

## Supporting document

Planning Application

Online Application Number: 100657196

Old West Manse, 2 Henderson Place, Dollar, FK14 7EZ



View of the property from Dollar Memorial Gardens.

### **Background and summary of proposed works.**

The planning application relates to the replacement of the roof at 2 Henderson Place. The roof is in a state of disrepair that necessitates replacement to protect the interior and the overall integrity of the property. Many slates have slipped and/or are broken, significantly degrading the watertightness of the roof in multiple locations. Roof inspections have been carried out by Willie McEwan and Sons Ltd (slaters) and other locally renowned slaters, all of which have highlighted the poor state of the roof. In addition to the slipped/broken slates, defects in lead valleys and ridges as well as issues with former repair work have been identified. Given the roof state, it is no longer considered economic to regularly repair the roof which has deteriorated quite rapidly over recent years.

The proposed works are to:

- Replace the existing slate roof with CUPA Pizzaras Heavy 3 slates. This slate type is a close visual replacement for traditional Scottish slate which is no longer quarried. It is notable that CUPA heavy 3 slates are widely used on period and distinctive properties in Scotland for their visual and endurance properties.
- The gutters will be inspected, and leaking gutters repaired or replaced. Any replaced gutters will be like-for-like cast iron gutters (compliant with BS460).
- The work will be carried out by Willie McEwan and Sons Ltd (slaters).

The proposed works are fully sympathetic to the local surroundings and heritage of the property with like-for-like replacement of all existing materials and finishes. No design or structural changes are proposed.

**Images illustrative of current roof state.**



**1. North facing elevation.**





**2. Close-up. North facing elevation.**



**3. West facing elevation.**



**4. West facing elevation. Close-up view**



**5. Rear. West facing elevation.**





**6. Rear. West facing elevation. Damaged lead work**



**7. North facing elevation. Illustrative roof state.**





**8. Roof valley. Damage at former repair site.**

## Proposed roof replacement slate material specification and Quality Standard

Slate Manufacturer and Type: Cupa Pizarras 'Heavy 3'

<https://www.cupapizarras.com/uk/heavy3/>

The compliance requirements given are for the highest grade of slate. The European Standard sets several grades for a single slate, depending on its performance in different tests.

French Standard assigns an overall grade depending on the performance in all the tests.

TESTS	COMPLIANCE REQUIREMENTS OF EUROPEAN AND FRENCH STANDARDS		TEST RESULTS OF CUPA 3 SLATE		
	European Standard prEn 12326	French Norm NF 228 22/11/2016	Tested by LNE 2017	Tested by ATG 2016	Tested by ASTM 2018
WATER ABSORPTION	≤0.6%	≤0.4%	0.20%	0.22%	0.118% (0,25%)
SPECIFIC WEIGHT gm/cm <sup>3</sup>	No limit			2700-2900 kg/m <sup>3</sup>	
MODULUS OF RUPTURE	No limit			50 MPa	915 lbs (>575 lbs)
CARBONATE CONTENT	≤20%	≤ 3%	0.50%	0.4%	
NON-CARBONATE CARBON CONTENT	≤2%	≤ 1,5%	0.50%		
THERMAL CYCLE	No leaching of metallic minerals	No leaching of metallic minerals	T1	T1	
SO <sub>2</sub> EXPOSURE TESTS	No affect	No affect	S1	S1	
DEVIATION FROM DECLARED LENGTH	+5mm	± 3 mm	Complies	Complies	
DEVIATION FROM DECLARED WIDTH	+5mm	± 3 mm	Complies	Complies	
DEVIATION FROM SQUARENESS	± 1% of length	± 1% of length	Complies	Complies	
DEVIATION FROM STRAIGHTNESS OF EDGES	≤5mm slate ≤500mm or ≤1% of length		Complies	Complies	
DEVIATION FROM FLATNESS	<1.5% of length for normal texture		Very flat	Complies	
THICKNESS (INDIVIDUAL)	Nominal thickness ± 35%		Complies	Complies	
WEATHER RESISTANT					0,0006 in

**EUROPEAN STANDARD:**  
EN 12326

**AMERICAN STANDARD:**  
ASTM C406-15

**FRENCH SPECIFICATIONS:**  
NF 228 22/11/2016

**BELGIAN SPECIFICATIONS:**  
ATG H 571