

SUPPORTIVE STATEMENT

To form part of a Planning & LBC Application

74-76 High Street, Dunbar



**Prepared
By**

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Chapter One Introduction

1.0 Background Information:

The owners of 74-76 High Street, Dunbar have appointed Jo Parry Geddes (RIAS Advanced Conservation Accredited) from Mill Architects to act as Conservation Architect for the proposed alterations to this listed property. 74-76 High street is made up of one commercial property on the ground floor (1650 coffee shop) with 3 storeys of residential flats above. The top flat is a double upper leading into the attic space. Over the past few years it has been noted by the owners that the fabric of the block is deteriorating in areas (this is visually evident to the rear elevation and water ingress issues have prompted temporary roof repairs as and when required).

Recently the Dunbar CARS has been launched. The scheme offers grant aid towards appropriate repair works to traditional buildings in private ownership and focuses on priority building repair projects to properties identified through consultation with the community as having a detrimental impact on the town centre. No 76 sits within this scope. To that end the owners of no. 76 would like to carry out necessary fabric repairs to their building through CARS funding.

An Assessment of the external fabric including the roof, elevations, rainwater goods and windows have provided guidance on remedial works required. Mill have carried out a visual inspection via the aid of a hoist and a fully boarded rear scaffolding to prepare this report and have accessed the building internally.

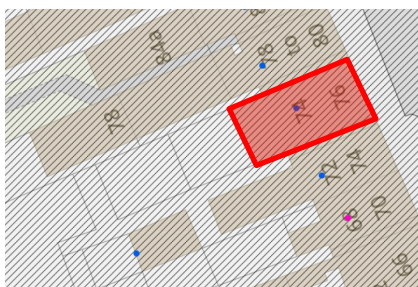
The purposed of this report is to support the planning and LBC application and to provide additional information regarding the property and the proposed scope of works.

1.1 Property details & history:

Property: 74-76 High Street, Dunbar
 Listing: Category 'B' listed and located within a conservation area

Extract from Historic Environment Scotland listed building description as follows:
Mid 18th century. 4-storey, 3-bay tenement, rendered and lined as ashlar with rubble rear. Shop at ground. 1st floor altered (19th century) with moulded architraves and 1st floor plate glass sashes, cornice above forms 2nd floor cill course. 2nd and 3rd floors 12-pane glazing pattern. Projecting gabled stairblock, centre bay rear elevation.

There is minimal information on the history of this block. However the frontage and rear and are quite different styles. As can be seen the front elevation forms an important part of the High Street frontage and is rendered, whilst the rear is exposed red sandstone and brick with quite a different type of Architecture.



1.2 Site location:



The site is located on 74-76 Dunbar High street, the rear elevation is accessed via Masons close and has a small drying green. To the rear the 'Ridge' project is ongoing and their main site office is located down Black Bull close.

To that end there is currently a building site to the rear whilst a number of derelict buildings are being renovated traditionally. This does not physically impact on no. 76 but is increasing the foot traffic around the rear of the block.

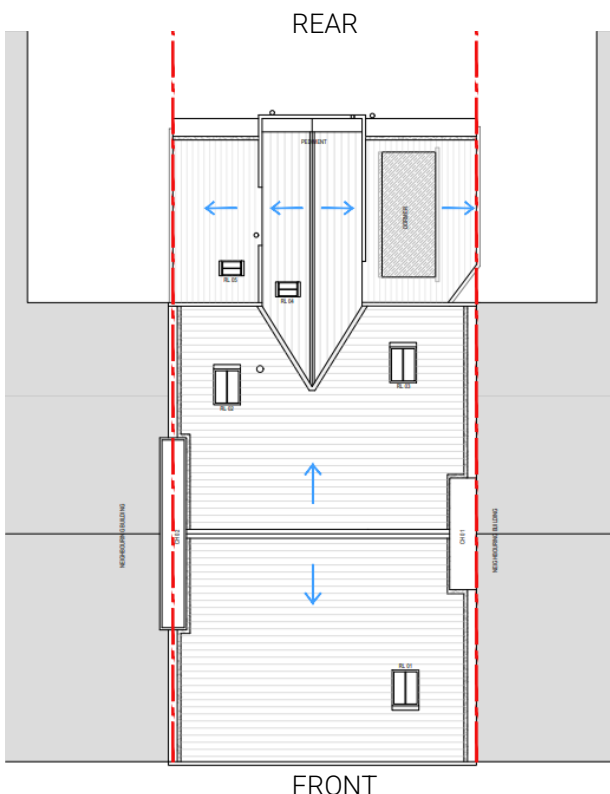
1.3 Previous repairs carried out:



Due to ongoing recent water ingress problems, temporary repairs have been carried out by a roofer, the most recent carried out in December 2023. This was very much a temporary fix and as can be seen from this photograph of the rear there are a number of defects to the roof, chimney, gutter, windows and masonry areas that need immediate attention.

As emergency temporary repairs are very difficult to do when the fabric is in such a poor condition and any temporary repairs carried out will likely fail in due course the building needs to be have appropriate repairs carried out to the deteriorated fabric has now become detrimental to the block affecting its significance and associated living condition for those who are living there.

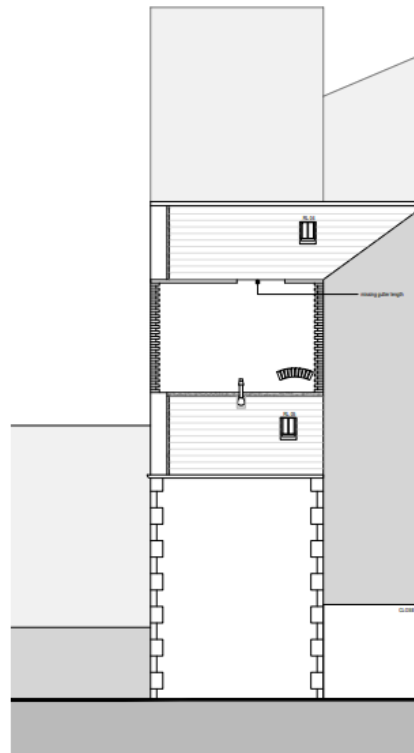
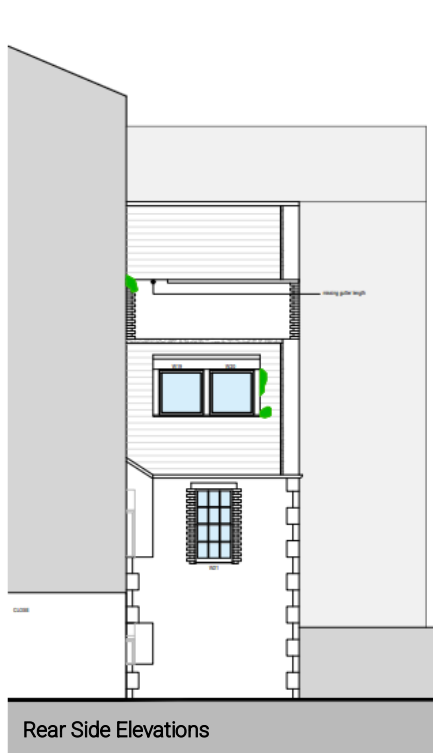
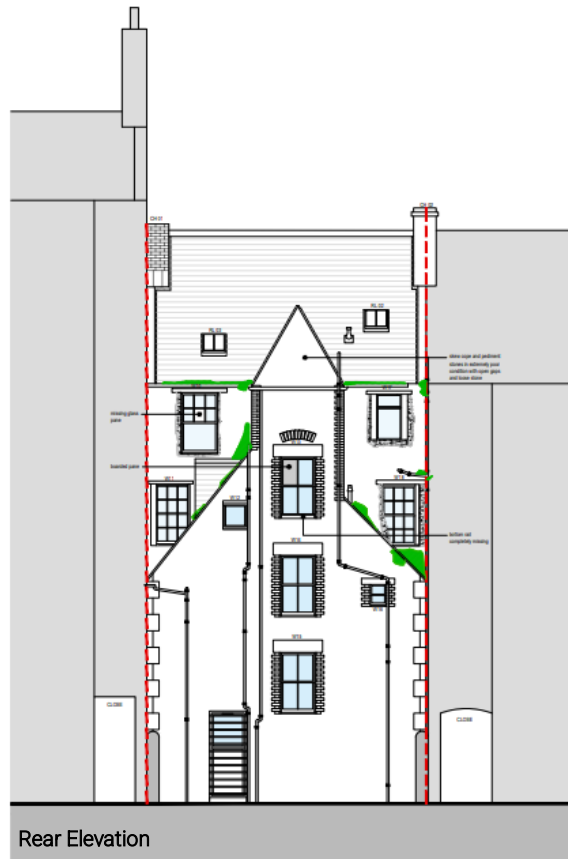
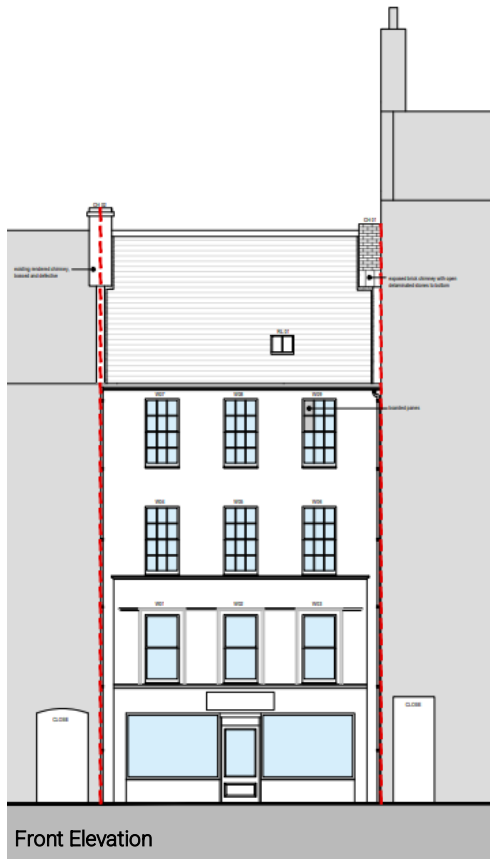
1.4 Existing Drawings:



The roof plan, shown to the left, shows the building as a main T-shape with lower roofs to either side of the rear pediment, with 1no mutual chimney (Chimney no.02) shared with 74 High Street and a dwarf chimney (Chimney no.01) sitting within its own right within the curtilage of no 76.

Although relatively small in size the roof has been a constant source of problems due to its deteriorated condition, in turn its ridge tiles, slates, guttering and defective skewes (the main junctions of the roof) are all in an extremely poor condition and this now must be addressed as a matter of urgency.

1.4 Existing Drawings (continued):



The elevations, shown above, shows the pediment to the rear elevation with two lower roofs to either side as well as a dormer to one side. The green areas on the drawings highlight the significant vegetation growing on the stone.

Chapter Two Property Condition

2.0 Current condition of property:

The overall condition of no.76 is mixed to extremely poor. The front render appears to be in satisfactory condition however the rear elevation, rainwater goods, roof and all windows are in an extremely poor condition and there are noted and ongoing water ingress problems caused by the poor condition of the fabric.

The main areas of concern are the roofs, rainwater goods and rear elevation in general. It should be noted that following an inspection of the property Mill advised that the rear of the property was a significant health and safety concern and to that end arranged for a scaffolding to be erected to enable thorough analysis of the building and any dangerous fabric. The scaffolding has now been taken down and this area has been sectioned off with a locked gate making the drying green currently inaccessible.

2.1 Conditional survey:

In this section of the report any defects observed are summarised and principal concerns regarding the property highlighted.

2.1.1 Roof slated slopes & ridge tiles:



The slates to all roof slopes are in poor condition. They are thought to be a mixture of scotch and welsh (where a purple tint can be seen) and noted to be covered in moss, porous and likely nail sick. Due to the condition and size of these slates it is considered unlikely that many of them will be able to be saved and reused as the redressing of them will reduce their size further negating their use.

It should be noted that it is imperative that these slates are addressed. Over the future years more and more slates will fail damaging the integrity of the building and causing a real health and safety concern to passers by along with continued and ongoing water ingress.

The ridge tiles are showing signs of being uneven due the deterioration of their bedding. During the strip and reslate exercise the tiles should be removed and reinstated with adequate bedding. Any defective tiles to be replaced on a like for like basis.



2.1.2 Skews & Skew copes:

Skews throughout are noted to be cement and now failing to the point where they are falling away from the building. These are in extremely poor condition with large amounts of material cracked with vegetation growing.

2.1.2 Skews & Skew copes (cont):



The stones to the existing skew copes are a mixture of stone to the front and concrete/aggregate to the rear main and lower slopes/pediment. The majority of skew copes to the rear are defective and beyond their life span.

2.1.3 Flat roof:



The only area of flat roof is the roof of the dormer to the rear. This is in poor condition and beyond its lifespan.

2.1.4 Lead flashings/valleys:



For a building of this nature with a number of different junctions it has surprisingly little lead! The only lead flashings are noted around the rooflights and to the watergates of the rear dormer (which as can be seen are covered in vegetation). The roof as noted has significant defective areas that would benefit from the addition of lead such as the replacement of skews with lead soakers/watergates (as discussed above) and the junctions where the lower slopes meet the upper pediment. Here a cement skew has been used and the necessity for a lead cover flashing would negate ongoing water ingress issues along this junction. In essence too much cement and not enough lead has now become detrimental to this building.

2.1.5 Elevations:

The rear elevation is a mixture of exposed brick and red sandstone in general the exposed stonework is in an extremely poor and failing condition. As a Conservation Architect I have rarely seen a rear elevation in such a detrimental condition. The brickwork is also failing and there are notable open areas where the stone has deteriorated so significantly that it no longer exists. Previous cills have now deteriorated and fallen away and a number of inappropriate repairs have been carried out over the years, all of which are now beyond repair.

2.1.5 Elevations (cont):



To the rear sandstone is noted to quoin, lintols and cills (although many have deteriorated away) and the overall elevation is made up with a mixture of rubble and red brick. It has already been highlighted that the top rear pediment (LHS photo) is in a dangerous and failing condition with its brickwork, rubble and skew cope having deteriorated and fallen away in areas. It is recommended that the external face of the rear pediment be taken down to window lintol level and rebuilt/stabilised in brick with new stone skew copes as part of an urgent Health and Safety requirement. Due to the condition of this elevation the possibility of repairing its fabric on a like for like basis has passed due to the severe state of the fabric. However works could be carried out with brick infill and lime based render including exposed cills, lintols, quoins and skew copes.

The front elevation has been rendered and painted fairly recently (within the last 5 years) however minor cracks and build up of residue is noted.

It should be highlighted that the main area of concern to the elevations is the rear and focus of repair should be on the rear dangerous area.

2.1.6 Chimneys:



There are 2no chimneys to the property, one is mutual with no. 64 and one is a dwarf chimney sitting within the edge of the roof abutting the neighboring property on the other side. Both chimneys have lost their pots and the dwarf chimney has completely lost its cope, open areas have been patch repaired with slates to stop ongoing water ingress issues.

The mutual chimney has existing render which is falling off in chunks and although there is a cope, there are no longer any pots. The gaps where the pots would have been have been covered with slate to prevent water ingress down the flues. With regards to the dwarf chimney, the brickwork is beyond repair and there is a small area of defective red sandstone with apparent holes and deterioration.

2.1.7 Rainwater goods:

Rainwater goods are noted to be in a deteriorated condition, and missing in many areas causing considerable damage to the surrounding fabric. Guttering that is in place is covered and blocked with foliage and overgrowth.

It is noted that the adjacent buildings rain water is also being taken by no 76 as their downpipe has been routed into the gutter of no. 76 as shown above. In general a full overhaul of the cast iron goods is now required. It is likely there will be damage behind the rhones due to ongoing water saturation. The downpipes are noted to be cast iron and it is recommended they received an overhaul with defective sections replaced as required. All cast iron goods to receive decoration.



2.1.8 Windows:



In lines with the general condition of the block, the windows throughout are in a poor and failing condition. Mostly are noted to be in a poor condition with minimum maintenance carried out to them over the years.



All are single glazed, timbers are noted to be rotten internally and externally. Large sections of timbers have fallen away and paint is peeling away to the majority.

It should be noted that the windows to the rear are in the worst condition and all of these now require to be replaced on a like for like basis. To the front there are 3 windows at first floor level that have been replaced and require a minor overhaul. However the sash and case 6 over 6 windows to the second and third floor are in a poor and failing condition and now need completely replaced.

Please refer to the window drawings that have been prepared as part of this application.

Chapter Three Proposed Scope of Works

3.0 Proposed scope of works:

The proposed works include the following repairs to the defective elements of the building to prevent any further external or internal damages:

- **Roof slated slops & Ridge tiles** to be renewed where possible and replaced on a like for like basis, however it is thought 100% replacement will be required. Ridge tiles to be reused and rebbeded if possible.
- All **cement skewes & skew copes** to be replaced with replaced with lead soakers/Watergates as appropriate. Skew copes to rear to be replaced in stone, skewes copes to front to be taken back to sound, dowelled and pointed in appropriate lime based mortar.
- As mentioned above the **flat roof** is beyond its lifespans and it is propose to be stripped and renewed.
- It is proposed that area of inappropriate haunching and joints to be removed and replace with more appropriate **lead flashings** and cover flashings. There is minimal leadwork noted on the building however it is proposed this to be replaced with new as it is beyond it's lifespan
- It is proposed that the mutual **chimneys**, shared between property no 64 & 66, to be re-rendered like for like with existing with new chimney pots and associated haunching. Dwarf chimney is proposed to be taken down due to its deterioration and rebuilt using brick to be same dimensions. There is currently no cope to this chimney and to better the situation it is proposed that a concrete drip edge cope should be instated to the top of this chimney along with associated pots and haunching.
- It is proposed that 6no. of **windows** be replaced on the front elevation with the remaining 3 no. to be overhauled/retained. To the rear elevation it is proposed 12 no. windows to be replaced with new. All window to be replaced like for like.
- The **elevations**, especially the **rear elevation**, are in extremely poor condition. To the rear it is proposed the pediment to be taken down to top window lintol level in its entirety and rebuilt due to the health and safety concern of falling and deteriorating fabric. Window cills and lintols to be replaced in stone. Once rebuilt rear elevation is proposed to be rendered in lime based render, enabling cills, lintols and quoins to be exposed. To the front any repairs to the render should be made good and it is proposed this elevation be repainted.

It should be noted that this building is in an extremely poor state of repair and requires immediate and urgent repair. Its deteriorated fabric has now become detrimental to the block affecting its significance, its internals and associated living conditions for those who are living there.

3.1 Justification of the works:

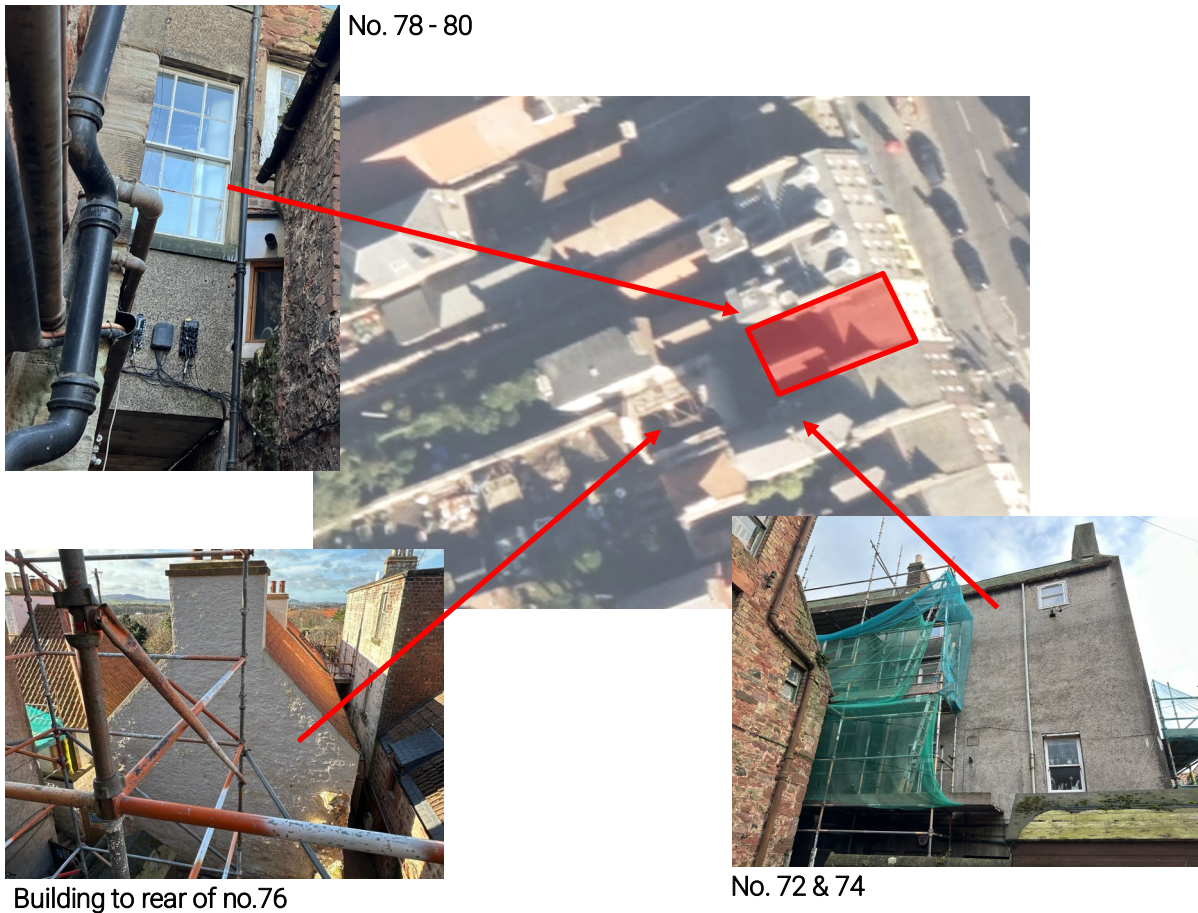
As mentioned the property is in an extremely poor state of repair. The work proposed aims to address these concerns. Should these defects not be addressed further problems will follow threatening the integrity of the building's fabric and significance along with its comfort of use. As the Building is Category 'B' Listed and within the Dunbar Conservation area fabric repairs will be carried out in a sympathetic manner with suitable materials.

Due the condition of the rear elevation the block is at risk of being uninhabitable which would of course be detrimental to the building. Carrying out the proposed work noted above would ensure this block would remain in use and residential living conditions are improved.

The main areas of concern noted are the condition the roof, gutters, windows and significantly deteriorated rear. As mentioned throughout the roof, gutters and windows will be repaired or replaced on a like for like basis however due to the extreme deterioration of the rear elevation replacing this on a like for like basis is not considered a viable option due to the substantial amount of new material required.

The proposed work discussed above proposes that the entire rear elevation be rendered and lime harled similar to the building's neighbouring listed properties.

3.1 Justification of the works (continued):



As noted above there are neighbouring buildings that have been rendered. Both buildings either side of the site (no. 72 - 74 and no.78 - 80) are category 'B' listed and have been rendered to their rear elevations. Additionally the building directly behind the site has been recently rendered.

It is hoped that a view of practicality be considered with the proposed rendering to the rear elevation. Having carried out a detailed conditional assessment of the rear elevation (a rear scaffolding was erected to assess its condition in detail) it is noted that the rear elevation is in such a bad condition that the rooms sitting against this are becoming uninhabitable. The cost of repairing this on a like for like basis (noting there has been significant inappropriate repairs carried out already) would be in excess of £500K which is not feasible taking into account the other repairs that are also required. It is felt that as this elevation is located to the rear off the Main Street and is surrounded now with rendered properties that an appropriate lime based render coating would provide the following benefits:

- Enable a safe and water tight elevation that will ensure the building is occupied and used.
- Eradicate a current dangerous health and safety concern both externally and internally (currently this area is barriered off due to the unsafe condition of the fabric) to that end the drying green at the back cannot be used.
- Assist with the general upgrade of this rear area taking note that The Ridge project is ongoing within this area and if all buildings are maintained and revitalised this area will be a community hub for all.

It is not considered that the provision of render to the rear will have a detrimental heritage effect on the building. Cills, lintols and quoins will still remain exposed revealing part of the previous history. Not withstanding that the elevation as it stands is a jumble of fabric and inappropriate repairs and if this building is not able to be repaired (due to financial restraints) it will fall further into demise, become uninhabitable making the likelihood of being repaired in the future unattainable.

In essence this property is on the brink of no return. If appropriate and practical action is carried out now it can be saved, if an impractical approach it taken it will fall into a deteriorated state beyond all repair.