

COUPAR ANGUS TOWNSCAPE HERITAGE INITIATIVE

Reinstatement of Architectural Details/Priority Projects

Application guidelines on eligible works

The following gives general guidance on the types of work considered appropriate for grant under the THI scheme, and will be used in assessing grant applications. It concentrates on external works as Reinstatement of Architectural Details projects cannot claim grant for internal works.

Most simple repairs will not require any form of consent but more significant works such as the replacement of wall or roof coverings, repointing or repainting may require listed building consent and/or planning permission. You must have this in place before starting any work, whether grant-aided or not.

If you have a query regarding internal works to a listed building, or for general advice on grant-eligible works and consents please contact The THI Project Officer, c/o Coupar Angus Regeneration Trust, Ground Floor Office A, Royal Bank Buildings, Union Street, Coupar Angus, PH13 9AE, [tel/email scarruthers@pkc.gov.uk].

1.0 Roofs

1.1 Only roof coverings in natural materials are acceptable. Scots and Welsh slate predominate in Coupar Angus with some Westmoreland slate. Any kind of imitation slate, concrete tile, clay interlocking tile, felt, felt shingle or corrugated sheet material is not grant eligible. Renewal or repair should be in matching slate.

1.2 For major roof works slates should be stripped carefully and stored for reuse. Roof timbers should be checked for fungal decay or insect attack and treated and repaired as necessary to original details. Particular attention should be paid to ensuring total elimination of dry rot. Replacement timbers should be pressure treated with a suitable preservative. New sarking should match existing boarding in width and thickness.

1.3 Slates should be laid in courses to match the existing/original, for example in diminishing courses if Scots slate or replicating fish-scale decorative slating if this exists. Copper or stainless steel (not galvanised) nails should be used over underslating felt. The original eaves, gable and ridge details should be reinstated. Ridges should be in Code 7 lead in preference to zinc on buildings that predate the mid-nineteenth century. Stone or terracotta ridges should be retained on buildings where original. Roof ventilation should be discreetly introduced to the eaves and ridge with purpose-designed vents if necessary, although these should be designed to minimise the impact upon the roof. Breathable underslating felts may reduce the amount of additional ventilation required.

1.4 Valley gutters should be Code 7 lead, or Code 8 if subject to any foot traffic or for flat roofs. Wall head gutters, where existing, should be lined with

Code 8 lead, laid in accordance with the recommendations of the Lead Sheet Association.

1.5 Flashings at junctions with higher gables should be in Code 6 lead. Where mortar fillets are a characteristic of the property the lead should be fixed to act as a secret gutter and a mortar fillet introduced on top with a suitable mechanical key fixed into the masonry joints of the upstand.

1.6 Although some skews have been removed previously, existing skews and parapets must be retained. They should be lifted and carefully rebuilt if required on top of a DPC introducing a lead flashing. Otherwise repoint according to principles set out in the Masonry section below. Mortar fillets at skews should be in hydraulic lime mortar, or preferably a Code 6 lead secret gutter should be introduced.

1.7 Decorative details such as brattishing, bargeboards and finials should be retained and repaired, or replaced in facsimile where missing.

2.0 Chimneyheads

2.1 Single, twinned or linked wallhead chimneys or variations such as tympani, shouldered chimneys and scrolled pediments are all part of the original character of Coupar Angus and should be retained.

2.2 Most chimneyheads are completely of ashlar with some brick, harled or glazed, but all should retain their original character. The entire removal of chimneys is unacceptable as part of grant eligible works. Where chimneyheads have been taken down and rebuilt in an inferior material they should be reinstated as originally designed where evidence for this exists. In repairing chimneyheads it is advisable to introduce a DPC below the cope and a Code 6 flashing at the base.

2.3 Buff fireclay cans in various designs predominate on chimneys. Chimney cans should be retained and re-haunched, and missing cans reinstated in their full number to match original cans. Gas flues should be directed through suitably lined chimney flues with a fireclay terminal rather than penetrate roofs or walls (this work is not grant eligible). Redundant flues should be cowed against ingress of rain and birds and vented at the base if blocked; redundant flues should never be sealed.

2.4 Any repair to copes should be in natural stone to match the original profile, and incorporate suitable drips and flashings. Natural stone is the preferred choice of material for repairs to chimneys, but may be in brick and/or render if this is the appropriate existing material. Repairs to stonework of existing chimneys should follow the principles set out in the Masonry section below.

2.5 Although not grant eligible, external television aerials should be relocated where possible, ideally to internal loft aerials. Satellite dishes must be discreetly positioned, ideally to the rear or a concealed elevation and/or

behind a parapet. The dish and its cable should be coloured to match their background.

3.0 Dormers and rooflights

3.1 Dormers, either original or later additions, are found throughout Coupar Angus. Original cast-iron skylights also exist but many have been replaced with modern roof windows, often of excessive size and degree of projection. New dormers or other roof alterations are not grant eligible.

3.2 Existing dormers where of a traditional design should be repaired as existing. Modern flat-roofed dormers should either be eliminated, remodelled or replaced with conservation type rooflights in the plane of the original roof. Windows should be repaired or renewed to match the original in all details. Windows in materials other than timber, eg. PVC, are not grant eligible.

3.3 Existing cast iron rooflights should be retained where possible and repaired by reglazing and repainting. They may be replaced with modern double glazed equivalents of a conservation type, fitted flush with the roof surface, as part of a general roof repair scheme.

4.0 Rhones and downpipes

4.1 PVC rhones and downpipes should be replaced in cast iron to match original details. Most rhones are half-round with round downpipes but ogee and other profiles are also evident.

4.2 Repair or replacement in cast iron is practical, historically appropriate and, as the life expectancy is much greater than alternative materials if maintained properly, economically sensible. Replacements for the majority of cast iron sections are readily available. In overhauling cast iron rhones and downpipes, they should be thoroughly derusted, primed and repainted, both inside and out. PVC and other plastics are not acceptable. If distinctive hoppers exist they should be overhauled and re-used, even if the rest of the system requires replacement.

4.3 Brackets may often be faulty, and these should be checked and replaced if required. Mild steel straps should be galvanised. Decorative cast iron brackets must always be retained.

4.4 It is advisable to check the sizing of rhones and downpipes against good modern practice, and enlarge or supplement as required. However downpipes should always be sited discreetly and the use of traverses avoided. If extra downpipes are required they must be carried down to a new drainage connection.

5.0 Masonry

5.1 There are various types of masonry seen in Coupar Angus. Older, simpler buildings are usually rubble, harled, rendered or pick-and-pointed with painted, raised margins around doors and windows. Many buildings are in ashlar or in coursed, squared and snecked rubble in a variety of bonding patterns. A number have ornate sandstone doorpieces, pilasters, window

surrounds, architraves and cornices. There are fine examples of pedimented wallhead gables or tympanum/nepus gables. Decorative skewputts may also be seen. These types of features all make an important contribution to the streetscape and should be retained and repaired. Repair should avoid damaging the original historic stone surface.

5.2 Generally the stone is the local, granular Old Red Sandstone with some imported sandstones for high-status ashlar and dressings and some whin for rubble. The use of impervious paints, cement pointing and renders has accelerated decay to the sandstone in numerous buildings. Their impermeable nature can cause cracking and erosion of adjacent stone. Imitation stone renders and other cement-based coatings can be seen to be 'boss' or failing by separation from the underlying masonry in several buildings. Such coatings, or facing up eroded stones with cement mortar or plastic stone are not acceptable and not grant eligible.

5.3 Where stones are slightly eroded, further deterioration should be checked by ensuring any pointing is not too hard for the stone (see below for pointing advice) and that rainwater goods and drips are in good order to make sure water is being shed from the wall surface adequately. If there is no further structural or weathering problem with the stone it should be left in its eroded state rather than patched or filled.

5.4 Where stones are eroded more than 50mm or have lost their structural integrity, new matching sandstone should be indented. Any badly decayed stones should be carefully cut out by hand and replaced in a matching stone cut to matching profiles and tooling of the original stone in its unweathered state. Indents must be at least 125mm deep, and if in ashlar or carved work must be hewn to the appropriate form.

5.5 The face of an indent must be set on the line of the original face of the stone and must not be artificially distressed or weathered to look old.

5.6 Cracked lintels can usually be supported by inserting a bar of Delta bronze or by inserting diagonally drilled non-ferrous stitches from the underside. Cracked sills should be replaced where there is evidence of structural instability, otherwise should be neatly pointed in lime mortar.

5.7 Tight-jointed ashlar should not be repointed if the existing mortar is sound.

5.8 Squared rubble: where existing pointing is loose or defective it should be raked back carefully by hand at least 35mm or to sound mortar, avoiding damage to the surfaces of each stone. Repointing should be in lime mortar of appropriate composition: the Scottish Lime Centre can provide advice and analysis of existing historic mortars to achieve a match. Lime mortars and renders should never be gauged with cement but a hydraulic lime or pozzolanic additive may be used to help achieve an initial set. Colour must be derived from the choice of sand, not from the use of pigments or colouring

agents. Repointing should usually be recessed from the face of the joint. Brickwork should also be repointed using a lime mortar.

5.9 Cementitious mortars should be removed where this can be achieved without damage to the stonework.

5.10 Rubble: loose and defective mortar should be raked out as above and tamped. Pinnings to voids should not be removed but raked around. New pinnings should be introduced in a matching stone where the joint width is greater than 15mm. The face of the tamp must be kept well back to form a key for pointing. Pointing mortar is as for squared rubble.

5.11 Stone cleaning and the application of any inappropriate treatment such as silicone, linseed oil or sealants in an attempt to preserve the stone are usually counterproductive and should not be attempted. Such procedures are not grant eligible. The removal of inappropriate paint or cement render followed by reinstatement of appropriate coatings as below is encouraged.

5.12 Harling: only traditional lime harling is acceptable, that is a wet harl comprising lime, coarse sand and aggregate. Pigments should not be included but colour derived from the sand or aggregate. Harling should not be painted except with a limewash which may be coloured with natural pigments. New harling must be finished with at least two coats of limewash, protected and cured as for harling.

5.13 Dry dash render is not an acceptable finish. Smooth cement render may be renewed where it already exists but is not acceptable as a new finish.

5.14 Raised margins, belt courses, quoins and other decorative stonework should not be harled over. If none exist then harl should be returned into the ingoe. Projecting margins may be painted in a contrasting traditional colour where this already exists.

5.15 Previously painted harling may be repainted in an agreed colour using a vapour permeable paint such as Keim, not oil or emulsion paint which tend to trap moisture and lead to failure of the harling and the masonry behind. Textured paints are also not acceptable. Painting is not permitted on stonework which was not previously painted.

5.16 Small defective areas in harled or rendered surfaces can be patched. Otherwise the harl should be stripped and cleaned off with joints in the masonry behind raked to provide a good key. If the background masonry is in poor condition it must be prepared by tamping and pinning, or grouting and rebuilding in extreme cases. Applying an expanded metal mesh to the face of poor masonry is not recommended.

5.17 Chemical injection DPCs are not recommended in historic buildings and are not grant-eligible.

6.0 Windows

6.1 One of the most visually damaging elements in an historic area is the replacement of original windows with inappropriately designed window units in unsympathetic materials such as PVC and aluminium. PVC cannot be maintained while the details of such windows cannot replicate the fine mouldings and character of historic timber windows. Such windows are not grant-eligible. Wherever possible later inappropriate replacements should be reinstated to original materials and details.

6.2 Existing timber sash and case windows should be retained and repaired wherever possible. Even windows which appear to be fairly degraded can often be economically repaired by stripping paint, dismantling, piecing-in timber sections and replacing rotten sills. Replacement sills must be in good quality softwood or a hardwood suitable for painting. The practice of renewing half sills should be avoided as water can penetrate the joints; the whole section should be renewed.

6.3 The repair and overhaul of the window and the bringing back into use of the shutters is recommended as a much more economical and sustainable way of improving the appearance and the thermal and acoustic performance of the window than its replacement with a modern substitute. Secondary glazing may also help improve the performance of the windows while maintaining their character, although this is not grant-eligible.

6.4 If repair is not possible, replacements must match the original timber sash and case windows in all respects, maintaining the existing glazing, astragal pattern, joinery dimensions, mouldings and sliding method of opening.

6.5 If original windows have to be replaced an attempt should be made to reuse the original glass. Crown and other old glasses have soft, sparkling reflective qualities and imperfections that contribute to the character of a building and the area and which are lost if perfectly plane modern float glass is substituted.

6.6 Window glazing should be puttied externally. The windows should be pointed with a good sand: linseed oil trowel mastic and have a good quality paint finish applied. Stained or varnished finishes are not acceptable.

7.0 Doors

7.1 External doors are, like windows, all too readily replaced with modern substitutes instead of repair or renewal of the original component. Coupar Angus has many fine examples of historic doors which should be retained and repaired. Wherever possible original doors should be repaired by piecing-in new timber to replace rotten or broken parts. If replacement is unavoidable, the new must match the original in all respects.

7.2 The replacement of inappropriate modern doors with timber doors of sympathetic design will be encouraged. Existing historic doors in the area may be used as exemplars where evidence does not exist of the specific original door. Usually these should be traditionally constructed 4 or 6 panel

doors for front entrances and ledged and braced boarded doors for secondary entrances and humbler structures.

7.3 Factory-made aluminium, uPVC or timber glazed or flush doors are not acceptable. Nor are flush doors with applied mouldings. Catalogue or 'off-the-shelf' doors are usually inappropriate in historic areas.

7.4 Doors should usually be painted or occasionally wood-grained but should not be stained. Ironmongery should be simple brass or black cast iron. Fanlights should be retained and repaired where they exist, or reinstated where there is evidence of their former existence and design.

8.0 Paintwork

8.1 Historically appropriate colour schemes should usually be adhered to, either where there is paint evidence from the building or to a colour approved by the planning authority. External joinery and ironwork should be prepared, primed and painted using oil-based paints applied in accordance with the instructions of a reputable paint manufacturer. Stains and coloured wood preservative paints are not suitable for work in historic locations. Railings and other exposed ironwork should usually be painted black; spearheads should not be gilded or highlighted in a contrasting colour.

9.0 Services

9.1 Unsightly arrays of sanitary pipework and surface mounted power and telephone wires should be re-routed internally or underground whenever possible. Likewise obtrusive fixtures such as gas meter boxes, extract fans and ducts should be removed and relocated. Usually redundant flues can be brought into use for ventilation, if appropriately lined.

10.0 Shopfronts

10.1 The shop fronts in the commercial centre of Coupar Angus present a varied collection of styles, materials and colours. There are a number of modern shopfronts with examples of applied fascias and various non-traditional and inappropriate insertions into the street scene. However there are many buildings which retain nineteenth century shopfronts with historic detailing which should be retained and repaired or restored.

10.2 Applied fascias, oversized panels and lettering, Dutch or concertina blinds and internally illuminated lettering should be avoided and replacements appropriate to the character of the host building and the area will be encouraged. Paintwork should usually be a dark colour, although occasionally a grained finish imitating woodwork is appropriate. Traditionally painted lettering, perhaps with applied gold leaf, is preferred. Double or multiple shopfronts should have a coordinated colour scheme. Fascias should not bridge from one shop to the next or extend down into the original window area. Fascias and shopfront details and proportions should relate to the architectural details of the building above. Traditional hanging signs are encouraged where they can be made to relate sensitively to the architecture of the façade and the street as a whole.

10.3 New aluminium shopfronts and externally mounted roller shutters will not be permitted. Similarly 'bow' or other windows and material treatments such as stone cladding alien to the area are not acceptable in the design of new shopfronts. The aim is to encourage shopfronts of a scale and design in keeping with the buildings and with a measure of consistency or harmony within groups of buildings and the wider street scene.