

AITKEN TURNBULL

19 High Street

Hawick

Scottish Borders

Building Fabric Inspection Report

Inspection date 22.2.22

Report Date 24.03.22

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Building Fabric Inspection Report

Introduction

19 High Street, Hawick

Aitken and Turnbull Architect have been commissioned to carry out a building condition survey on behalf of the owners of the properties at 19 The High Street, Hawick.

The property is Grade C listed and consists of three floors and additional attic floor. The construction is traditional solid stone construction and slate roof. There is a rear wing which is accessed down a pend, this also four stories and has dormer windows set in a slate roof.

The owners at the time of this report are:

1. Tam Douglas (19/1) – First Floor Flat
High Street Hawick
1/3 Responsibility
2. William Higginson (19/3) – Second Floor Flat
High Street Hawick
1/6 Responsibility
3. Kevin Hush (19/2) – Second Floor Flat
High Street Hawick
1/6 Responsibility
4. John Melvin (Ground Floor Shop)
(Garioch Development Company Ltd
34 Duthie Terrace
Aberdeen
AB10 7PQ)
1/3 responsibility

Scope

The scope of the survey is visual inspection of the external building fabric with the aid of a cherry picker.

Ben Glennon of Aitken Turnbull visited the property on one occasion on the 22nd of February 2022. No intrusive survey was carried out, access was obtained from a cherry picker to the front elevation and roof. Close access to the rear roofs and high level elevations was not achievable these could be viewed at distance from the cherry picker.

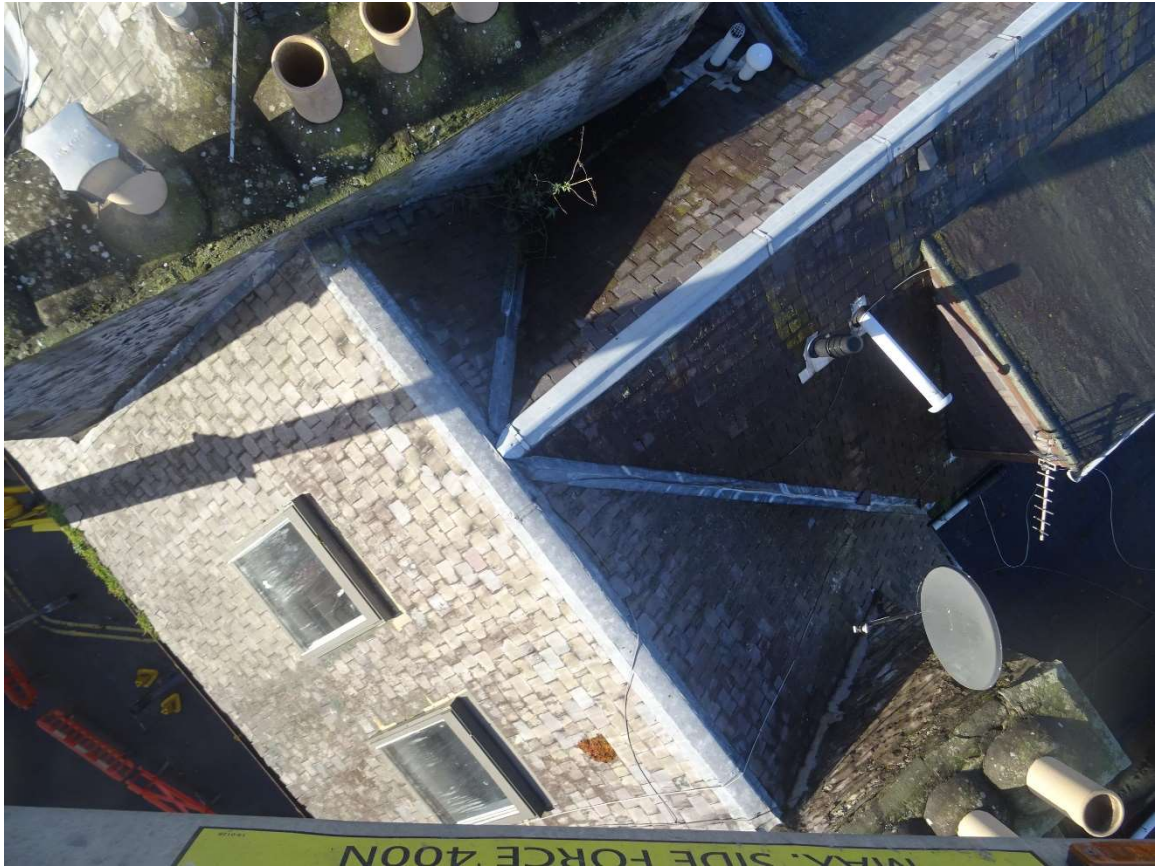
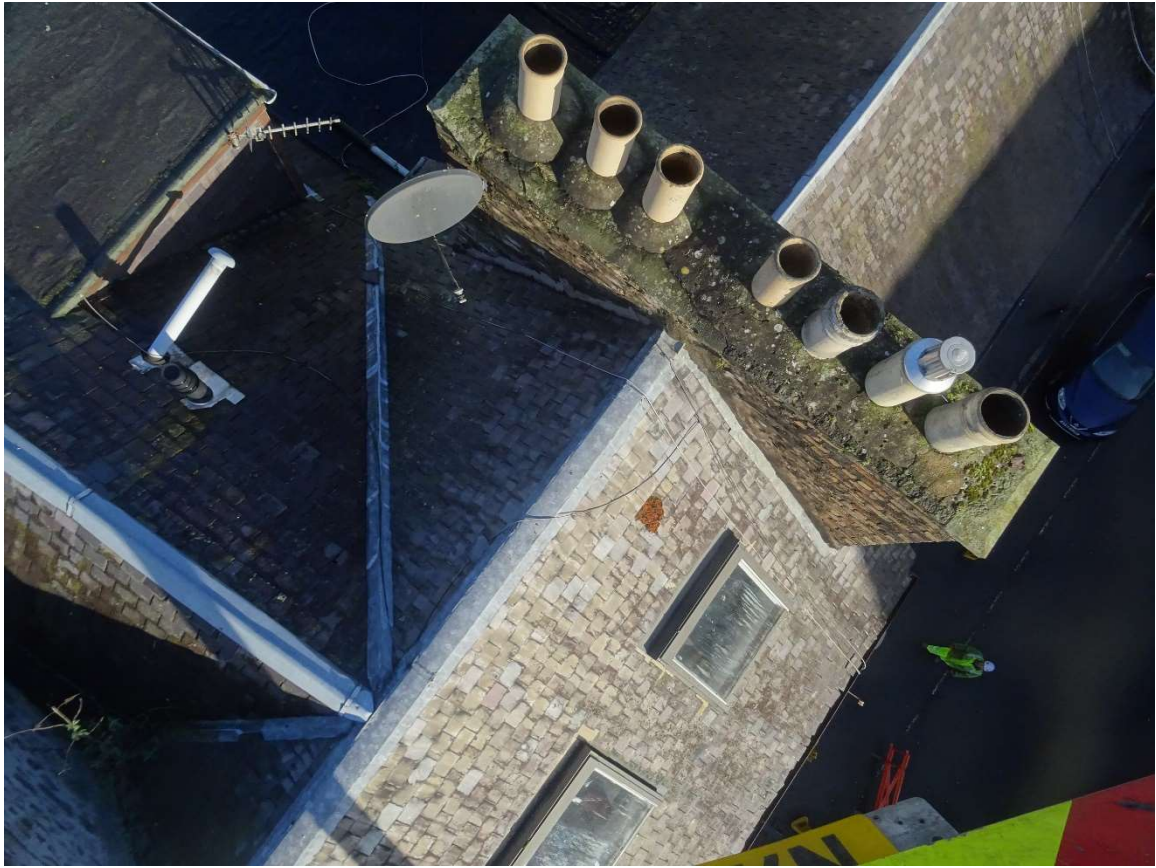
The brick-built building adjoining the rear section was not part of this inspection



Main Front Elevation to High Street



Rear Elevation to Close



Looking Down on the main roof



Rear roof and Dormers

Key issues Summary

The following report below goes into detail of each building element and makes recommendations however to summarise:

1. Roof – The front roof slopes are in need of a full refurbishment and re-slating. The rear slate roof although more recent is in better condition but would benefit from a refurbishment for the reasons explained. The felt Dormer roofs at the rear have reached the end of their lives and require replacement with one of options described.
2. Chimneys are largely sound but require some repairs to copes and re-pointing, Vent cowls should be fitted to the Pots.
3. Elevations The front elevation has received many cement patches over the years we would recommend a general overhaul removal of loose paint and render. A detail inspection of the finishes from scaffolding local repairs should be carried as necessary and recoating/decoration with a breathable paint to tidy. We would not recommend removal of cement elements at this stage as this would cause more damage than good. Rear elevations although not closely inspected should receive inspection from a scaffold. However, from the ground look sound bar the left-hand verge area mentioned.
4. Shop front cornice has no cover flashing and is bare ply and water ingress might be occurring. Further investigation is required, and a new ply base/lead cover flashing fitted over shop front.

Report

The follow report uses a scoring system in relation to aspects of the building fabric

NI - Not inspected

1 – Serviceable no repair needed usual maintenance eg painting.

2 - Some defects reported repair might be advisable but not considered urgent

3 - Defective in need of immediate repair and/or further investigation.

F - Further Investigation - further investigation or survey recommended.

Photographs

Detail photographs in addition to those at the front of this report were taken and these can be view at the link below.

In the following report The number in brackets ie (13) refers to the reference of **photographs** of each element shared . These can be viewed or downloaded at :

https://aitkenturnbull-my.sharepoint.com/:f/g/personal/bglennon_aitken-turnbull_co_uk/Em4-SYgNeL5CjpA3O_a8kkABdJ_6gPPqjf0btd88lvC-ZQ?e=G03Spt

Our Detailed report is as follows:

	Cat
<p>1.0 Main roof - Front roof pitch to Street (Southeast) Existing slate roof incorporating two Velux windows added as later addition This is assumed to be the original slate roof. Many slates have slipped, and the sarking is visible (32,7) a patch has been attempted with spray foam (77,106) the roof nails appear to be corroded. The roof is in need of a full refurbishment.</p> <p>There does not appear to be any felt underlay to the roof.</p> <p><u>Flashings</u> Flashing to chimneys to the r/h chimney lead cover have been fitted over the slates and is untidy and this has a cement skew/cover over which is cracked and it potentially loose (77,41,95) . The abutment flashing at the chimney base has visible mechanical fixings and no cover flashings (9)</p> <p>The l/h chimney a cement skew is in place over a lead cover flashing (11,17,12) The lead is badly buckled due to length and cement skew has cracks in numerous places.</p> <p>Ridge flashing - There is a lead ridge flashing that has been nailed directly to the substrate rusted nail heads are visible(108,29)</p>	
<u>Recommendation</u>	3/F

<p>Full re- slate re-using existing slate making up with matching approved second hand or new slate to current standards on breathable felt layer (Tyvek supro or equal)</p> <p>It would be advisable to renew velux soaker flashings as part of the works as these will need to be removed and re-instated for the works.</p> <p>All perimeter flashings to chimney and ridge should be renewed along with roof. Lead soaker flashings and cover flashing to new raggle to chimneys,</p> <p>New lead ridge held with clips</p> <p>Further inspection of roof substrate for rot and other degradation allowances should be made for timber/sarking replacement</p> <p>All new leadworks should be accordance with Lead Sheet Training Academy (LSTA) Guidelines</p>	
<p>2.0 Main Rear Slate roof (North West)</p> <p>The slate of this roof is similar to front roof with the rear abutment there is evidence of slipped slates and repairs(42)</p> <p>Flashings Chimney abutments comments as per item 1 front roof</p> <p>Lead Valley flashings to adjacent roof (42 36) It was not possible to closely examine this there does not appear to be any laps to allow movement.</p>	
<p><u>Recommendation (all as per item 1.0)</u></p> <p>Full re- slate in matching approved second hand or new slate to current standards on breathable felt layer (Tyvek supro or equal)</p> <p>All perimeter flashings to chimney and ridge renewed along with roof. Lead soaker flashings and cover flashing to new raggle to chimneys and at base</p> <p>New lead ridge held with clips in recommended length and laps</p> <p>New lead valley coverings and flashings</p> <p>Further inspection of roof substrate for rot and other degradation allowances should be made for timber/sarking replacement</p>	<p>3/F</p>
<p>3.0 Rear roofs</p>	
<p>Main rear roof</p>	

The is a lower slate roof that abuts the main roof at the back and a chimney at the Northwest rear gable. This roof incorporates 4 felt covered dormers (97) and also falls to lead gutter valley behind the South west front Chimney which discharges to the main rear roof .

Where this roof abuts a chimney to the rear and is detailed with a cement skew this appear cracked although is still in situ.

These areas were not closely examined due to the limitations of the reach of the cherry picker.

This is more recent roof. There is some evidence of loose slates (19,40) .

There are vents installed below the dormer windows it is not clear what these are for, possibly roof void ventilation. If there is F1 roof felt under the slates these are inadequate for the level of ventilation required. Current standards. BS 5250 make recommendations on roof ventilation Roof void volumes and internal spaces will need to be surveyed to determine where these are best placed, and the quantity required.

There is a zinc ridge which has nails through and looks like some repair has taken place (80)

The dormer roofs are flat felt roof with abut the main roof and discharge to gutters at their front. There is no evidence of ventilation of the flat roof and the roofs have been heavily patched and show signs of repairs and bubbling and have reached the end of their lives and should be replaced. If these roofs are uninsulated this may have caused a condensation/rot problems in the structure

Recommendation.

Existing slate roof to be closely examined overhauled as required. It would be prudent to allow for a full re-slate, but this might not be necessary

Rear Roof options 1 (not recommended)

Overhaul. Roof and replace flashing to dormers and slipped slates install slate vents this is not the recommended option

Rear roof Option2 (recommended)

Full re-roof with approved slates on breathable roof membrane – This is recommended as installing slate vents and removing slate for abutments for the new dormer roof and general repair will not leave much of the roof left. Full roof refurbishment will negate the need for the vents and provide assurity for the future and overall given the extent of the other works to this roof would make sense.

A new Zinc ridge should be installed with clips

3

<p>Slate Abutment to the Northwest Chimney Lead soakers should be installed and cover flashing ragged into chimney</p> <p>The Dormers roofs should be re-roofed options are</p> <p><u>Rear Dormers Option 1 (not recommended)</u> Replace with felt roof as minimum some insulation should be added to alleviate any condensation risk. This option is unlikely to attract CARS grant funding</p> <p><u>Rear Dormers Option 2</u> New single ply roof Sarna fill (better quality) This will last longer than felt again we would recommend insulation is incorporated. This option is unlikely to attract CARS grant funding and would possibly require listed building consent</p> <p><u>Rear Dormers Option 3</u> New standing seam ventilated zinc roof New VM zinc roof on new ply timber deck with ventilation and insulation below. Details will require cross ventilation to roof to be maintained under the new deck.</p>	
<p>4.0 Rear Dormers</p> <p>The 4 dormers are in the rear roof with flat felt roofs falling to gutters to the front they have slated Haffits and fronts and timber facing to the roof edges and slate corners (37,63,72,82,91,92)</p> <p>Dormer Roofs see 3.0</p> <p>Dormer Haffits and fronts (43,50,62,63) It was not possible to see all the slate haffits but those visible (the southeast side of the dormers) did not show any slipped slates and the haffits are serviceable. However, the timber facings to the roof and corners have not been painted and are bleached by the sun although as close inspection was not possible. They may be sound.</p>	
<p><u>Recommendation</u></p> <p><u>Roofs (see 3.0)</u></p> <p><u>Haffits and facings</u> Further investigation required to establish if the slates are fixed over F1(non-breathable felt) this may be causing interstitial condensation and hence degradation of timber if this is the case we would recommend haffits/fronts are re-slatted over breathable felt underlay and the timber elements replaced with lead detailing to avoid future maintenance issues.</p> <p>Flashing at base of haffit should be renewed as part of this work</p>	2/F
<p>5.0 Gutters and Rainwater goods</p> <p>5.01 Gutter and Rainwater pipes to front Southeast and (8,10,12,141)</p>	

<p>This is a half round Cast iron gutter draining to the left to the northeast a UPVC downpipe. It is fitted on rafter brackets the gutter is chocked and requires cleaning out. The Right or southeast end the gutter detail (12) kicks back into a wall recess and some rainwater will run down the wall. This detail should be rectified during re-roofing and re-aligning the gutter or a new section of gutter fitted to catch this water.</p> <p>Northeast rainwater pipe (144) This is falls to the roof gutter of number 21 and is in Upvc</p>	
<p><u>Recommendation</u></p> <p>Clean out gutter (3)</p> <p>Remove and overhaul and reseal gutter as part of roof works refit rafter brackets and ensure falls to gutter, additional section of gutter to catch roof water at outlet to be fitted. Allowance should be made for replacing sections. New CI RWP to roof/gutter of number 21. All to be painted inside and out, in approved colour</p>	2
<p>5.01 Rear valley to chimney (northwest) (35,36)</p> <p>This is a valley gutter that runs between the rear roof and the Southeast chimney. Presumably this is in lead but might be zinc It is heavily vegetated and will need inspected from scaffold. To determine it state</p>	
<p><u>Recommendation</u></p> <p>Further inspection is required from a scaffold however we would recommend that this is renewed in lead part of the roof works.</p>	2/F
<p>5.02 Gutters and RWP's to 4 number rear dormers</p> <p>Upvc Gutters and down pipes discharge onto the roof below and serviceable. However, they are faded and will be brittle and would likely be damaged during removal required for any roof works.</p>	
<p><u>Recommendation</u></p> <p>Given the extent of the roof works we would recommend that these are replaced in UPVC this would not be eligible for CARS funding Alternatively these could be replaced in cast iron which is likely to be the eligible for CARS funding</p>	2
<p>5.03 Gutter and downpipes to rear roof section below dormers - North West (66-68,72, A2)</p> <p>UPVC gutter is fitter on rafter brackets. The Gutter RWP this is faded and likely brittle. The RWP is uPVC to street level</p>	
<p><u>Recommendation</u></p> <p>Although serviceable replacement is recommended ideally in Cast Iron which would attract CARS funding. Replacement in UPVC is possible but not</p>	

<p>recommended particularly at street level where damage can occur and would not be eligible for CARS funding</p>	
<p>5.04 Gutter and downpipes to rear section below dormers South East (20, A11)</p> <p>Upvc Gutters and down pipes access and views to the down pipes were limited however it looks like there are three downpipes to this gutter all discharging to roofs below.</p> <p>These all look serviceable. However, they are faded and will be brittle and would likely be damaged during removal required for any roof works.</p>	
<p><u>Recommendation</u></p> <p>Although serviceable replacement is recommended ideally in Cast Iron which would attract CARS funding. Replacement in UPVC is possible but not recommended and would not attract CARS funding.</p>	
<p>6.0 Chimneys</p> <p>6.1 Chimneys North West /Left (From Street) (11,31 ,101)</p> <p>Left chimney (11,31) is shared with number 17 and has ashlar facings to the street and rear and random rubble walling to the sides with a stone corbelled cope that has been repaired in brick or concrete to match.</p> <p>Cement haunching to pots is cracked and need replacement (31,) 6 Pots remain in situ only one is fitted with a vent cowl. The pointing to the side of the Southeast side of the chimney has been re-done in cement and is in reasonable repair. There is some spalling to the front ashlar facings (118,119) there is some evidence of cement pointing to the sandstone which does not help.</p> <p>Pointing at the side at the roof apex needs some attention (35)</p>	
<p><u>Recommendation</u></p> <p>To stone rubble finish, check over all pointing to rubble brush down and remove any loose cement re-point with NHL lime mortar as required.</p> <p>To Ashlar front brush down and remove any loose stone and any loose cement pointing (do not remove otherwise) and re-point with approved NHL lime mortar</p> <p>Raggle to cover flashing to roof with mastic and tidy up pointing above.</p> <p>Check for use of flues with owner and fit appropriate Vent Cowls</p> <p>Repoint cope as required.</p>	2
<p>6.02 Chimneys South East /Right (From Street) (13,14,103,111,112,113)</p> <p>This chimney is possibly shared with number 21 but does not look likely as the roof to 21 is lower.</p>	

<p>Some repair has been carried out to this chimney over the years construction is brick predominantly to the front and rear with rubble construction to sides. There are remnants of the original cope to the front and some sides and repairs have been made in brick and render replicating the cope (77,78) The cement haunching to the pots is badly cracked and needs replaced (22-26)</p> <p>The chimney is in reasonable repair on the side of 19 but cement lower render/pointing on the side of 21 is cracked and boss (16)</p>	
<p><u>Recommendation</u> Re-pointing as a minimum to 21 side.</p> <p>Sections of cope should be replaced with a matching stone as brick will degrade over time. The stone cope to the 19 side and the whole chimney should be re-render in lime render to tidy up the construction (this is an aesthetic choice and not essential)</p> <p>Check for use of flues with owner and fit appropriate Vent Cowl</p>	2/3
<p>6.03 Chimney Lower roof – rear North West (A7, 64,65,51)</p> <p>This is a brick-built chimney with cope formed in brick and was not inspected closely but from the photographs the brickwork is in reasonable repair the haunching around the pots is cracked and could be redone.</p> <p>Closer examination of the brick cope is required to establish its current state</p> <p>6 pots are remaining</p>	
<p><u>Recommendation</u> The cement haunching to the pots requires closer examination and as a minimum should be redone.</p> <p>Ideally a new stone cope should be fitted on a dpc however as this is the rear this is perhaps not essential</p> <p>The roof ridge appears to come above the level of the cope (51) A lead ridge end cap detail will be required here stepping down to the cope level</p>	2/3/F
<p>7.00 Main walls - front elevation to street (Southeast)</p> <p>This is the primary elevation of the listed building and such the most important. Originally a riven sandstone finish most of which has a paint finish There is currently a considerable area of cement repair which has been carried out in recent times and remains unpainted. It also appears that the stonework has been repointed in cement at some time the extent of this is unclear due to the paint finish Other historical render repairs have been carried out over the years.</p>	

<p>The cement repairs over time will cause further degradation of the sandstone due to its lesser porosity and difference in thermal movement and will eventually fail and fall off and exacerbate any damage to the sandstone. We would recommend that this where loose this is removed and replaced with a lime-based render or stones indented with the same sandstone or one of similar properties. Complete cement render and pointing removal is not recommended but the elevation should be regularly monitored</p> <p>Sills and window surrounds are a mix of original stone with concrete repairs (131, 132,137,148,149)</p> <p>There does not appear to be significant stone repairs required at the current time there is evidence of some spalling however we would advice again further cement repairs at this will just exacerbate the degradation of the stone</p>	
<p><u>Recommendations</u></p> <p>Front wall should be brushed down and all loose stone or render and loose paint removed.</p> <p>Carry out a full detail survey of the elevation from scaffolding.</p> <p>Remove any redundant metal fixings</p> <p>Repairs to stonework and renders to be review and established once this is done.</p> <p>Repointing in NHL lime mortar as required</p> <p>Over paint with breathable paint for example - Beeck Renosil External Mineral Paint with approved undercoat/primer Colour to be approved by SBC/Planners</p>	2
<p>7.01 Rear walls to Southwest to Pend (A1, A2)</p> <p>This wall has a cement render with a dash finish with precast concrete windowsills, surrounds and Coyne features in pre-cast concrete and is a more recent refurbishment, The cement render seems sound although high level access was not available.</p>	
<p><u>Recommendation</u></p> <p>Check soundness of render when scaffold is in place.</p>	1/2/F
<p>7.02 North West Gable about lower roof (A7, A8 A6, A11)</p> <p>A stone rubble gable with a brick chimney built on top. Close inspection is not possible. Evidence of recent cement pointing at high level. Solid Cement repairs at high level verge above the left-hand window are cracked and require further close investigation. Window surrounds sill and features are a combination of pre-cast cement elements and render</p>	
<p><u>Recommendation</u></p>	1/2

<p>Close inspection required from scaffold possible attention required to the left-hand verge.</p>	
<p>7.03 North West Wall rear section (26) It was not possible to inspect the Northwest wall due to the access restriction this on the boundary of the adjacent property with windows looking over adjacent roofs this is a rubble wall with concrete window surrounds bands formed as Coyne features.</p>	
<p><u>Recommendation</u> Further inspection recommended from scaffold when roof repairs are being carried out.</p>	<p>NI</p>
<p>8.00 Windows 8.01 Front Elevation to High Street Southeast (132, 133,141)</p> <p>First floors above shop - UPVC tilt and turn windows windows</p> <p>Second Floor – Non original Timber casement windows with blank panels over top</p> <p>Windows are modern additions the second-floor windows could do with an overhaul and repainting.</p> <p>8.02 Rear Elevations (A1-A11) Ground Floor and stair windows Traditional timber casement windows with Bars fitted over</p> <p>First floor UPVC tilt and turn windows</p> <p>Second Floor Non original Timber casement windows</p> <p>Dormers x4 (72) Timber reversable casement windows</p> <p>All timber windows could do with a general overhaul and repaint. The operation of the windows was not checked. Just the external appearance and finish.</p>	
<p><u>Recommendation</u> Timber Windows seem to be sound where it was possible to closely examine them (front only) All timber windows should be overhauled timber repairs carried out and received a new microporous paint finish system while scaffold is in place for other works .</p>	<p>2/F</p>
<p>8.03 Shop front (148 132,125)</p> <p>The Shop front cornice does not have a cover flashing fitted over the cornice. This has lead to the ply degraded there may be rot under this this if water ingress has been happening and should be investigated further when repair. There a</p>	<p>3</p>

numerous cables running along this which will be to be moved out of the way for installation of a flashing. The remainder of the shop front appears sound.	
<p><u>Recommendation.</u> Temporary relocate cables on cornice (they may be able to be moved out of the way.</p> <p>Remove top of timber cornice and repair/replace with new WBP ply to falls. Fit a code 5 lead cover flashing to shopfront cornice to wall ragged in stonework. Generally, shopfront could do with redecoration 2</p>	3

General Notes and specification recommendations

Re- Slating and leadworks

All slating works to be to BS5534:2014+A2:2018 – Slating and tiling for pitched roofs and vertical cladding: Code of Practice.

Re-slating should be where possible re-using existing slates, any shortfall should be made up of matching and approved second hand slates. Non ferrous nails should be used. New breathable felt lapped as recommended (Tyvec supro or equal) allow for Type 1f felt at eaves to gutter

All sarking and roof timber to be checked for rot and infestation and reported. All defective timber **should** be replaced.

All new leadworks should be accordance with Lead Sheet Training Academy (LSTA) Guidelines

Cupola astragal and rooflight cover flashings to be a minimum of code 5;
flashings, secret gutters, dormer cheeks etc to be code 6;
valleys to be minimum code 7;
short gutters or small areas of flat roofs without foot traffic may be minimum code 7;
All other flat roofs or gutters on geotextile underlay to be code 8;
Ridges to be code 8 and fixed with clips of minimum code 8 lead, or ternecoated stainless steel.

All new lead work should receive a coat of patination oil

Masonry Repair

1. From the scaffolding, brush down loose stone (with bristle brushes, not wire) and tap the existing surface to ensure the face of the stone is sound. Where the stone face is eroded or crumbly but this does not pose a threat to the weathering function (eg cills), the structural integrity or the architectural interpretation of the building, it is advisable to leave for attention at some time in the future.
2. Where soft, cracked or friable stones are identified as a threat to the structure or weathering, or significantly detracting from the architectural composition and integrity of the building, they may be carefully cut out and indented with a matching stone that respects the existing stone joint pattern. Where it is necessary to replace missing, broken, cracked or eroded stones with new stone, ensure that the new stone is a suitable replacement for the original in terms of colour, texture, porosity, crushing strength and weathering properties. Analysis services and advice on suitable new stone to match existing can be obtained from British Geological Survey.
3. Remove any redundant fixings, surface-mounted cables, television aerials and extraneous ferramenta - including redundant drainage branch pipework. Where services cables or aerials are required, site and route these discreetly.
4. Exposed surfaces of new stone should be hand dressed to match the original face or tooling. Avoid the use of power tools on any exposed surface of stone. Cut replacement stone on the correct geological bed for the circumstances of its use in different elements of the building. Lay on to a full mortar bed, grout behind and point fully to ensure loads are taken by the new stone. Indented face stone should have a minimum bed depth of 150 mm. New stone should not be distressed or toned down to match original.
5. Avoid the use of pre-mixed restoration mortars. Mortar made from lime, sand and graded matching stone, may be acceptable for fine cracks or small "pocket" repairs in otherwise sound stone and where lying water and subsequent frost damage may be considered a risk.
6. Very fine detailed repair will require the input of a specialist stone conservator and report.

7. Do not point open joints which were originally dry built

Re- pointing

Lime mortar Specification to be agreed with consultants recommended

Lime mortar joints and pointed in lime mortar spec NHL 2 OTTERBEIN lime mortar (1 parts lime binder to 3 parts well graded sand Composition to match the existing mortar in Colour and Texture. All to EN459-1 . The pointing should be beaten back to compact the joint material with a stiff bristle brush. Lime pointing to be protected to allow curing and mortar scrapped back flush with stone work to leave an exposed finish. Suitability of all mortar and mix to be check with mortar supplier prior to use.

Joint in Ashlar Masonry

1. Where ashlar masonry is quite tight with few open joints, avoid re-pointing this masonry.
2. Re-point open ashlar joints by raking out loose or crumbly mortar by hand with a hacksaw blade or similar and hose joint clean. The expert use of appropriate power tools to assist may only be considered in strictly controlled situations.
3. Wet joints and re-point using lime mortar and fine light coloured sand.
4. Take care to protect the arrises to avoid staining on the ashlar.
5. Brush off any loose mortar. Ensure stones are not stained by water used to sponge off any mortar residue. Protect pointing while it is curing in accordance with best practice.19 Advisory Standards of Conservation and Resilience for the Historic Building Environment in Scotland page 7 of 19

Removal of Cementitious Pointing

1. As it can be damaging to the adjacent stone arrises to remove well-adhered cement mortar, it is often better to avoid removing sound cementitious pointing.
2. Where pointing is cracked and open, separating from the stone or causing evident distress and erosion to adjacent masonry, carefully remove cementitious mortar by the use of fine masonry chisels. The expert use of appropriate power tools to assist may only be considered in strictly controlled situations.
3. When free space has been created, mortar may be freed from the stone by working back into this space. Pointing should be raked out to a minimum depth of 35 mm and the joint flushed clean.

Joint in Rubble Masonry

1. Where mortar joints in rubble masonry are loose or crumbly, carefully rake out to a minimum of 35 mm using tools narrower than the joint to avoid damaging the stone.
2. Thoroughly flush clean the joint and re-point with the mortar mix informed by analysis (see below). Pointing to be well packed into the joint and finished to match the original and suit the style of masonry construction. Where appropriate, the correct number, size, shape, orientation and type of pinning stones to maintain the mortar/stone ratio and original character of the wall evident in the original build.
3. Stones used for pinning repair in rubble masonry should typically have the same colour, surface treatment and edge dressing as the surrounding masonry

Rainwater Goods (Gutters and RWP's)

1. Check that the existing rainwater goods are adequate to control and discharge water safely away from the building. If not, the professional adviser should submit proposals for reconfiguration of installations.

2. Where sound, ensure they are clear and flowing freely, and that there is maintenance access at ground level and at key junction points above. The as built information should include plan and method of access to all areas that require maintenance.
3. Where sections are broken, damaged or missing, or in non-original materials such as uPVC, replace to match original profile, detail and original material.
4. Ground drainage to be checked, recorded and made fully operational to ensure water is being conducted properly away from the building. Groundworks within sensitive areas may require an archaeologist.
5. All cast-iron pipework and rhones to be prepared, primed and painted in accordance with manufacturer's written instructions using a high-performance paint specification. Paint new cast iron goods before site assembly and make good joints, chips and fixings immediately after fixing. Particular attention should be given to preparation and paintwork at sharp arises to fresh castings. The final colour may be selected using evidence gained in the cleaning process or to match the background fabric