

Whithorn CARS - *Eligible Repairs*

Reinstatement after Repair

General internal repairs are not grant eligible. However, reinstatement of ornate plasterwork or joinery following eligible structural repairs to their original form will be considered for grant.

Ancillary Items

Some ancillary items may be counted as grant eligible where they are necessary for the proper execution of the work such as scaffolding, archaeology and other preliminary work. Professional fees directly attributable to the grant eligible work can usually be included. VAT, where payable and not recoverable, may be included in the grant calculation and must be shown separately. Applicants will be asked to sign a declaration indicating whether or not they are able to recover VAT or if the work will be zero rated.

Archaeology

Part of Whithorn is a Scheduled Ancient Monument (see map). Any work to the properties within the scheduled area may require Scheduled Monument Consent. Applicants should refer to Historic Scotland for advice. This can include repairs or replacement of boundary walls for example.

Most of the rest of Whithorn has archaeological potential in its standing buildings and below ground. Advice on the implications of work here should be obtained from the Council Archaeologist.

Repair is better than replacement and buildings should be regularly maintained. Repairs should respect the fabric, form and technology of the original and not be experimental or innovative.

For further guidance on the grants see the Leaflet:

“Whithorn CARS - Conservation Grants”



Eligible Repairs

Introduction

The aims of the Whithorn Conservation Area Regeneration Scheme are to secure a viable economic future for the town by investing in the built heritage. It is important that the quality and historic character of Whithorn is maintained and enhanced. Consideration of the architectural detail of buildings and proper repairs respecting traditional fabric, details and skills will help to achieve these aims.

Eligible Work

Only external repairs and some structural works necessary for the preservation of buildings using traditional architectural detailing, techniques and materials are eligible under the Whithorn CARS.

Grants will not be paid towards normal routine maintenance and decoration, internal repairs, unsympathetic alterations, adaptations, modernisation, new buildings, extensions, the installation of services, damp proofing and damp course installation, drainage or other earth works, modern techniques or materials.

Earlier unsympathetic alterations, such as inappropriate PVCu windows, may prejudice the grant even where the grant sought is in respect of other unrelated works. Grant may be offered for their removal and towards the reinstatement of original forms and detailing.

This list is not a detailed specification but indicates the general standards and broad criteria that apply. Please refer to the booklet ‘Whithorn CARS - Conservation Policy & Repair Guidance’ for more detailed guidance. In all cases proposals should be discussed with the CARS Project Officer and the Council’s Planning Officer before an application for grant or for consent is made.

Roof and high level repairs

Only comprehensive repairs are eligible. Repairs should match the existing traditional finishes, the general weight, sizing and textures being followed. Care should be taken to use matching slates laid to the same gauge as the existing. Re-use is preferable and losses made up with good quality matching second hand slates. Varieties of slates used in Whithorn include, Scottish, Welsh, Westmorland, and North Lancashire. Any changes from original materials must first be agreed.

Some imported slates may not be acceptable. Inferior quality slates, which do not weather well in this climate, and non-matching slates are not grant-eligible.

Ridges should normally be retained as found; stone, zinc or lead (except that zinc ridges may be replaced with lead).

Decorative fireclay ridges may also be found and should be retained where forming part of the character of that building.

All associated lead work should be in accordance with the recommendations of the Lead Development Association.

Chimney repairs and reinstatement to original details are normally grant eligible.

The presence of (or proposed insertion of) inappropriate modern rooflights or dormers will prejudice consideration of grant. Their removal or reinstatement to more appropriate form and detailing may be eligible for grant and may be a condition of grant. New works and alterations will require consent from the Council.

Rain-water goods

Repair and replacement of existing cast iron rhones and pipes are generally grant eligible. Profiles should match existing where these are original. Many buildings will have half-round rhones and round rhone drops. Cast iron and lead hoppers should be retained. Plastic or extruded aluminium guttering is not grant eligible.



Where rhones are formed as an integral part of stone cornices these were normally lead-lined. Repairs should be on that basis. The use of plastic or extruded aluminium guttering in cornice gutters is not appropriate as water can lie on bare stone work under the gutters and cause damp penetration problems.

Specialist stone repairs, repointing and traditional harling

It is important to preserve as much as possible of any existing tooled faces; including carved work, fine ashlar, or the textured finishes to facing stone. It is often better to retain damaged or partially eroded original stone than to replace with new. All new stone should be worked and tooled in the same manner as that being replaced.

Eroded stonework can sometimes be selectively dressed back to sound material and left. If the erosion is likely to affect structural stability or weathering of surrounding stones then proper repairs using matching stone, bedded correctly, should be undertaken. These will either involve the complete replacement of the affected stone or the indentation of new stone, of at least 125mm thickness, onto the dressed back surface.

Cement patching and plastic repairs are not grant eligible and should for the most part be avoided. Occasionally resin repairs and pinning together pieces of stone will be appropriate and will qualify as legitimate conservation work.

Cleaning of stonework should generally be avoided.

Stone cleaning is not grant eligible and may need consent.

Repointing

Repointing will be considered for grant aid where required for the consolidation and preservation of the building.

Joints should be raked out by hand to a depth of at least 35mm. The mortar is to be well compacted

into the joint in layers and soft brushed back from the face of the stone or brick. It should finish flush with, or slightly set back from, the faces of adjacent stones. It should not be polished or smeared over weathered areas of stone. Trowelled finishes and strap pointing are not acceptable.

Traditional lime mortars should be used. Aggregates used in repointing should match the older existing mortar aggregates for texture and colour. Soft building sand is not appropriate. The strength of the mortar should reflect the strength of the stone or brickwork. The mortar mixes should always be specified and agreed before work starts. (Please refer to the Council's leaflets on the use of lime mortar)

Grants will usually be subject to conditions requiring the approval of a sample area of pointing before the main work starts.

Harling

Harling should only be reapplied where it already exists or where evidence of it exists as a traditional finish. The mortar mixes based on hydraulic lime should always be specified and agreed before work starts. Grants will be subject to conditions requiring the approval of a sample area of harling before the main work starts. Harling based on lime and sand should not be painted but may be limewashed. Dry dash is unacceptable and is not grant eligible.

The opportunity for archaeological examination of some buildings in the course of harling may be a condition of grant.

Window and door joinery including traditional shop fronts

All original joinery must be kept wherever possible. Repair is nearly always preferable to replacement. All new joinery work should be agreed by drawn details, showing profiles and dimensions etc. Samples of astragals and other mouldings can also be prepared and submitted for approval.

It is important that these details are agreed before any work is undertaken. Occasionally it will be acceptable to refer to existing retained traditional windows to agree details and make comparisons before the work starts. "Off the shelf joinery" and modern profiles are not grant eligible.

Joinery should normally be painted not stained. The insertion of sealed double glazed units in traditional window designs is likely to lead to an unacceptable increase in the dimensions of astragals etc. that would not be historically accurate and should therefore be avoided.

The insertion of double-glazed units in place of single glazing is not grant eligible.

Draught-proofing and/or secondary glazing, although not grant eligible, are appropriate means of upgrading performance of traditional windows. Internal shutters, where fitted, could also be brought into use.

Existing inappropriate modern windows and doors may prejudice the grant and their replacement with traditionally-detailed timber windows and doors may be a condition of some grants.

As with other architectural joinery the repair of some shop fronts may be grant-eligible. Again as much of the original fabric as possible should be retained. Occasionally, where there is good evidence of a lost shop front, grant aid may be offered to help with reinstatement. Conjectural reconstruction should be avoided; instead a well designed modern style that respects the scale and proportion of the building should be substituted. (This is not grant eligible and will be subject to planning and/or listed building consent).

Foundations and Structural Repairs

Obvious structural movement, usually indicated by cracking, ought to be investigated and necessary remedial works may be grant eligible. Not all cracks are a sign of impending collapse and subsidence so it may be appropriate in some cases to initiate monitoring to determine

the probable causes. Structural reports in the case of larger projects or severe defects will be required. As Whithorn has high archaeological potential the advice of the Council archaeologist should be taken before ground is disturbed. Some archaeological costs may be grant eligible.

Other structural repairs, for example to roof timbers, timber framing etc. may be eligible but will be dependent on a comprehensive survey and detailed specification.

Dry Rot/Wet Rot

The eradication of dry-rot and wet rot is not grant-eligible.

Wood Boring Insects

The elimination of an infestation of wood boring beetles and other insect attack is not grant-eligible.

Special architectural features

Works of repair to external features such as dormers, chimneys, boundary walls and railings may be grant eligible where these contribute to the character of the conservation area.

The repair of existing traditional dormers and roof lights on principal elevations may qualify. Cast iron roof lights should be retained wherever possible. New dormers and modern skylights, where none previously existed, are not grant eligible.

Cast or wrought iron railings and gates should be repaired. Where they have been removed they may be replaced in cast or wrought iron, as appropriate, with reference to physical or photographic evidence.

The reinstatement of distinctive architectural features such as decorative iron work or timber barge boards and finials, that form part of the character of the building may grant aided under the scheme. Reference will need to be made to historical photographs or comparative details to ensure authentic detailing and materials are used.

