

Design Statement for Dunbeg House and the Proposed Works to the Shed Roof

Scheme: Replacing Shed Roof

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Proposal Reference: 100654149

Background Information:

Dunbeg House is a Grade B listed building and the shed in the grounds by the west gate is curtilage listed. The shed roof needs to be replaced. The current roof tile are estimated to be 25-35 years old. They are covered in moss and have become brittle and cracked. They may contain asbestos. They are not in keeping with either Dunbeg House or any of the surround buildings.

Site Details:

These are given in the planning application, including a site plan, an extensive catalogue of photographs and a Heritage Statement.

The current owners acquired the property in May 2022, including Dunbeg House, the shed, the Games Room and Bishop's Bay Cottage.

Site and Area Appraisals:

Dunbeg House was designed by Alexander Ross and Robert J Macbeth of Inverness in 1902. The principal architectural interest of the house lies in the references to the style of an alpine chalet in its design, and its location very close to the shores of Loch Leven. The house is built between two outcropping rock formations.

The shed sits to the side of the driveway just by the entrance gate. The land slopes down towards a burn from here, so the shed is made level by sitting on concrete pillars. The shed sits in what is now woodland, making it scarcely visible from any direction other than front on from the driveway. The shed is opposite the front lawn of the property and is used to house maintenance tools and to act as a workshop. It is a utility building, not built for any inherent architectural value, but being contemporaneous with Dunbeg House (in all probability) the wooden construction is in keeping with the house, and it's scale is appropriate to its function.

No similar sheds have been observed nearby.

The other outbuilding to Dunbeg House, the Games Room, is modern, as is the nearby Bishop's Bay Cottage, which is the immediately adjacent property.

Design Principles:

The proposed works to the shed roof were designed in conjunction with GCF Joiners and Contractors Ltd, an experienced firm based in Fort William, who undertook the extensive

renovations to Dunbeg House completed in 2012 by the previous owners of the property. GCF advised that the existing clay roof tiles were not original to the shed, having a life span typically of only 25 years. They advised on the type of roof tile, membrane, ridge flashings, gutters and downpipes to use. Dunbeg House, the Games Room and Bishop's Bay Cottage all have natural stone slate roofs, and it is proposed to replace the shed roof with natural stone slate. We discussed with them whether second hand Ballachulish slate should be sourced and used in preference to new slate tiles. In view of the Games Room and Bishop's Bay Cottage using new slate tiles, and given the utility function of the shed and it's unimportance to the architectural design of Dunbeg House, their advice was that it would be an unnecessary additional expense and delay to use Ballachulish slate, and that new slates tiles would be fitting given this context.

GCF Joiners also have experience in treating woodworm, which has become established in the roof timbers owing to the leaking roof causing the timber to become damp.

The guttering on the shed is ineffective currently, as doesn't go all the way around the roof. It is proposed to fit new guttering all the way around.

Public Involvement:

N/A

Programme:

The works will take 1-2 weeks. A scaffold will be erected on all four sides of the shed. The existing roof covering will be removed using appropriate respiratory apparatus, in case the tiles contain asbestos, and the roof covering will be doubled bagged and disposed of as hazardous waste.

Approximately 12 decayed sarking boards will be replaced, along with any other rotten timbers.

A new Roofshield Breathable Membrane will be fitted, followed by Cupa H3 Slates and Ridge Flashings.

Deepflow Gutters and Downpipes will then be fitted to all sides of the shed.

The scaffolding will be removed.

Once the roof timbers have dried out, the shed will be emptied and all timbers will be cleaned down in order to be treated with Insecticidal Fluid at a rate of 2 litres per square meter, in order to kill the woodworm present in the timbers.