

NOTES

All repair works to be carried out in accordance with GCC - CITY DEVELOPMENT PLAN SG9: Historic Environment

SECTION A: WORKS AFFECTING THE EXTERIOR OF LISTED BUILDINGS AND UNLISTED BUILDINGS IN CONSERVATION AREAS
External Walls

2.19 Stone Repair - The majority of listed and historic buildings in Glasgow are constructed of blonde/grey or red sandstone, usually quarried locally in the West of Scotland and bound with a lime and sand pointing mix, the composition of which varies to allow the natural masonry to 'breathe' and avoid trapping moisture. Repairing and maintaining our heritage of masonry constructed buildings is an important element of conserving the character of the City.

2.20 Inappropriate repairs can cause damage to historic fabric. Repairs should be carried out using masonry and lime/sand pointing that match the original in every respect including density, porosity, colour, texture, profile and coursing pattern. An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone. Alternative materials, such as

high quality historic lime based repair mortars, should only be used in exceptional circumstances, and after prior agreement with the Council's Conservation Officer. Pointing repairs should match the original in every respect including materials, width and profile.

2.21 Render Repair - The application of wet dash harl or render is only acceptable where a wall was originally rendered. Repairs to this should match the original specification and avoid the use of impervious cement based harls and impermeable paint coatings. Dry dash will not normally be acceptable. Original stone detailing such as cills, lintels, date stones, skewputts, etc should be retained and should not be overcoated.

2.23 Cleaning of Walls - Cleaning of listed buildings and unlisted buildings in conservation areas will require Planning Permission and/or Listed Building Consent. Cleaning of the exterior fabric of historic buildings including stone and brick facades should only take place with a low pressure, water wash and will only be permitted where all of the following criteria can be met:


- a) it is carried out in conjunction with other fabric repairs including stone / brick repairs, pointing, repairs to guttering etc;
- b) there is no risk of damage to the historic fabric of the building/structure;
- c) a detailed technical specification for the works and aesthetic analysis is provided, including fabric condition survey, geological analysis of the stone photographs; and
- d) trial samples of cleaned areas are carried out on an inconspicuous part of the building for the inspection and written approval of the Council, prior to the full implementation of the works.

2.24 Painting of Walls - Natural stonework and brickwork should not be painted. The repainting of previously painted stonework will only be acceptable in exceptional circumstances such as where the building forms part of a unified treatment of a terrace, has been proven to have been continuously painted for over 10 years or has previously received consent for painting. Where this is the case, any proposed change of colour will be subject to Planning Permission and/or Listed Building Consent.

2.25 Paint Removal - Paint removal from previously painted facades requires Planning Permission and/or Listed Building Consent and will only be permitted where all the following criteria can be met:

- a) there is no risk of damage to the historic fabric of the building/structure;
- b) it is carried out in conjunction with other fabric repairs including stone/brick repairs, pointing, repairs to guttering, etc;
- c) a detailed technical specification for the work is provided including fabric condition survey, laboratory analysis of the historic fabric; and
- d) trial samples of paint removal are carried out on an inconspicuous part of the building for the inspection and written approval of the Council prior to the full implementation of the works.

LEGEND

 Stonework
Hack off render and replace with new Masons Mortar or St Astier Thermocromex mortar system, cut in joints and others to give similar appearance to existing wall.

All masonry to be decorated as KBA Works Items 4.01 to 4.06

All windows to be repaired, restored and decorated as KBA Works Items 3.01, 3.07 and 4.07 to 4.0

No works to shopfront windows

Rose Street

Sauchiehall Street

Entrance to Barbers



Photo 1 - Rose Street and Sauchiehall Street perspective



Photo 2 - 3rd floor End cornice condition (Example of render condition)

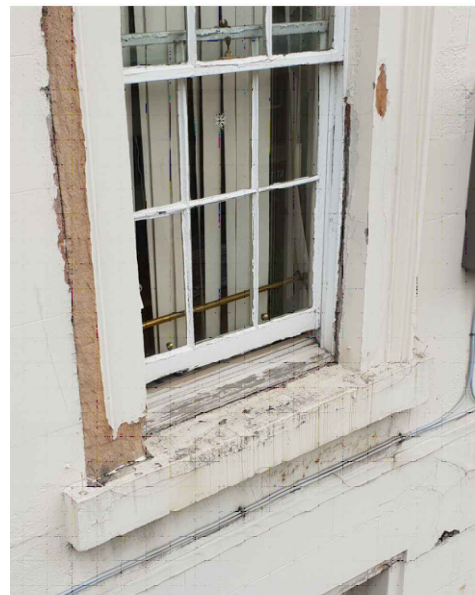
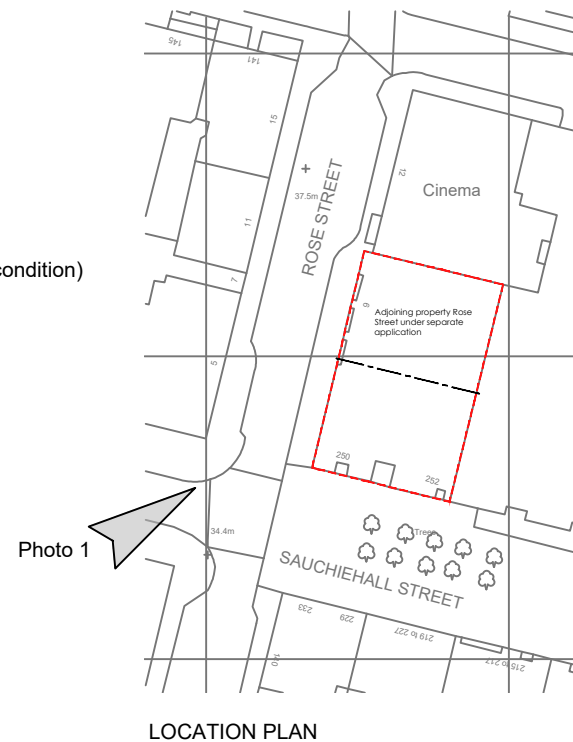


Photo 3 - 3rd floor Render and window condition (Example)



Revision	Date	By	Chk.
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PLANNING

Do Not Scale Dimensions from Drawings.
All dimensions to be verified on site, and any discrepancy to be notified to KBA.

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Client
Mileway

Drawn by: KBA Checked by: SB Date: 190821 Scale: 1:200 @A3

Job
**Proposed Refurbishment Works
250-252 Sauchiehall Street
Glasgow
G2 3EQ**

Drawing
North Elevation Drawings

KBA Job No. KBA1573	Drawing No. BL(41)001	Rev. -
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CAD Ref.