plastic. Allow for an access panel 300mm above ground. Existing cast iron rainwater goods to be closely inspected and any damaged elements to be replaced in cast iron. The gutter is a lead-lined parapet gutter and this is dealt with above. **(Grant eligible)**

- All below ground drainage to be checked at end of contract to ensure running clear; paint all cast iron on completion, including inside of gutters; install anti-bird wire ball grating to outlets. **(Grant eligible)**
- A full drainage calculation to be carried out for each block. This is to follow the guidance and instructions in BS EN 12056-3:2000 to ensure that the roof drainage design can cope with the anticipated increase in rainfall due to global warming. **(Grant eligible)**
- Parapet gutter overflow pipes (assumed to be lead): Copper; 50mm diameter; drilled into stone parapets; sealed to stone with mastic; sealed to lead with solder. **(Grant eligible)**
- Rooflights: (traditional cast iron) Thoroughly prepare and paint with rust inhibitor primer, one coat undercoat and two coats gloss; replace all broken glazing with new Georgian wired glass. **(Grant eligible)**
- Window mastic: Rake out existing mastic to all windows; fill gaps with mineral wool insulation or dampened rolled up newspaper; apply polypropylene rod; apply linseed oil - sand mastic; colour to match stone (red or buff). **(Grant eligible)**
- Remove all redundant services fittings and cabling. **(Non-grant eligible)**

#### NEW WORKS

- All existing single-glazed timber framed windows are in a poor state of repair and an enormous amount of heat energy is lost through them. These are to be replaced with new timber framed double-glazed windows matching the elevation and opening patterns as the existing. Window frames to be painted blue to match those of the adjacent property and painted with primer, undercoat and 2 coats microporous gloss finish. This is actually part of an earlier planning permission (ref. 17/00345/DC) **(Non-grant eligible)**
- Existing slate roof to be removed and a new timber mansard roof structure built. Top of new roof is 500mm higher than ridge line of existing. New zinc clad dormers (3 per elevation) to be inserted into the mansard roof. The flat top element of the roof is not visible from street level and will be clad in a single ply membrane. **(Non-grant eligible)**
- Ground floor elevation (to shop): doors and windows to remain but have frames painted dark grey. Door to flats to be replaced with a solid core timber 4-panel door, painted dark grey. A new glazed fanlight to be installed above main door - with new gold lettering stencilled onto it. **(Non-grant eligible)**
- The walls between the windows and doors are currently grey tiles - many of which are broken. These are to be removed and replaced with a thin black granite cladding system. **(Non-grant eligible)**
- New timber fascia above shop with gold lettering. This is to match size, colour, angle and material (timber) of fascia next door. **(Non-grant eligible)**

