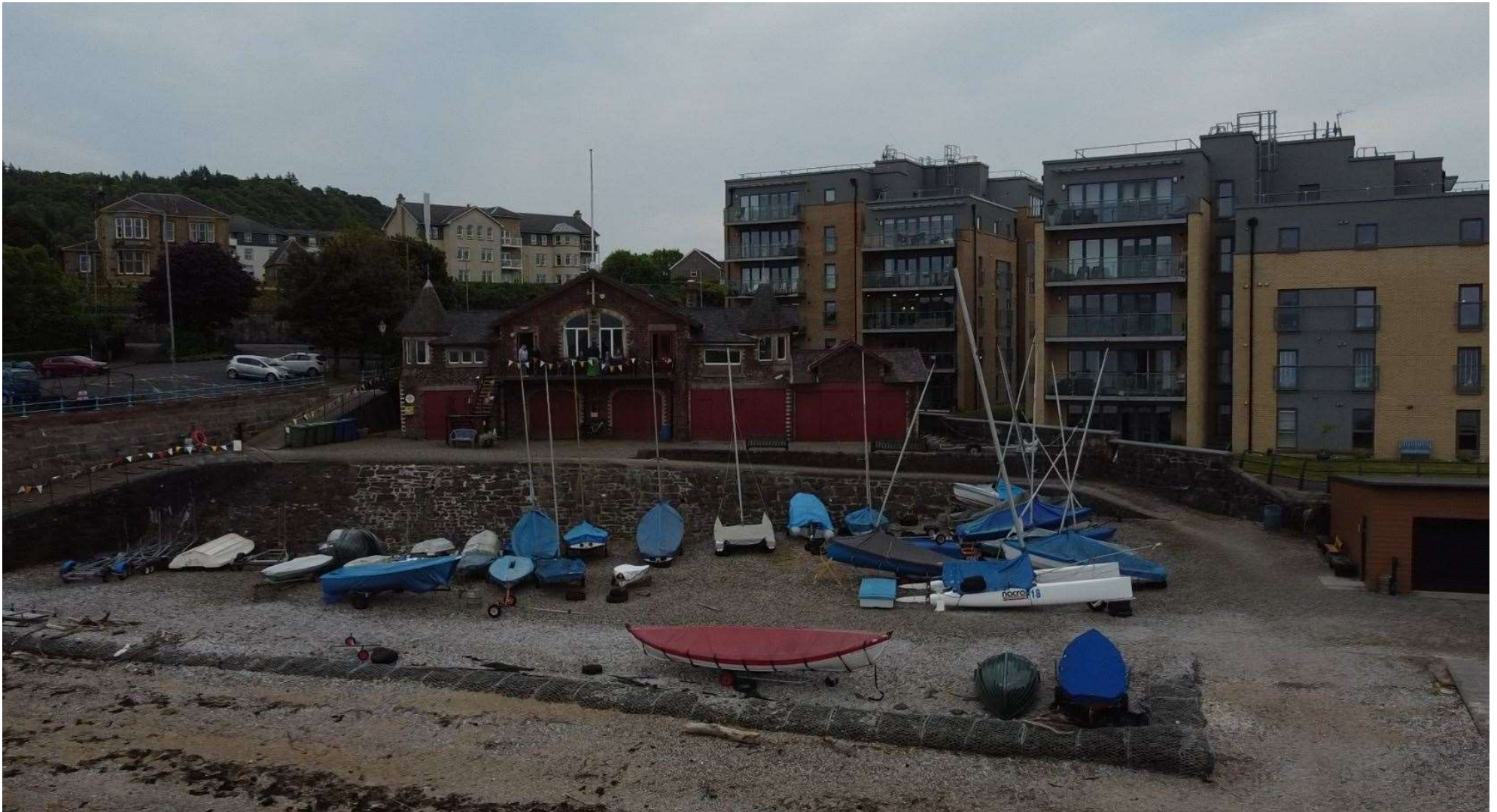




Revision "B": 29/2/24



Proposed Roofing Works, Royal West of Scotland Amateur Boat Club, Esplanade, Greenock PA16 7SE

Introduction

The RWSABC clubhouse is a B-listed building located in the West End Conservation Area of Greenock, dating from 1866. Starting from a simple rectangular single-storey boat-house, the building was enlarged substantially by extensions and additions over the late 19th century. In form it changed little over the course of the 20th century, save two single-storey brick-built detached outbuildings to the rear of the property, and a recent detached single-storey boathouse on the beach-front. It's one of the few sites on the Greenock waterfront that allows direct access to the foreshore and river, and has a healthy membership of over 300 persons enjoying water-sports from rowing to kayaking, sailing and open-water swimming, making a significant contribution to the social, sporting and historic fabric of the area.

The building fabric is typical its era. Walling is of solid red common brick with buff common brick surrounds, quoins and detailing. The roof planes are pitched with dormer and turret additions, overhanging eaves details and are finished in a mix of original Scottish slate and concrete tile. Generally, the more publicly visible roof planes retain their original slate finish; the remaining areas having been replaced c.1970's with plain un-profiled concrete tiles.

Proposals

The roof suffers from on-going water ingress, due to both the condition and complex detailing of the design. These problems are exacerbated by the extremely exposed waterfront location. A survey shows that all roof coverings (slate, tiles, lead gutters) and associated rainwater goods are approaching the end of their useful lifespan. As the condition deteriorates on-going patch repairs are now proving uneconomical and a major drain on limited club finances. The management committee have therefore decided to instigate a comprehensive refurbishment/replacement scheme to ensure the building remains a viable concern for future decades.

It's anticipated the works will be completed in phases over an approximately 5-year period, as on-going fundraising allows. When complete, not only will this protect the building fabric, but will return the clubhouse closer to its original aesthetic, thereby enhancing the character of both the building and its conservation area setting.

Additionally, it's proposed to create a new unisex toilet internally. This alteration will provide a fully accessible facility for the benefit of all users, particularly the younger, older and mobility impaired. It will have no visual impact externally (save a small wall-mounted vent terminal) and affects no architectural or historically significant features internally.

The following pages illustrate the proposals in further detail.



GREENOCK

[Return to GREENOCK Index](#)[Return to MAIN Index](#)

Address: Esplanade, Royal West of Scotland Amateur Boat Club

Category: B

Listed on: 31st October 2013

Full Description:

1866, with later 19th century additions (see Notes.) 2-storey, gabled boating clubhouse with canted corner turrets, situated on prominent corner site on low ground overlooking River Clyde with boat sheds at ground. Red brick with contrasting yellow brick margins. Raised cills; bargeboards, overhanging eaves. Timber boarded doors at ground. NE corner with decorative yellow brick design.



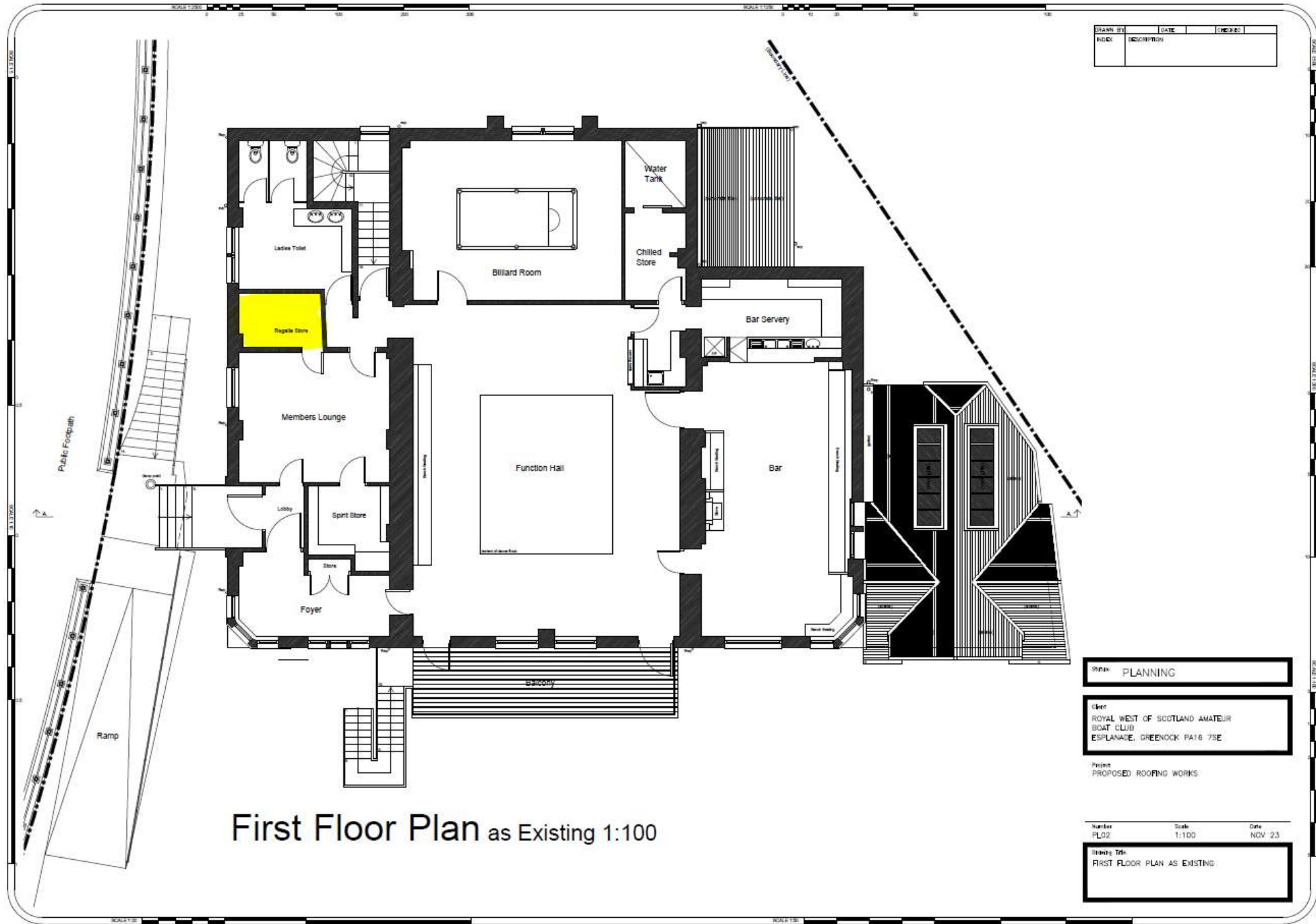
Property within Conservation Area

Inverclyde
council

Figure 3: Ariel view of clubhouse.

The variety of different roof finishes (slate and concrete tile) can be clearly seen.





Proposed Material Specification

- The existing roof finishes- slates, tiles, felt, leadwork etc will be stripped in their entirety back to sarking level. Any areas of rot to sarking, rafters and out-riggers will be repaired/replaced to match existing. New breathe-able roofing felt underlay to be laid, finished in new Spanish slate: “Heavy 3” by Cupa Pizarras Ltd. (see attached manufacturers brochure in appendix). This product has been used successfully on other historic buildings, a local example being the recent re-roofing of the C-listed Gourock Municipal Buildings (see image below).

Manufacturer’s brochure for full information: https://www.cupapizarras.com/wp-content/uploads/2018/11/heavy3_a_roof_for_life.pdf

- All lead flashings, cappings and leadwork to valley gutters to be stripped and replaced in Code 5 lead to match existing, with improved upstands and cover where current detailing is inadequate.

Existing ridge cappings are generally of concrete tile sections, the exception being fireclay cappings to the later NW Repair Shed extension (these fireclay cappings to be carefully removed and re-instated, bedded on new lead under-cloak flashing).

All new ridge cappings otherwise to be in traditional sheet zinc sections with galvanised ridge clips.



Figure 10: Former Gourock Municipal Buildings: re-slated in Cupa Heavy 3.

- Other roof attachments such as the flagstaff, timber gallow-brackets (at dormers) and finials are to be removed, refurbished and reinstated to match.
- All rainwater goods to be inspected and retained or replaced as appropriate. Generally:
 - a). Existing downpipes and soil pipes are of cast iron, with some replacement uPVC sections. Ex. CI goods to be retained where serviceable. New traditional bracket fixing replacement as required and gloss paint finish (red).
 - b). Existing gutters are a variety of CI ogee profile, CI half-round and uPVC half-round profile. The majority are defective and at the end of their lifespan. All guttering to be replaced in aluminium, with profiles to match the existing. Replacement gutters to be 'heritage' type to complement cast iron goods, from the "Heritage" range by Alumasc Ltd, or equal and approved. See link below for manufacturers literature. All rainwater goods to be painted red to match soffits, fascias and other external timbers.

Full Manufacturer's product brochure:
[alumasc-rainwater-technical-brochure-march-23-v2-min.pdf \(alumascwms.co.uk\)](http://alumascwms.co.uk/alumasc-rainwater-technical-brochure-march-23-v2-min.pdf)
 - c). Existing soffits, fascias, verges and bargeboards are generally of timber and in poor condition. All are to be replaced in timber (painted red) to match existing in appearance (n.b. soffits to be replaced in traditional T&G boarding throughout, including areas where later flush replacement boarding has been installed). uPVC "dry verge" details in areas of concrete tiling to be removed and replaced in plain hardwood timber cappings to reflect traditional detailing.

Appendix A: Product Information

Heritage Cast Aluminium - Product Summary

Heritage is a comprehensive range of traditional gutter profiles, round, square and rectangular pipes, and all associated fittings and accessories. Designed to provide all the essential architectural features appropriate to traditionally designed buildings, the Heritage range is also fully in tune with modern fast track building contracts.

 <p>Heritage - Half Round Gutter</p>  <p>100mm (4") 113mm (4.5") 125mm (5") 150mm (6") HR6</p>	 <p>Heritage - Beaded Half Round Gutter</p>  <p>113mm (4.5") 125mm (5")</p>	 <p>Heritage - Beaded Deep Run Gutter</p>  <p>113 x 75mm (4.5 x 3")</p>
 <p>Heritage - Victorian Ogee Gutter</p>  <p>100mm (4") 113mm (4.5") 125mm (5")</p>	 <p>Heritage - Moulded Gutter</p>  <p>100 x 75mm (4 x 3") 125 x 100mm (5 x 4") 150 x 100mm (6 x 4")</p>	 <p>Heritage - Circular Pipe</p>  <p>43mm (1.7") 75mm (3") 100mm (4") 150mm (6")</p>

Applications

- Ideal for traditionally designed buildings, in both new build and refurbishment applications
- Can be used as a direct replacement for cast iron
- For both flush and projecting eaves applications
- Can use any combination of aluminium gutter and aluminium downpipe ranges

Features & Performance

- 5 gutter and 3 downpipe profiles available in a choice of sizes
- Pipes available in 1, 2 and 3 metre lengths
- Lightweight, durable and non-corroding
- Life expectancy of aluminium: 40 years (rural/suburban areas); up to 25 years (industrial/marine areas when using a marine grade coating)
- Easy to handle and fix
- BBA approved process
- Aluminium is 100% recyclable

Manufacture

- UK manufactured by Alumasc

- Gutters and fixings made from LW6 marine grade aluminium alloy

Gutters are gravity diecast, fittings are pressure diecast and downpipes are extruded aluminium

- Manufactured in accordance with BS 8530 (formerly BS 2997)

Installation & Fixing

- Gutters are wet sealed with bolted joints, with a range of fixing options
- Gutter joints are secured with screws or bolts through integral holes/slots
- Victorian Ogee and Moulded gutters provided with slots in rear for direct fixing
- Brackets and fittings provided with fixing holes where appropriate
- Circular pipe jointing up to 100mm diameter is by separate sockets giving maximum flexibility for installation. 150mm circular pipes and all square and rectangular pipes have welded-on sockets
- Simple fixing to wall by eared sockets or by a choice of pipe clips
- Minimal maintenance requirements

Heritage - Square Pipe




75 x 75mm (3 x 3")
100 x 100mm (4 x 4")

Heritage - Rectangular Pipe




100 x 75mm (4 x 3")

Heritage - Half Round Gutter and Fittings

Contents



Heritage Half Round cast aluminium gutters are available in 4 sizes and 2 gutter lengths, together with a complete range of fittings. This classic socketed system can be finished to replicate cast iron, or BBA approved polyester powder coated using the Raincoat range.

Notes:
All dimensions are in mm unless shown otherwise.
Gutter sizes shown are nominal.
Gutter Thickness (nominal +/- 1mm).

Gutters



Gutter Size	Gutter Length	A	B	C	T	Weight (KG)	Product Code
100 (4")	1830	108	47	47	4	3	HR1/1PPC
113 (4.5")	1830	122	52	47	4	3	HR2/16PPC
125 (5")	1830	134	56	47	4	3.26	HR3/132PPC
150 (6")	1830	155	65	60	4	3.5	HR6/1830PPC
100 (4")	610	108	47	47	4	0.9	HR1/153PPC
113 (4.5")	610	122	52	47	4	1.4	HR2/134PPC
125 (5")	610	134	56	47	4	1.4	HR3/155PPC

Union Clips



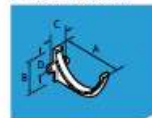
Gutter Size	A	B	Product Code
100 (4")	96	46	HR1/11PPC
113 (4.5")	96	46	HR2/16PPC
125 (5")	96	46	HR3/148PPC
150 (6")	96	46	HR6/UCPPC

Stop-Ends



Gutter Size	Type	A	Product Code
100 (4")	External	51	HR1/13PPC
113 (4.5")	External	51	HR2/18PPC
125 (5")	External	51	HR3/150PPC
150 (6")	External	51	HR6/SE/EXTPPC
100 (4")	Internal	45	HR1/12PPC
113 (4.5")	Internal	45	HR2/17PPC
125 (5")	Internal	45	HR3/149PPC
150 (6")	Internal	45	HR6/SE/INTPPC

Fascia Brackets



Gutter Size	A	B	C	D	Product Code
100 (4")	127	65	38	35	HR1/14PPC
113 (4.5")	140	70	38	40	HR2/19PPC
125 (5")	155	85	38	45	HR3/191PPC
150 (6")	180	81	45	52	HR6/18PPC

Note: HR6FB does not work with the Universal Drive-in Rise & Fall Bracket or the universal rafter arms.

Note: The products are available in plain mill finish or polyester powder coated using a BBA approved process. Product codes in the tables refer to the powder coated finish. For mill finish please remove the suffix PPC. Sundry items are not included as standard unless otherwise stated. Please order sundry items separately.

Heritage - Victorian Ogee Gutters & Fittings

Contents



Heritage Victorian Ogee gutters are available in 3 sizes and 2 gutter lengths, together with a complete range of fittings. The traditional Ogee gutter profile is ideal for period applications and restoration. A left-hand socket system, which can be finished to replicate cast iron, or BBA approved polyester powder coated using the Raincote range.

Notes:
All dimensions are in mm unless shown otherwise.
Gutter sizes shown are nominal.
Victorian Ogee is a left hand socket system
T = Gutter Thickness (nominal +/- 1mm).

Gutters



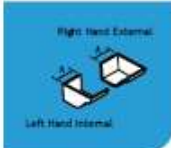
Gutter Size	Gutter Length	A	B	C	T	Weight (KG)	Product Code
100 (4")	1830	110	54	47	4	2.6	OG1/31PPC
113 (4.5")	1830	121	60	47	4	4.0	OG2/25PPC
125 (5")	1830	135	68	47	4	4.0	OG3/173PPC
100 (4")	610	110	54	47	4	0.9	OG1/156PPC
113 (4.5")	610	121	60	47	4	1.4	OG2/157PPC
125 (5")	610	135	68	47	4	1.4	OG3/176PPC

Union Clips



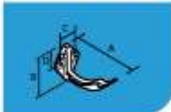
Gutter Size	A	B	Product Code
100 (4")	98	47	OG1/41PPC
113 (4.5")	98	47	OG2/55PPC
125 (5")	98	47	OG3/184PPC

Stop-Ends



Gutter Size	Type	A	Product Code
100 (4")	External Right Hand	51	OG1/43PPC
113 (4.5")	External Right Hand	51	OG2/57PPC
125 (5")	External Right Hand	51	OG3/186PPC
100 (4")	External Left Hand	45	OG1/42PPC
113 (4.5")	External Left Hand	45	OG2/56PPC
125 (5")	External Left Hand	45	OG3/185PPC

Fascia Brackets



Gutter Size	A	B	C	D	Product Code
100 (4")	125	80	38	32	OG1/44PPC
113 (4.5")	137	85	38	38	OG2/58PPC
125 (5")	150	92	38	38	OG3/187PPC

Note: The products are available in plain mill finish or polyester powder coated using a BBA approved process. Product codes in the tables refer to the powder coated finish. For mill finish please remove the suffix PPC. Sundry items are not included as standard unless otherwise stated. Please order sundry items separately.

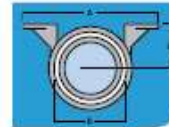
Heritage - Circular Pipes & Fittings

Contents

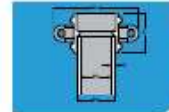


Heritage Circular Pipes are available in 4 pipe diameters and 3 pipe lengths, together with a complete range of fittings. Complementary rainwater heads are also available. It can be finished to replicate cast iron, or BBA approved polyester powder coated using the Raincote range.

Notes: Pipes are extruded sections with cast sockets. The majority of fittings are cast, however, certain fittings are fabricated.
All dimensions are in mm unless shown otherwise.
Pipe sizes shown are nominal.
All circular sockets are an interference fit with the exception of 150mm which are factory welded.

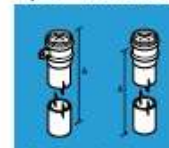


Sockets (Nominal)	63	75	100	150
A Length of flange overall	144	160	187	245
B Internal Diameter	73.5 to 70	85 to 81.5	110 to 108	163 to 160
C Height of socket	89	95	90	125
D Distance from Centre line of pipe to wall	65	71	90	118



Pipes (Nominal)	63	75	100	150
P1 External Diameter	63	76.5	102	152
P2 Internal Diameter	60.5	74	98.5	147
T Thickness	1.22	1.22	1.6	2.5

Pipes - With and Without Ears



Note: The codes given above are for pipes with ears. For pipes without ears suffix codes with /NE. 63, 75 and 100mm pipes are supplied with separate interference-fit cast sockets.

Pipe Size	A	Product Code
63 (2.5")	3000	RW1/3MPPC
63 (2.5")	2000	RW1/2MPPC
63 (2.5")	1000	RW1/1MPPC
75 (3")	3000	RW2/3MPPC
75 (3")	2000	RW2/2MPPC
75 (3")	1000	RW2/1MPPC
100 (4")	3000	RW3/3MPPC
100 (4")	2000	RW3/2MPPC
100 (4")	1000	RW3/1MPPC
150 (6")	3000	RW6/3MPPC
150 (6")	2000	RW6/2MPPC
150 (6")	1000	RW6/1MPPC

Round Pipe Sockets - With Ears



Pipe Size	A	B	C	D	Product Code
63 (2.5")	144	89	65	73.5 to 70	RW1/240PPC
75 (3")	160	95	71	86.5 to 81	RW2/241PPC
100 (4")	187	90	90	110 to 108	RW3/242PPC
150 (6")	245	125	118	163 to 160	RW6/243PPC

Note: The products are available in plain mill finish or polyester powder coated using a BBA approved process. Product codes in the tables refer to the powder coated finish. For mill finish please remove the suffix PPC. Sundry items are not included as standard unless otherwise stated. Please order sundry items separately.

Proposed slate replacement (“Heavy 3 by Cupa Pizzaras Ltd) – Example project:



CASE STUDY 09.

THE GALLERY, TOBERMORY

- This former church built in gothic revival style is located on Tobermory (Isle of Mull), main street overlooking the harbour.
- Construction was completed in 1879 and ceased to be a place of worship in 1964.
- The church was then sold and converted into The Gallery with a coffee place and a store attracting thousands of visitors every year.
- For the planning authorities, it was of great importance that the roofing material specified would blend seemingly with Scottish slates previously used and decided to be kept on the turrets of the former temple.
- Heavy 3 close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.

Appendix B: Site Images

Roof detail, SE (Esplanade) elevation. Note poor condition of flashings, rainwater goods, slating and timbers. Slate to be replaced with "Heavy 3" Cupa slate. Ogee gutters to be replaced with "Heritage" range: Victorian Ogee, by Alumasc Ltd. Timber to be replaced to match. Gallow brackets retained/refurbished. CI downpipes retained, with new fixing brackets as required.



Roof detail, NE (front) elevation. Slate and tiles to be replaced with "Heavy 3" Cupa slate. Ogee gutters to be replaced with "Heritage" range: Victorian Ogee, by Alumasc Ltd. Half-round uPVC gutters replaced with "Heritage" range: Half-Round, by Alumasc Ltd. uPVC downpipe retained. Timber to be replaced to match. Ridge cappings replaced with zinc profiles. uPVC dry verges replaced with HW timber. Flashings replaced in Code 5 lead.



Roof detail, from SW (rear) elevation, looking NE. General deterioration of verges and leadwork evident. Tiles to be replaced with "Heavy 3" Cupa slate. Ridge cappings replaced with zinc profiles. Verges replaced with HW timber bargeboards and cappings. Gutter flashings replaced in Code 5 lead.



Main hall roof, looking NW. Plain concrete tiles to be replaced with “Heavy 3” Cupa slate. Ridge cappings replaced with zinc profiles. Flagstaff to be refurbished and reinstated. Redundant roof penetrations (vent cowls) to be removed.



Main hall roof and west wing, looking NW. Plain concrete tiles to be replaced with “Heavy 3” Cupa slate. Ridge cappings replaced with zinc profiles. Redundant roof penetrations (vent cowls) to be removed. Verges replaced with HW timber bargeboards and cappings.



Main hall roof and west wing, looking NE. Plain concrete tiles to be replaced with "Heavy 3" Cupa slate. Ridge cappings replaced with zinc profiles. Verges replaced with HW timber bargeboards and cappings. Gutter flashings replaced in Code 5 lead. Half-round uPVC gutters replaced with "Heritage" range: Half-Round, by Alumasc Ltd. uPVC downpipes replaced with replaced with "Heritage" range: Circular 75mm diameter aluminium sections, by Alumasc Ltd.



Repair shed roof and west wing, looking SE. Plain concrete tiles and existing slate to be replaced with "Heavy 3" Cupa slate. Ridge cappings generally to be replaced with zinc profiles, but retain/reinstate existing fireclay ridge units if serviceable. Verges replaced with HW timber bargeboards and cappings. Ogee gutters to be replaced with "Heritage" range: Victorian Ogee, by Alumasc Ltd. Half-round uPVC gutters replaced with "Heritage" range: Half-Round, by Alumasc Ltd. uPVC and CI downpipes retained where appropriate, or replaced with "Heritage" range: Circular 75mm diameter aluminium sections, by Alumasc Ltd.. Flashings replaced in Code 5 lead. Rooflights to be replaced in laminated single glazing with Code 5 lead surrounds and flashings to match existing in appearance.

