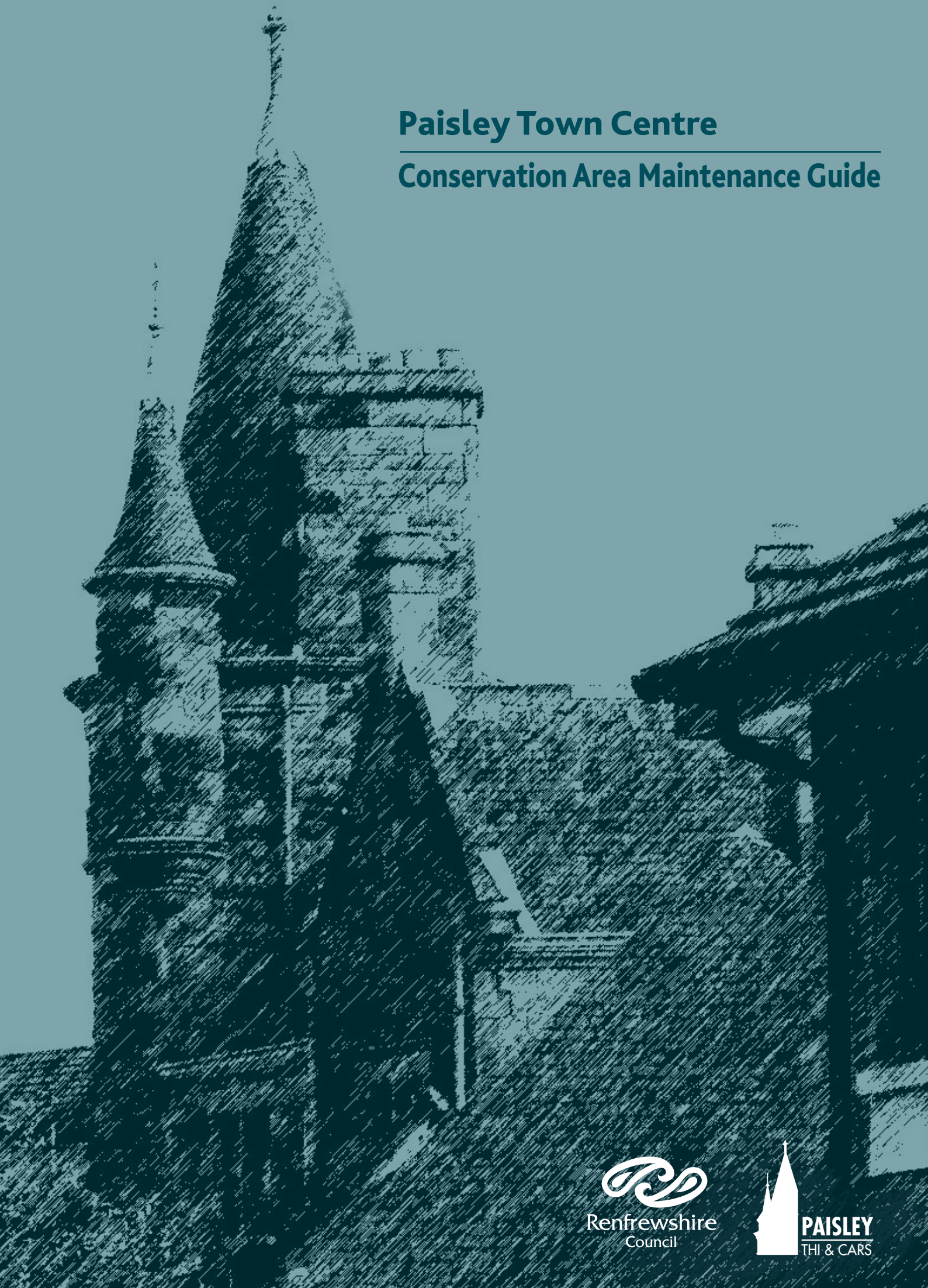
Paisley Town Centre

Conservation Area Maintenance Guide



Renfrewshire Council

PAISLEY THI & CARS

Author: Austin-Smith: Lord LLP (David Millar).

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Designed by Renfrewshire Council Communications Team

Austin Smith:Lord

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Section 1 Introduction

A SHORT HISTORY OF PAISLEY

The settlement at Paisley has had a long and complex history and this is reflected in the buildings and street patterns of the modern townscape. The settlement developed on both sides of the White Cart River, with the abbey on one side and the town on the other. As a result, these two principal areas developed in different ways for much of the town's history, both of which continue to be influential today.

The abbey was a nationally important building for almost 400 years. Its founders and abbots were national figures who drew much of their status and power from their relationship with the abbey and often invested heavily in its development. Its buildings, walls and grounds dominated the east bank of the river until the mid-18th century.

On the west bank, it was to be the King's Highway (later the High Street) that was to be the focus of early settlement. It developed along the line of an ancient routeway that probably originated in the prehistoric era. It followed the natural topography of a ridge that runs west-east and connects with the crossing of the White Cart River at its highest navigable point from the Clyde. During the high medieval period it became one of the most important pilgrimage routes in the country. It appears that, from an early period, Causeyside was another important routeway, leading south in medieval times through the Steward's hunting forest.

William Roy's military map, 1754, showing New St and Orchard St added.

Paisley continued to develop as a regional market centre until the 18th century when a combination of expanding industry and pro-active developers saw the medieval townscape altered and added to significantly for the first time.

This began with the creation of New Street in 1734 and continued with the Sneddon in 1749. In 1750, the abbey grounds began to be redeveloped and the Earl of Abercorn began feuing out the New Town from 1778.

These were significant developments but, although the street names have survived, very little of the architecture of this Georgian phase is left today. The principal exceptions to this are the High and Middle Churches on the west side of the river.

The industrial expansion continued throughout the 19th century, with a marked increase in population. In the south of the town, the opening of the Glasgow, Paisley and Ardrossan Canal in 1810 stimulated development and investment with Canal Street being feued out. The arrival of the railway from 1840 onwards saw the construction of an infrastructure of track and bridges which still defines sections of the town today.

This period saw the construction of many industrial mills and factories, their stacks and chimneys dominating the Paisley skyline by the late-1800s. The largest of these developments were the Anchor Mills and the Ferguslie Mills but, as with the architecture of the Georgian period, almost all of these are lost now with only two or three major elements of the Anchor Mills complex surviving.

Unlike the 18th century developments, the late-

19th century was defined by a programme of major improvements to the existing townscape. The principal element of this was the widening of most of the major thoroughfares, involving the demolition of many of the old buildings.

The process began in the very heart of the medieval burgh with the rebuilding and realignment of St Mirin's Wynd in 1871-1873 to create St Mirren Street. High Street was recast by 1903, including the enlargement of the medieval Cross. It was also largely during this phase that the natural topography was radically re-engineered to lower the land in this area and increase the height of the new St Mirren Street and Dunn Square.

These developments naturally provided the opportunity to rebuild the town centre in an unmistakably late-Victorian fashion, with the result that it is now largely defined by tall sandstone tenement blocks. In parallel with this was the construction of a group of new structures which would sit comfortably in the townscape of a major city: the John Neilson Institution (1852), the Museum, Art Gallery and Library (1868), the Town Hall (1882), the Coats Observatory (1884), and the Coats Memorial Church (1894). During this period, the conservation works at the abbey saw much of it rebuilt and the area of the New Town directly around it cleared of 18th and 19th century structures.

Most of these major projects were awarded to architects from cities like Glasgow, Edinburgh and Belfast. The late-19th and early-20th centuries are significant, however, for the appearance of a group of local architects who produced work of national importance.

Paisley was no longer importing architectural skills, but had an economy which could support their own top class professionals producing buildings such as J. Steel Maitland's Russell Institute and W.D. McLennan's Free St George's Church.

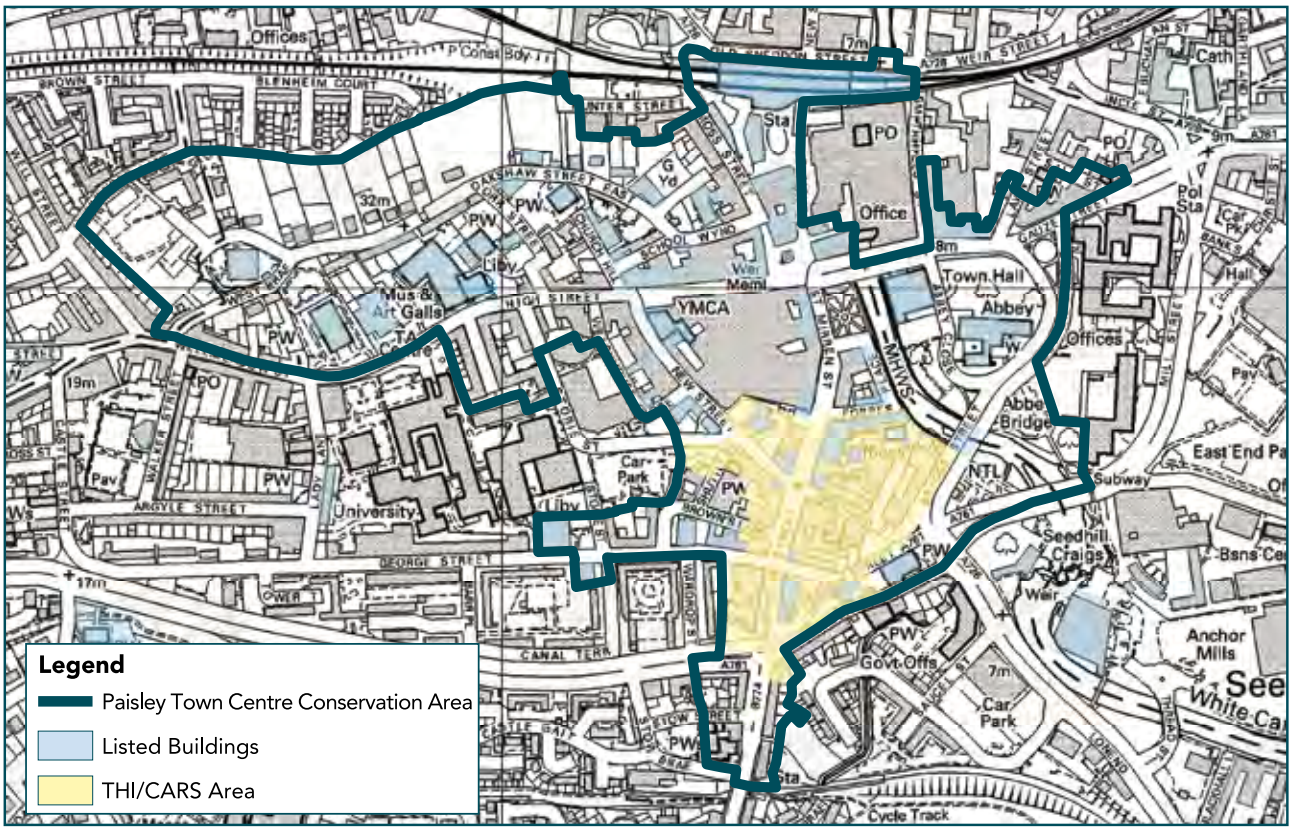
This group of early 20th century buildings is probably the best collection of architecture of the period in Scotland outside of Glasgow and Edinburgh and is a significant element of Paisley's townscape.

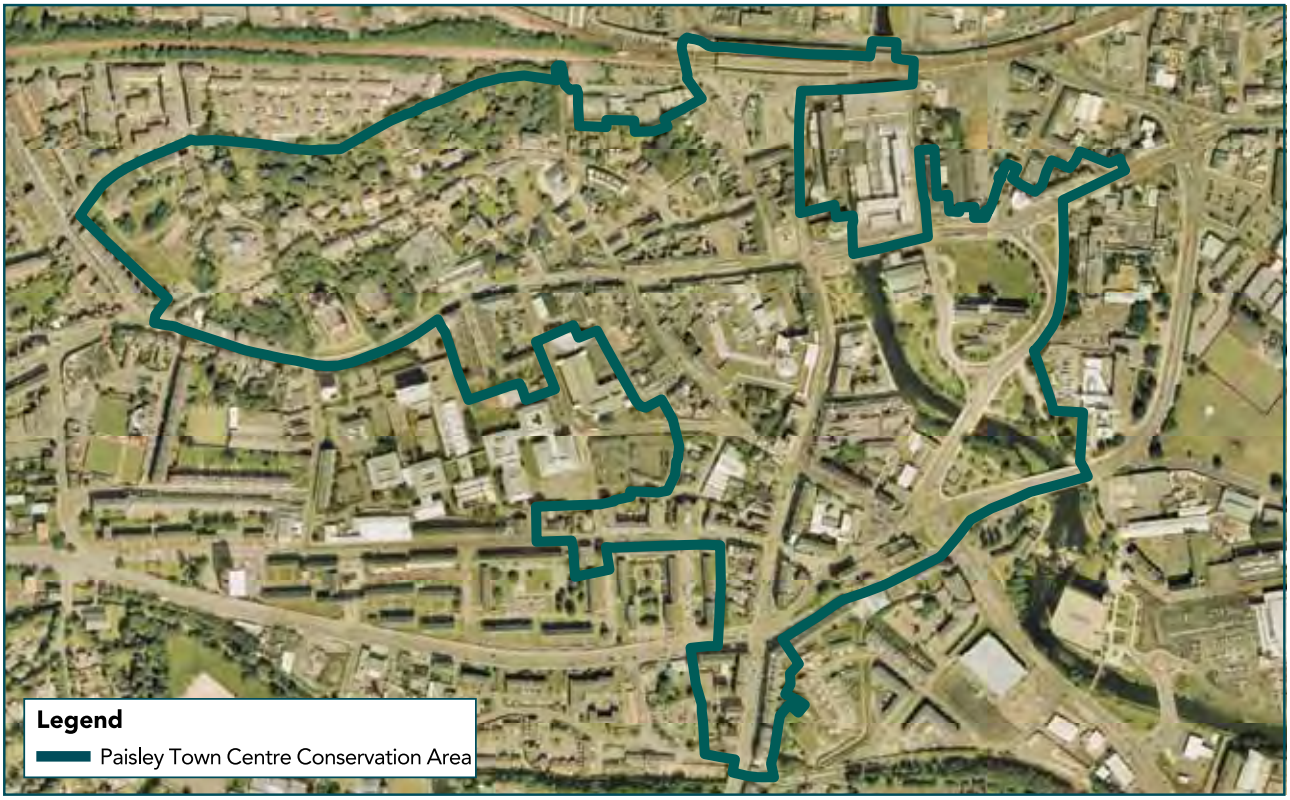
The last phase of major change to the townscape was the redevelopments of the 1960s and 1970s. These had

View from Saucel Hill by John Slezer, 1693.

a double effect: firstly, they removed much of what remained of the 18th century New Town from the east bank of the river; secondly, they imposed a modern road system onto the historic townscape, isolating the abbey and the Town Hall within a ring-road. The construction of the Renfrewshire County Offices and, to a lesser extent, the anomalously large Piazza Centre, has, however, continued the traditional bi-partite form of Paisley's townscape, the open spaces and the monumental buildings on the east bank contrasting with the smaller shops and houses which define much of the west bank.

PAISLEY TOWN CENTRE CONSERVATION AREA





THE DO'S AND DON'TS OF REPAIRS AND MAINTENANCE WITHIN CONSERVATION AREAS

As an owner of a historic property it is important that you not only fully understand the importance of your building but also the way in which future maintenance should be undertaken. The following table provides a simplified list of the general do's and don'ts of maintaining traditional buildings.

Do's	Don'ts
Ensure the building remains wind and water tight at all times	Leave defects unattended
Carry out regular inspections	Conduct repairs without consent
Undertake routine maintenance	Undertake repairs or alterations before seeking professional guidance
Identify defects early using checklists	Attempt to carry out skilled labour yourself
Identify and repair the cause of decay	Employ unskilled workers to carry out repairs
Prioritise Repairs	Undertake unnecessary alterations
Record original details	Introduce inappropriate materials
Use good quality skilled contractors	
Salvage as much original material as possible	
Source appropriate materials	
Use original materials	
Use traditional building methods	
Avoid unnecessary repairs / alterations	
Contact Renfrewshire Council for guidance	
Obtain all necessary Planning Permissions, Listed Building Consents, and Building Warrants	

Property Survey Checklist

Building:

Date:

Interval : General/6 monthly/12 monthly (delete as appropriate)

Elevation: North/South/East/West (delete as appropriate)

External items			
	Defect	**Priority**	**Comments/Defects**
Roof			
Roof slates			
Ridges			
Hips			
Flashings			
Skews			
Junctions			
Other			
Rainwater goods			
Downpipes			

PROPERTY SURVEY CHECKLIST

One of the greatest threats affecting the character of Paisley's historic buildings is the limited amount of proper maintenance and care that is undertaken on a regular basis. Effective and regular maintenance is the best way of caring for your building and in the long term will save money.

A general property survey by the property owner should be carried out not less than every 6 to 12 months. An example Property Survey Checklist is included in Section 5, Other Documents. While undertaking a survey it is beneficial to complete a checklist to record defects or changes within your building. Following storms or other bad weather, inspections of more vulnerable areas such as slating, chimneys and flashings should also be carried out.

The greatest cause of building decay is failure of the roofs and exterior walls. Inspections should therefore be carried out in an orderly manner to ensure that those key areas are surveyed and defects recorded. Working from the top of the building towards ground level on each elevation will provide a more accurate overview of the building. More detailed surveys requiring access to hazardous areas should be carried out by a professional contractor, architect or surveyor to avoid unnecessary risk.

With regular inspections and checklist completion any defects can be highlighted at an early stage and a maintenance programme created. This allows repairs to be prioritised and the cost of maintenance/repair work managed.

PRIORITISING BUILDING REPAIRS

Having carried out a survey and noted any defects or alteration in the buildings fabric it is essential that repair works are undertaken to prevent further damage. Defects should be prioritised to ensure that the faults causing the most damage are repaired first.

The process of prioritising repairs ensures such elements as the building construction remain wind and water tight before less critical repairs are undertaken.

Repair of original features such as chimney pots and traditional sash and case windows should be considered as an important factor of the repair programme, and should not be overlooked as they can easily result in a permanent loss of original detail and character.
To help prioritise building repairs a grading system is often used dividing the repairs into four categories as below:

Priority 1	Emergency	Work requiring immediate attention in order to keep the building wind and watertight.
Priority 2	Urgent	Work to be undertaken within next 12 months in order to prevent deterioration.
Priority 3	Necessary	Less urgent work which will nevertheless still have to be undertaken within next 2 to 5 years in order to prevent more serious problems.
Priority 4	Desirable	Work that will enhance or improve the building's appearance while safeguarding original features.

DEVELOPING A PLANNED MAINTENANCE PROGRAMME

With defects recorded and priority given to essential repair work a maintenance programme can then be drawn up. A maintenance programme can provide a clear indication of the proposed repairs and order in which they should be carried out. This allows repairs to be broken down into manageable stages and provides property owners with an estimated budget for forthcoming work. Planned building maintenance ensures a suitable timescale is given to repair works and reduces the need for costly unplanned emergency repairs.

Section 2 Common Defects

ROOFS

The roof is the most exposed area of a building and even minor leaks can lead to severe problems if left unattended. It is therefore essential that regular maintenance is carried out to ensure your building remains wind and water tight. To avoid risk of injury and further damage to the roof itself, it is recommended that repairs and inspections be carried out by a trained professional. A more detailed professional roof inspection should be carried out every five years or so.

Regular monitoring of internal roof spaces can often highlight problems such as water ingress at an early stage. Correcting roof defects at an early stage can reduce disruption to the roof and lower maintenance costs.

An annual roof inspection should be carried out both internally and externally.

Things to Survey

Slates / tiles
Flashings
Gutters and downpipes
Ridging
Valleys and parapets
Chimneys
Sarking

Things to look for during Survey

Concentrated areas of wetting
Damp patches
Deterioration in fixings
Corrosion of nails
Slipped or split slates
Fungal attack
White staining
Mould growth
Timber decay
Loose and damaged Slates

Things to do

Check for defects
Reputable roofer
Re-use original slates
Match replacement slates
Carry out regular maintenance

Things to avoid

Imported slates
Inappropriate slating methods/styles
Use of poor quality slates
Bituminous treatments
Artificial materials

Slates

The town centre of Paisley contains several public buildings and also tenements which display good examples of traditional slating and are covered with predominantly Scottish and Welsh Slate roof. Slate as a roofing material is heavily associated with the Scottish building tradition because of its ability to effectively shed excess water from the roof. This is due to its respective long-life span and ability to withstand the harsh Scottish weather.

Slate can be reused, dressed and sized into a variety of styles such as fishscale or diamond to provide a decorative roof. Like any natural material, slate can vary in colour and quality from region to region. Although it is often overlooked, the roof's visual contribution to individual buildings and the wider streetscape is vital and key to the protection of your property.

Deterioration

Slate is long lasting if properly cared for, but is naturally brittle and can be damaged by weather, impact damage and general decay.

After a period of bad weather slates may become loose which can be very dangerous for passers by. Similarly strong winds, snow and blown debris can result in additional damage to slates.

Decay can also occur through the natural ageing process or failure within individual components. As slates on average have a lifespan in excess of 100 years it is often the fixings and supporting timbers that usually deteriorate before the slates. This can result in 'nail sickness' (corrosion of the nails and subsequent slipping of slate work). On noticing several slipped slates along a roof line it is recommended that further inspection into the condition of the nail fixings is carried out.

"As a natural material, slate can vary in colour and quality from region to region. Although it is often overlooked, the roof's visual contribution to the building and the wider streetscape is vital and key to the protection of the property."

Slate slippage can also be associated with the natural deterioration of the slate around the nail hole (delamination) or timber decay to the sarking beneath. It is important therefore to fully investigate the cause of slate damage as it may be an indication of a greater defect.

Repair and maintenance work, chimney sweeping and TV aerial maintenance can all increase the risk of broken and cracked slates. Roof traffic should be kept to a minimum to prevent additional damage to slate work and the roof below. The inappropriate use of roof ladders and erection of unprotected scaffolding will increase the likelihood of damage to the building fabric.

Repair of Slate Roofs

When roof repairs are being executed particularly in a conservation area, it is important that local building traditions and methods are respected to avoid damaging the character of the area.

Work should be undertaken promptly to avoid water penetration and further damage to the building. Replacing individual slates is made easier by the common Scottish practice for slates to be fixed in place with a single nail. A skilled slater will be able to carry out isolated repairs without causing widespread disruption of the surrounding roofing. This is a cost effective system and will help assist in retaining as much of the original fabric as possible. If nails are noticeably corroded, they should be removed and copper or good quality stainless steel nails introduced.

Wherever possible, original slates should be carefully salvaged and set aside for later reinstatement. With the closure of Scottish slate quarries the supplies of good quality second-hand slate is diminishing, however reputable slaters will still be able to source good quality

"Slate though long lasting if properly cared for is a natural brittle material which can be damaged by weather, impact damage and natural decay."

replacement slates. Replacement slates should be introduced to less noticeable areas of the roof, with originals being set aside for use in the more prominent areas. Newer slates should match the original building material as closely as possible in type, colour, texture, size and thickness.

For repairs, it is advisable to use natural slate rather than modern roofing alternatives due to its durability, traditional appearance and comparatively long lifespan. When cared for, slate has an expected life span of 100 years while concrete tiles may have a life of only 30 to 40 years.

Only where roofing materials have come to the natural end of their life or repairs are no longer cost effective should the full re-slating of a roof be considered. Generally it is considered that where one-fifth or more of the slates have to be renewed, re-roofing should be considered. When selecting replacement slates it is important to use slates that follow the local building traditions. Introducing foreign slate is not advisable as they are different in appearance, size and colour. Compared to Scottish and Welsh slate, foreign imports are often of a poorer quality. If major re-slating is being considered, contact with the Council should be made as Listed Building Consent or a Building Warrant may be required.

Key defects

Cracking/broken slates
De-lamination of slates
"Nail sick"
Slates slipping
Frost damage

Common problems

Broken slates or tiles
Slipped or missing slates
Vegetation growth
Missing or displaced ridging
Inappropriate foreign slates

Gutters and downpipes

Rainwater goods are an essential way of removing excess water from the roof area and preventing water penetration. It is vital that they are kept in good order.

With the introduction of mass production, cast iron was by far the most popular material used in the manufacturing of rainwater goods because of its long life-span and durability. Scottish iron manufacturers were renowned for their quality of workmanship and production of highly decorative pieces of iron work. Not only do cast pipes provide a service, they are an important building feature that adds continuity and character to the Paisley Town Centre Conservation Area.

Deterioration

Cast rainwater goods are particularly vulnerable from a lack of regular maintenance, insufficient protection during servicing and frost damage. They should therefore be cleared of debris at least once a year.

Defects such as damp patches, both internally and externally, can be an early indication that rainwater goods are failing. Often areas adjacent to leaking gutters develop green staining (algae growth), and where extensive /prolonged saturation has occurred, mould growth will be present on internal ceilings and walls. Left unattended, continual saturation can result in timber and stonework decay followed by the potential weakening of the structure.

It is common for gutters to become blocked with debris such as leaves and moss. During cold periods, trapped water within blocked rainwater goods can freeze, fracturing the surrounding cast iron work. Corrosion of cast iron from water penetration can occur when joints and fittings are left unprotected or the outer paint surfaces remain blistered or broken. The build up of thick paint can also result in blistering and cracking as the cast iron goods expand and contract.

Where defects have been located it is essential that repairs are undertaken promptly as the continual saturation of wall facings and other architectural details with water can result in accelerated decay and

additional maintenance costs. Particular attention must also be paid to concealed timber components, as decay in timber joists can often go unnoticed from the outside.

"It is possible to replace individual sections as matching profiles are often still readily available. The replacement with cast iron sections is seen as a cheaper alterative than the regular replacement of modern materials."

Repairs to gutters and downpipes

As gutters and downpipes prevent water from penetrating the building fabric, it is essential that regular maintenance is undertaken. Property owners should carry out annual inspections from ground level during moderate to heavy rain-fall. A more detailed condition survey by a suitably qualified contractor will inform you of any defects and provide an indication of repairs required.

Gutters should be kept clear and free running to prevent water over-spill onto the face of the building. Where trees are located near to a building it may be beneficial to fit drain covers and wire coverings to downpipes in order to prevent future blockages. Grass and other plant growth must be removed regularly.

When painting cast iron rain-water goods, existing paint work should be brushed down and rusting/ flaking paint removed. Particular attention should be paid to the joints and fixings when painting cast iron goods. To achieve a good quality and avoid premature flaking of the paintwork, several thin layers of paint should be applied rather than one thick coat. If the back of the rainwater goods remain unprotected, corrosion can occur leading to a failure of the system and possible damage to surrounding stonework.

By taking a small paint scrape in an inconspicuous area it may be possible to identify the original paint colour used on your building. If you are unsure on what colour is appropriate, further consultation with the Council should be made as restrictions regarding the colour and type of paint chosen may apply.

Cast iron rainwater goods can often be repaired. This avoids unnecessary removal of original features and replacement with inappropriate alternatives. The removal and replacement of cast iron goods with modern plastic or aluminium alternatives affects the building's appearance. It is possible to replace individual sections as matching profiles are often still readily available. Replacement with cast iron sections is a cheaper alterative than replacement with modern materials. With regular maintenance, cast iron goods have the ability to outlive modern alternatives such as UPVC by many years.

"Rainwater goods should be cleared of debris at least once a year."

Cast iron is readily available in a range of traditional sizes and profiles and can easily be fitted by good slaters or plumbers.

Repair methods should always be explored before considering the removal of any original features. Traditional cast iron can be repaired using techniques such as spot welding, partial replacement and temporary taping. Repair work such as welding is a specialist skill that should only be carried out by a trained professional. These methods should be approved by the council and undertaken in a controlled manner with regards to health and safety.

Chimneys

Chimneys come in a variety of shapes, sizes and decorative styles. Their prominent location contributes greatly to the overall appearance and general streetscape within the Conservation Area. It is therefore essential that a regular programme of inspection is undertaken. Many chimneys have now become redundant, with general maintenance often being overlooked.

Without regular inspection and ongoing maintenance, chimney stacks will weaken and water penetration can go undetected.

Although chimneys may no longer be in use, it is still important that aspects such as the flues remain in good working order as they provide essential ventilation to rooms and the internal elements of the building. Capped or blocked flues can result in the build-up of condensation within the chimney walls, leading to decay.

Deterioration

Due to the exposed position of chimneys, plant growth, weather and impact damage can increase the likelihood of deterioration and even collapse.

> ***"When repairing chimneys original details should always be set aside and reintroduced on completion of repair works."***

Where cement mortars have been used to repoint chimney stacks, freezing and cracking may occur during periods of cold weather. The cracking / splitting of chimney pots is often associated with frost damage due to expansion of water within the brittle material. Localised internal damp patches and brown staining on the chimney breast can be an indication of possible failure within the chimney stack. Without regular maintenance, effects such as flue corrosion from gases can go unnoticed.

Evidence of plant growth on a chimney stack is an indication that mortar joints may be failing and further inspection should be made by a suitable contractor. If left to mature, plant roots will cause pointing to fail, masonry to become loose and eventually result in structural movement of chimney stacks.

Routine works such as aerial installation can also result

in damage to chimney stacks and pots and care should be taken to ensure that unnecessary roof traffic is avoided.

The introduction of inappropriate architectural features such as oversized chimney pots can result in additional pressure being loaded onto the chimney stack. This can cause weakness to the original structure causing failure. Where such defects are identified professional guidance should be sought.

Traditional cast iron ladders often brace chimneys, providing additional support and should never be removed, however, if necessary, new replacements can be manufactured and installed.

Repairing chimneys

It is important that original features are repaired and maintained. Any eroded materials should be removed and any replacements should match the original materials in colour, texture and porosity.

Any exposed cracks or joints should be cleared out and filled. The use of readily available materials such as traditional lime mortar will reduce the likelihood of damage from frost or natural movement. This is due to lime mortar's porosity and ability to allow continual evaporation of moisture. Should structural movement occur within a chimney stack, the affected area must be taken down to a safe level and rebuilt to the original width and height.

In order to prevent the build up of stagnant air within the chimney stack blockages should be opened and a cowl (plastic or metal covering) fitted to encourage air circulation. The cowl will not only prevent water ingress but also stop birds from nesting on chimney pots. The undertaking of annual sweeping will ensure that the chimney remains clear of debris and aids natural ventilation of internal spaces. Additional ventilation is often provided through specific vents often located at floor level. Property owners should ensure that external vents located along ground level remain intact and free from obstruction.

"Although chimneys may no longer be in use, it is still important that such aspects as the flues remain in good working order as they provide essential ventilation to rooms and the internal elements of the building."

Communal roof spaces result in increased roof traffic, therefore it is worthwhile contacting neighbouring properties to identify forthcoming work and consolidate roof access where possible.

Chimney repair works can generate a great deal of mess and therefore open fire places and vents should be temporarily covered to prevent dust and debris from entering rooms. During repair work property owners should ensure that suitable scaffolding and platforms are in place. To prevent unnecessary damage or personal injury repair and maintenance work should be left to professionals.

Skews

Skews are a traditional Scottish detail dating from the days of thatch, when they provided a suitable edging, but are found as a decorative detail right up until the end of the 19th century. Many of the properties in the Conservation Area incorporate skews, often with a carved lower stone (or skew putt) where they meet the front wall.
Poorly maintained skews can be a source of dampness. Water can penetrate open joints on the top face, or defective leadwork where the slates abut. It is therefore important that this part of the building is kept in good order. Well pointed joints should last at least 30 to 40 years, and lead flashings should be inspected annually for damage.

Lead covered skews are particularly unsightly and likely to cost far more than repointing and maintaining the stonework. They should be avoided at all costs. However if skews are being temporarily removed for other reasons, it is possible to incorporate a layer of lead immediately below in order to ensure that no damp can reach the interior. Advice should be sought from an architect, surveyor or contractor before carrying out such work.

Rooflights

Victorian buildings often incorporate simple cast iron rooflights in order to light the attics and provide a means of getting on-to the roof for repairs.
These are frequently in very poor condition, badly affected by rust and with few effective flashings to shed water away.

Things to survey

Mortar joints
Chimney pots
Flashings

Things to look for during survey

Signs of movement
Damp patches internally / externally
Mould growth
Plant / algae growth
Discolouration of surrounding stonework
Eroded masonry / masonry joints

Things to do

Carry out regular maintenance
Quickly identify problems
Attend to defects immediately

Things to avoid

Removal of original features
Cement mortar
Heavy / poorly fitted aerials and satellite dishes
Removal of existing supports such as ladders

Removing the rooflights is a simple and effective solution, but can leave roofs inaccessible for future maintenance. Modern aluminium and timber rooflights are much heavier in appearance and can spoil the historic roofline of the building, however matching double glazed cast metal rooflights are readily available for a modest additional cost and should be used wherever possible. They should be set into the sarking in order to follow the historic lines, and carefully waterproofed with lead flashings all round.

Leadwork

Lead is traditionally used for covering both flat and pitched roofs, and provides essential weather protection to exposed areas such as parapet gutters, chimney stacks, dormers and flashings. Due to its durability and malleable properties lead is hard wearing, and is often used in a decorative manner with scalloped edges or other features

With correct installation and regular maintenance lead flashings / coverings can continue to protect the building's fabric for in excess of one hundred years. Nevertheless it can decay and maintenance is essential.

Deterioration

It is important that regular inspections are carried out as defective flashings will rapidly lead to water ingress, heavy saturation of stone work and unsightly staining of external elevations. Although the effects of failing lead-work can often be visible from ground level (i.e. staining to masonry) it is essential that property owners arrange condition surveys to assess leadwork in more inaccessible areas such as secret gutter systems. Early detection can prevent water ingress and potentially expensive damage to internal accommodation.

"It is important that regular inspections are carried out as a result of defective flashings will rapidly lead to water ingress, heavy saturation of stone work and unsightly staining of external elevations."

Due to the exposed location of lead-work, seasonal changes will result in the repeated expansion and contraction of the material. Over time areas will become weakened with rippling or blistering taking place in affected areas which subsequently fail.
The collection of moss on a roof can not only cause gutters and downpipes to become blocked but also result in the decay of lead-work. Chemical deterioration can occur when water travelling down off slates comes in contact with areas of moss.
Regular water dripping from a mossy roof onto leadwork will result in pitting and potential failure of the material.

Things to survey

Parapet gutters
Secret gutters
Areas around stacks
Areas around dormer windows / roof lights

Things to look for during survey

Splits
Creeping
Pitting
Blistering
Erosion

Problems

Splitting due to thermal movement
Chemical deterioration
Poor quality previous repairs

Things to do

Clean out all parapets, valleys, etc.
Replace using only new lead sheeting
Ensure underlying timber sound

Repairs to flashing and lead

It is recommended that property owners employ a skilled roofer to carrying out repairs to leadwork as poorly fitted sheets can result in creeping on slopes, ill-fitting joints and splitting within thinner areas.

"Modern alternatives to lead such as felt, zinc and bituminous treatments should be avoided as they have a short lifespan and detract from the overall appearance of the roof."

Modern alternatives to lead such as felt, zinc and bituminous treatments should be avoided as they have a short lifespan and detract from the overall appearance of the roof.

Where lead work has failed and suitable repairs are impractical, decayed sections should be carefully removed by a skilled roofer in order to avoid further damage to surrounding materials. Although newly introduced material may appear bright in contrast to original sections, atmospheric exposure will soon dull the sections to a matt grey colour. Work should follow Lead Sheet Association recommendations;
a slightly thicker code of lead should be used in exposed locations.

EXTERIOR

Stonework and brick

There are numerous buildings within the conservation area which are constructed with locally sourced Red and Blonde sandstone, adding to the eclectic mix of building materials. Sandstone is a durable, high quality material which can be carved providing decoration to a building's exterior, and if maintained correctly, can have a long life. Lack of maintenance and inappropriate repairs to external stone walls has a direct affect on the structural integrity of the building and the conditions of the internal spaces. It is therefore extremely important that the original stonework is properly maintained

Deterioration

Common problems regarding sandstone buildings can relate to the use of cement mortars. Due to cement's less porous qualities, damp is held within the stone which can lead to failure of surrounding stonework and future water ingress. In turn, this may lead to expensive timber decay and a reduction in the thermal performance of your building.

All stone or brickwork has a natural wetting and drying cycle. Where a cement mortar has been used, the moisture that would normally evaporate through the breathable lime mortar joints becomes trapped. Water is then forced into the wall construction or directed into the surrounding stonework. Wherever heavy saturation of water occurs, stonework becomes susceptible to frost damage. If water is able to penetrate the building's internal fabric, it can lead to staining, dampness, and more serious defects such as rot.

"Lack of maintenance and inappropriate repairs to external stone walls has a direct affect on the structural integrity of the building and the conditions of the internal spaces."

Key areas of stonework which often show evidence of decay are ledges and parapets. Because water sits on the ledges, the mortar joints weather allowing damp to penetrate. This can usually be addressed by careful repointing and, in extreme cases, a new lead drip or flashing. Particular attention should be made to stonework at ground level as the continual splashing and saturation of stonework with water can result in decay.

Repairs to walls

Although sandstone is a durable material, throughout its lifespan it will require a degree of maintenance. Where property owners leave decaying stonework unattended, the extent of decay will be accelerated and more costly to repair. By using skilled contractors, defective stonework can be suitably and effectively repaired or replaced. However, care should be taken when repairing as accelerated decay of stonework is often due to poor quality repair work.

By carrying out a visual inspection of your building, key areas can be identified and remedial work undertaken. It is necessary to establish the cause of any deterioration before embarking on a restoration programme for stonework. Wherever possible the removal of original material should be avoided. If new material is required, replacement material should match the original. Resin or plastic repairs should not be used during stone repair work, as it often result in future failure and more expensive repairs.

Prior to any restoration work being carried out, it is important to ensure that all architectural details are recorded through photography and/or detailed

drawings. Professional advice should always be taken before carrying out any repairs or restoration to a Listed Building within a Conservation Area.

Repointing

Repointing should only be undertaken where the original mortar has failed and deterioration is occurring. Unnecessary repair work should be avoided due to the risk of damage to the surrounding stonework.
In order to prevent additional damage to the surrounding stonework pointing should be removed manually. Mechanical cutters should not be used in the removal of mortar as it can damage surrounding stonework and increase the width of joints. This can seriously alter the appearance of the building and must be avoided. If the removal of cement mortar will damage stone, it should be left until it has weakened and can be removed more easily.

Adequate time should be allowed for the correct raking out of decayed mortar, as it is at this stage where the most damage can occur. In order to minimise the risk of pointing failure, repointing should be avoided between October and April as there is an increased chance of dampness, frost damage and subsequent cracking. Where such works are unavoidable, newly repointed areas should be covered with protective sheeting and monitored to prevent excessive moisture evaporation.

Mortar

New mortar should be of a weaker strength than the surrounding stonework as stronger mortar can result in stone failure. The use of lime mortars is still widely practised today by skilled stonemasons. A weak hydraulic lime or, in some cases, a non hydraulic lime should be used when repointing all historic stone or brick buildings. To achieve as close a match as possible in colour, texture and strength it is recommended that a mortar analysis is carried out. Samples should be taken from an inconspicuous area with care taken to ensure that the area which is being analysed is of original material. Conservation based companies such as the Scottish Lime Centre can provide advice and detailed analysis of mortar samples.

The introduction of cement repairs is unacceptable in listed buildings and buildings within conservation areas. Although cement repairs may appear to be

a cheaper option at the time, in reality they will accelerate decay and result in more costly repairs being required.

Renders and Harls

Rendering or harling is a traditional Scottish way of protecting masonry from the weather, comprising a wet mixture of aggregate and lime thrown (or harled) onto the wall. Until the late 18th century, most buildings including churches, houses, and castles were harled using traditional lime based mixes and the tradition has continued on more modest buildings right up until the Second World War.

Lime based harling is highly breathable, allowing water to evaporate from stonework, and is an excellent way of protecting old buildings. Modern masonry paints should never be used as these are not sufficiently breathable.

Following the Second World War, cement renders were increasingly used in a range of new types such as pebbledash and roughcast. These look very different from traditional coatings, changing the appearance of our old buildings, and the dense cement can trap water within the walls leading to expensive problems such as rot. Wherever possible such renders should be replaced by softer lime mixes.

Removing Vegetation from Masonry

Vigorous shrubs and small trees such as buddleia and sycamore can quickly become established on ledges and other sheltered spots on historic buildings, growing to a significant size very quickly. Unfortunately the root systems establish themselves in the brick or stone, pushing the masonry apart and allowing water

to permeate the fabric. It is essential that they are removed, however this has to be done carefully in order to prevent damage to the buildings or harm to the workers.

Growth should be cut back carefully, by hand. Under no circumstances should woody stemmed growth or ivy be pulled away, as this can dislodge masonry. Suitable non-staining systemic weedkillers should be applied to the main stems in order to kill the root systems, which must then be cut out carefully from the walls to prevent any possible regrowth. Ivy should never be allowed to grow on walls as it can cause significant damage.

Cleaning Historic Masonry

The cleaning of stone or brickwork is normally prohibited as the process can often result in further damage to the building material. The use of techniques such as sand blasting and power jet washing can result in the loss of original detailing and accelerated decay. Power jet washing can increase the risk of efflorescence (white staining), frost damage and damp penetration, due to the high levels of water being forced into the stonework. All proposed methods of cleaning should be tested in an inconspicuous area first by a trained professional. Any damaged caused by an inexperienced worker may result in irreversible damage. Certain circumstances such as the removal of inappropriate paint finishes or graffiti may require cleaning be undertaken. Under no circumstance should stone cleaning be carried out on a listed building without first seeking professional advice and Listed Building Consent from the Council.

Painting or Chemical Treatment of Masonry

Painting of stone or brickwork is not advised as it can result in additional deterioration and accelerated decay. The introduction of water-repellent solutions should never be applied as moisture can become trapped within the construction and increase the risk of frost damage. In some cases it may be that the original stonework was never intended to be exposed. In such cases where re-rendering or repainting is required to protect the building fabric, guidance from Renfrewshire Council and Historic Scotland should be taken as Planning Permission or Listed Building Consent may be required.

Spalling and Indenting

Through poor stone selection, incorrect construction methods or the use of cement mortar, erosion can occur within sandstone. The use of cement mortar can result in the weakening of surrounding stonework and subsequent spalling (the delamination of surface material). Excessive spalling can not only seriously affect the appearance of a building but also alter the structural integrity. Where large sections of stonework have become weakened, repair methods such as indenting may be required. Indenting is the process in which decayed material is cut back and a new piece of stone is introduced. Replacing decayed stonework with "tiles" is not permitted within the restoration of listed buildings. Decayed material should be cut back to a minimum depth of 150mm, preferably 200mm and if necessary dowelled with stainless steel pins to prevent movement.

Matching stone is available from a wide range of quarries and can be sourced by good contractors. Stone should be matched not just on the colour of the original but also density and porosity, in order to avoid different weathering patterns. Executing such work is a specialist task and should only be carried out by appropriately trained stonemasons. The use of alternative repair methods such as plastic or resin repairs can look unsightly and accelerate decay.

Fittings and Fixings

If possible, new fittings should be minimised and preferably fixed to joints rather than stone. Mild and even galvanised steel corrodes damaging stone forever. It is therefore essential that any new fixings be stainless

steel which is readily available from all good builders merchants.

Brickwork

The same care and attention should be taken when repairing stonework should be made when restoring brickwork. As with stone, brick has a natural wetting zone and moisture should be allowed to evaporate freely. The introduction of rich cement pointing, cement renders and inappropriate paint finishes will increase the moisture content within the brick and lead to cracking/ bulging of the brick's face. Continual saturation from faulty rainwater goods such as defective downpipes can result in the protective fired surface failing and the internal fabric turning to a powder like texture.

Where external faces have failed, repair methods such as plastic repairs and replacement brick facings should not be used as they will fail or cause damage. Bricks that require replacement should be removed carefully and replaced by an appropriate brick matching the original in size, texture, colour and durability. It may be possible to source replacement bricks from an architectural salvage yard however care should be taken to ensure that the bricks selected are suitable for exterior work. It should be noted that original bricks are based on imperial measurements and care should be taken to ensure replacement bricks are of a suitable size to avoid altering the appearance of the property. Good matching new imperial bricks can be sourced from leading brick merchants. Staining new brickwork in an attempt to match the originals should not be carried out. Left to weather naturally the colour variation will become less obvious.

Things to survey

Stone condition
Carved work and details
Mortar joints and beds

Things to look for when surveying

Algae and vegetation
Concentrated areas of wetting
Damp patches internally / externally
Crumbling (spalling)
Cracking or bulging
Salt crystallisation
(white power)

Things to do

Carry out regular maintenance
Check for defects
Investigate any open mortar joints

Things to avoid

Cement mortars
Plastic or resin repairs
Inappropriate cleaning methods
Water-repellent solutions
Wrong kind of stone

Frost damage

Mortar standing proud of masonry
Missing or damaged mortar
Discolouration of surrounding stonework

Key problems

Settlement – bulges / cracks
Open joints
Water stains near rainwater goods
Peeling paintwork
Plant growth
Efflorescence
Spalling

WINDOWS

Although often overlooked, the windows within the Paisley Town Centre Conservation Area illustrate the high level of craftsmanship used during the construction of the historic buildings. The windows provide proportional balance, and unity to the façade and are often key features.

The removal and replacement of such period features with modern alternatives can have a detrimental effect on the appearance of the building, potentially lowering the market value of the property.

The timber used in the construction of the original features was of a higher quality than that used today. Therefore, with regular maintenance and repair work, traditional windows can be repaired and long exceed the lifespan of modern alternatives.

Defects

It is common for only a small area of the window to be affected by decay, for example the cill or joint area. Often this is the result of poorly maintained paint work leading to water penetration and subsequent localised decay, which, left untreated, can result in wet rot.

General maintenance should include the regular inspection of external paintwork, cills, joints and timber as the early detection of decay can reduce the loss of original material. Sash cords and weights should also be inspected to ensure that mechanisms remain in full working order as defective components can apply additional stress to the window frame.

Environmental changes such as the introduction of modern heating appliances can cause the expansion of timber joints. This degree of movement within the timber framing is not uncommon and as environmental conditions level out, movement should end. Gaps can be filled with normal proprietary filler. Where severe distortion in timber components occur, professional advice should be sought as structural movement may have taken place.

Repair

Defective sections of timber can often be repaired at less expense than the replacement of a whole window. The full replacement of an original window should

only be undertaken as a last resort. Where such work is required, detailed measurements should be recorded to enable the full reproduction of original features.

Small areas of decay can be removed and filled before applying new paintwork. Where larger areas of decay affect cills or joints, a skilled carpenter can easily remove and replace defective sections of timber.

Areas affected by movement such as loose joints can easily be repositioned and glued, while specialist ironmongers and window repair companies can provide replacement sash cords and weights in varying sizes.

When contemplating the replacement of original windows it is worthwhile seeking professional advice from a consultant or a firm specialising in their repair. Costs are often similar or even less than more modern alternatives.

Repainting

To prevent timber decay and window components sticking, it is recommended that regular repainting is carried out. Flaking paint should be removed before applying a new coat of paint by rubbing down with fine sand-paper to prepare the surface. This will prevent a build up of paint around the window panes while providing a higher quality finish.

Advice regarding appropriate paint selection can be provided from Renfrewshire Council and Historic Scotland.

Draughts

A common problem often associated with sash and case windows is the ongoing battle with draughts and cold spots around window areas. Although these have a modest effect on heating bills, owners are often unnecessarily concerned that there may be a problem.

"With regular maintenance and traditional conservation techniques, problems such as draughts and condensation can be greatly reduced."

With regular maintenance and traditional conservation techniques, problems such as draughts and condensation can be greatly reduced. A common misconception is that the air penetrating the building filters through the edges of the glass panels. Although this can happen when the linseed putty holding the glass in place becomes brittle, the most likely area for air leakage and heat loss is around the outer box frame and panelling. This can be stopped by ensuring that the traditional linseed oil mastic around the frame is in good condition. Where panelling is being removed, modern insulation materials such as foam can be introduced behind the framing.

Draughts around the sliding sashes can be reduced by having a joiner carefully fit recessed rubber or neoprene seals which will be hidden. These cost far less than installing new windows.

The installation of secondary glazing may be considered where air leakage persists, however this should not be seen as an alternative to carrying out regular maintenance. Unsympathetic secondary glazing can result in the loss of original detail and will greatly affect the overall character of the building. Before carrying out any alterations, guidance on suitable maintenance techniques should be sought and Listed Building Consent sought where necessary. The introduction of heavy curtains and the reinstatement of original timber shutters can also increase thermal efficiency, reducing the level of internal heating required.

Where additional security is required, existing ironmongery can be enhanced with the introduction of new fittings such as sash bolts. Such fittings should not require the removal of any original features or detract from the overall appearance of the window. The refurbishment and use of existing shutters while the property is vacant can also increase security.

Stained Glass

Some properties within Paisley have examples of original features such as stained glass, notably churches. With many pieces dating from the original construction period it is essential that these key features are retained. Where lack of maintenance is evident, key components such as lead cames and support bars may have deteriorated. This reduces the structural integrity within the panel applying additional pressure onto the surrounding glass.

The repair of stained glass is a specialist subject however restoration is easily achievable. Several stained glass restorers are based in Scotland and will be happy to provide advice. Small damaged sections of lead and glass can be replaced without the removal of the entire feature. Painted features damaged by exposure and weather can be restored, although consent will be required from the Council. It would be best to check

any requirements with Listed Building Consent prior to making changes to stained glass.
Imitation stained glass comprising glued lead and coloured plastic are of poor quality and limited lifespan; they should never be used to replace original stained glass.

Things to survey

Fittings
Joints
Cills
Sash cords
Weights

Things to look for during survey

Concentrated areas of wetting
Damp patches internally / externally
Flaking and peeling paint
Broken/damaged cords
Break down of glue
Wet rot

Things to do

Carry out regular maintenance
Check for defects
Regular redecoration

Things to avoid

Damage to original glass
Damage to ironmongery
Plastic repairs
Build up of paint
Use of silicon sealants

DOORS

Original doors are important features of historic buildings. Their removal and replacement with mass-produced substitutes significantly alters the character of a property. The quality of timber used in the construction of period doors was far superior than the timber used today therefore attempts should be made to salvage these significant original features. Property owners should ensure that regular repairs and maintenance are carried out so that original period features will remain in place for future generations to appreciate.

In recent years it has become fashionable to remove original doors for stripping. This process of dipping doors in an acid solution can weaken joints, raise the natural grain of the timber, and is unadvisable. Sand blasting to remove unwanted paint can also damage the surface of the timber and result in a dull finish.

Hinges can often become loose due to the enlargement of screw holes. To cure this, larger screws should be used or the realignment of hinges should be considered.

A sticking door is often the result of simple seasonal swelling and not a major problem. Restricted planing and sanding may be required where jamming persists. Care should be taken to ensure that excessive planing is not carried out as this can result in unwanted draughts and loss of original material. If sections are being affected by shrinkage, it may be possible for panels to be repaired by skilled joiners using traditional repair techniques, including gluing and piecing-in.

"Original locks and hinges add to the character of the property and should also be retained. With general maintenance and regular oiling fixtures should remain in good working order."

Doors suffering from distortion can benefit from an additional hinge being introduced or the careful realignment of existing hinges. In the case where substantial warping has occurred, specialist advice should be taken before alterations are made.

Timber decay in doors is normally located at two key points; unprotected joints and areas in contact with the ground. It is important that particular attention is paid to these areas during general surveys.

To prevent timber decay within these areas, repainting is required in order to reduce water penetration. It is important to ensure that the underside of the door receives a regular coating of paint along with the sides and top sections of timber. Flaking or blistering paint should be scraped back to a sound level before being given a light sanding to remove any raised areas before reapplying paintwork. The choice of paint used on external doors can affect the overall appearance of a street therefore careful consideration should be taken. If unsure on which colours would be appropriate for use within the conservation area the Council can provide guidance.

Where the level of decay has passed the point of simple filling and repair, a skilled joiner or carpenter can remove the affected area of timber and splice in a piece of well seasoned timber. Care should be taken to ensure that replacement timber matches the original. Further advice can be sought from the Council

Repair should always be undertaken first, turning to replacement as a last resort. When the original fabric has passsed the point of repair, photographs and

detailed measurements should be taken before its removal from site. The removal of any original feature from a listed building should only be undertaken with the approval of the Council. Wherever possible, original door furniture such as knockers and letterboxes should be retained, restored and reinstated. Original locks and hinges add to the character of the property and should also be retained. With general maintenance and regular oiling fixtures should remain in good working order.

Things to survey

Fittings
Joints
Hinges
Frame

Things to look for during survey

Concentrated areas of wetting
Damp patches internally / externally
Flaking paint
Expansion of joints

Things to do

Carry out regular maintenance
Check for defects
Regular redecoration
Retain and reuse old ironmongery

Things to avoid

Damage to original glass
Damage to ironmongery
Plastic repairs
Build up of paint
Use of Plastic/Silicon sealants
Replacement with mass-produced doors
Stripping doors
Sand blasting

GENERAL ITEMS

INTERNAL

Plasterwork

Many of the public and tenement buildings within the Paisley Town Centre Conservation Area have ornate plaster cornicing, roses and other decorative features which form an important part of their special interest. These should be retained wherever possible. Lime plasters are highly breathable and also allow walls to breath, helping prevent dampness and rot.

Traditional lath and plaster has a lifespan of around 100 years. Failure is normally due to delamination and loosening of the plasterwork, resulting in cracking. In particularly ornate or important buildings this can be preserved and refixed, however in more modest work the most cost effective solution may simply be to remove and replaster in a matching mix. Modern gypsum based plasters should not be used over lime plaster or on old timber laths. A number of local plasterers are familiar with these traditional techniques.

> ***"Failure is normally due to delamination and loosening of the plasterwork, resulting in cracking."***

Cornicing was traditionally either cast in place using shaped profiles or, during the latter part of the 19th century, in a workshop using moulds. Good plasterers and specialist manufacturers still produce this cornicing today, using traditional techniques, and can match damaged sections exactly in order to allow accurate replacement. Modern substitutes such as polystyrene are poor quality and should never be used in historic buildings.

Paints

Traditional buildings rely on the walls "breathing" in order to prevent the build up of dampness and hence problems such as staining or even rot. However modern emulsion paints are not breathable and so can either trap the moisture within the wall or even peel away. Where problems exist, owners should consider removing modern emulsions and applying more breathable traditional paints which are available from a range of sources including the Scottish Lime Centre.

19th century gloss paints traditionally incorporate lead-based pigments which can be harmful if the dust is breathed or ingested, particularly to small children. Older paint finishes must therefore always be removed by heat guns and scraping, rather than sanding. Some finishes can be flammable and special care should be taken. Wherever possible paints should be replaced with breathable traditional finishes or modern microporous paints.

Fireplaces

Fireplaces are an important decorative feature in many historic properties, and form part of the listing in Listed Buildings. They should never be removed without Listed Building Consent.

Where a fireplace is to be reused, it is important to check that the flue is in full working order and that no potentially dangerous gasses can seep into rooms. Have a competent chimney sweep or building contractor sweep and smoke test the chimney. In many cases, particularly if a gas fire is to be installed, special flue liners must be installed following which the original fireplace can be easily refitted.

Wall Tiles

Many of the public and domestic tenement properties in Paisley have tiled areas in public entrances and may even have tiled fireplaces. These features add greatly to the historic importance of the buildings. Tiles are extremely hard and durable. However, they are brittle and vulnerable to impact damage. Once breakages have occurred and some pieces are lost, disintegration and full loss can happen very quickly. It is important to monitor the condition and adhesion of tiles and carry out patch repairs to avoid complete loss of tiled areas. Modern tiles sizes are not the same as old tiles but often new tiles can be cut to suit. Exact matching of tiles can be achieved but it is advisable to seek specialist advice from conservation architects or Historic Scotland before embarking on a major repair project for wall tiles.

Insulating Historic Buildings

The most effective way of reducing heating bills in historic properties with a sloping roof is to insulate the

attic. A variety of different materials exist, however where access is difficult mineral wool insulation is available in rolls and in a variety of thicknesses and widths to suit most properties. A depth of 200mm should be sufficient.

When installing insulation or flooring a loft, it is absolutely essential that there is ventilation from the eaves; failure to do so can result in condensation, dampness, and even rot. Make sure that insulation does not block existing inlets and if none exist, consider fitting discreet grilles or inlets.

Fire Safety in Historic Buildings

Around one major historic building and numerous other older properties are lost to fire every month in Scotland. Fire is a major risk to life and to our built heritage. Prevention is vital, however it needs to be managed in a sensitive and systematic way in order to avoid damaging the very buildings we are trying to protect.

Reducing the risk of fire can often be very simple and cost effective, especially in residential properties; installing a smoke or fire alarm system, fitting concealed door closers, and providing discreet smoke seals around original panelled doors are all common ways of protecting the public.

Professional advice should always be sought on how best to upgrade properties; Strathclyde Fire Service will be happy to provide advice to property owners.

Rising Damp

Rising damp is frequently identified as a problem in historic properties and expensive chemical treatment often undertaken. This may be necessary and can result in major disruption for property owners.

Before the Second World War, most properties were built in solid brick or stonework, and the main barrier against water penetration was the condition and pointing of the external brickwork. Damp proof courses of slate, or occasionally lead, were incorporated just above ground level in order to prevent rising damp reaching the interior of the building.

The first step should therefore be to identify whether it is rising damp, which rarely rises more than 300-

400mm above ground level, or from another source such as leaking gutters or pipework. Ensure that all masonry is in good condition in order that water cannot reach the inside of the building.

Another frequent cause of dampness is bridging of the original damp proof course due to a gradual build-up in garden, paving, and road levels since the property was built. The finished ground level should be at least 150mm below the damp proof course in order to prevent splashing and other problems. Where necessary ground levels should be reduced and, if the problem persists, consider laying a land drain around the exterior. This will often be more cost effective that chemical treatments.

Where dampness persists, there may be a need for injected chemical treatments however owners should be aware that their effectiveness varies depending upon the type of stone or brick and the skill of the contractor. It may also be necessary to drill holes on the outside of the masonry, and advice should be sought from the Council regarding the need for permission.

Dampness can also occur in floors; air bricks ventilating the space between the ground floor and the ground

may have become blocked, leading to condensation, whilst older stone or concrete floors may not have incorporated a suitable damp proof membrane. If reopening vents does not work, then replacing older floors with concrete may be acceptable but this is likely to be expensive.

Basements

Basements traditionally relied upon "tanking", a dense layer of bitumin or similar materials placed on the out face of the walls, in order to prevent dampness. Over time leaks can develop, leading to dampness and staining. Tanking can be replaced, however this is an area where professional advice is essential and owners should contact an architect or surveyor in order to discuss the best way forward. Dampness can also be due to condensation. Basements are often poorly ventilated, leading to a gradual build up of moisture and mould. Improving ventilation may improve this without the need for expensive remedial work

Timber Repairs and Treatment

Outbreaks of rot or insect infestation are not uncommon in old buildings through a combination of dampness, ineffective maintenance, and general age. If left unchecked, they can rapidly result in very serious structural problems and very expensive repairs. It is therefore absolutely essential that they be remedied as soon as they are discovered.

Outbreaks of wet or dry rot should be dealt with by identifying and remedying the underlying cause; even comprehensive chemical treatment will not work if the source of the dampness is not stopped. Leaking parapet gutters, blocked rainwater goods, and poor ventilation must all be addressed. Most rot will die off completely in dry conditions, although where timbers are built into walls this may take some time.

Advice on appropriate treatment should be sought from specialist contractors, however they should be instructed to adopt a sensitive approach. It is no longer considered necessary to remove large quantities of plaster and timberwork. Only directly affected timbers should be cut out and replaced. Fungicidal treatments should be used sparingly and must be non-toxic for the buildings occupants. Where insecticides are being applied, they should be water-based and colourless in order to ensure that there is no damage to historic surfaces.

Where bats or other protected species occupy a building, the law requires that owners consult Scottish Natural Heritage before undertaking any work as the chemical treatments may be toxic

Electrical Wiring

Older buildings usually have a mix of wiring of different ages; modern pvc coated wiring was introduced when square pin sockets began to be used but only has a lifespan of 25 to 30 years, whilst older rubber coated wiring can go brittle and result in a significant safety risk. It is essential that property owners have the wiring in older properties checked by a qualified electrician in order to ensure that it is in good order.

"Fungicidal treatments should be used sparingly and must be non-toxic for the buildings occupants."

Central Heating

Properties that do not have central heating and rely on open fires or electric heaters, are very inefficient in terms of their energy use. These are usually replaced with modern systems as part of any upgrading. This needs to be done carefully in order to avoid damaging properties; installers should be instructed to minimize cutting of joists, removal of plasterwork, or covering decorative features. If original cast iron radiators exist these can often be cleaned and reused with modern boilers and pipework.

When heating is first introduced in an historic property, some shrinking of old linings and timberwork can occur as the humidity levels reduce. This process can take 6 to 18 months, and should not be a cause of alarm.

EXTERNAL

Boundary Walls, Gates, and Railings

Some buildings within Paisley have cast iron railings or other similar decoration, most notably around public buildings.

Back courts and gardens are quite different. Traditionally these are separated by tall walls of sandstone, rubble or brick. Because they are exposed to the elements on all sides, these walls are much more susceptible to weathering than those of buildings and require more frequent maintenance.

Copes – often locally made terracotta – should be firmly bedded and tightly jointed in order to shed water away from the wall. Mortar joints between the bricks and stones must be kept sound, and repointed as required. Any loose or defective sections of wall should be carefully taken down and rebuilt.

Particular attention should be paid to shrubs, trees, and ivy next to or on boundary walls. Root systems can disturb foundations, leading to settlement or collapse, and vigorous plants such as buddleia can quickly become established in open joints or loose copes.

External Drains

Many of the historic properties in Paisley town centre still use the original Victorian drains, and these will often be in poor condition after a century or more of continuous usage. Blockages and collapses are not uncommon, and can saturate or even wash away the surrounding soil leading to structural movement and settlement.

Owners should identify the position of manholes, main pipe routes, rodding eyes, and gullies in order to allow easy access and allow defects to be identified at an early stage.

As a general rule, drains should be rodded clear every 5 to 10 years in order to clear away debris and identify any blockages. Do not power wash unless absolutely necessary, as the high pressures can cause considerable damage to traditional fireclay pipes.

Lightning Conductors

Lightning strikes are a surprisingly common cause of damage to historic properties. Numerous properties, such as, The Abbey and Town Hall have corner towers or tall roofs which might be susceptible to damage and advice should be sought from specialist installers.

Existing lightning conductors must be tested every two to three years in order to ensure that the electricity is conducted safely away and cannot harm people around the building. Older conductors of bare copper often have broken or corroded sections and should be repaired or replaced to prevent problems.

Common Repairs

Responsibility for common repairs is usually set out in the title deeds, with all owners bearing a proportion of the cost of any essential works to parts of the building such as the roof or outside walls. This can vary from property to property, and it is important that you check your deeds before progressing.

In many cases, such arrangements have operated satisfactorily for many years. The provisions in title deeds have allowed many buildings to be maintained in good repair for over a century. More modern title deeds often have very comprehensive and quite sophisticated provisions.

However some title deeds, particularly in older tenements, do not include a comprehensive management scheme which provides for the efficient management and regular maintenance of the tenement. Even if, for example, the deeds set out how the costs of maintenance of the common parts of a building are to be divided among the owners, there may be no procedure set out for the owners to take collective decisions to undertake the work.

In these circumstances the recently introduced Tenements (Scotland) Act 2004 makes provision for changing the deeds, introducing a tenement management scheme, and resolving disputes. It can also help prevent one owner holding up work which is essential to the maintenance of the property. Fuller details are available from the Council or from your solicitor.

Structural Movement

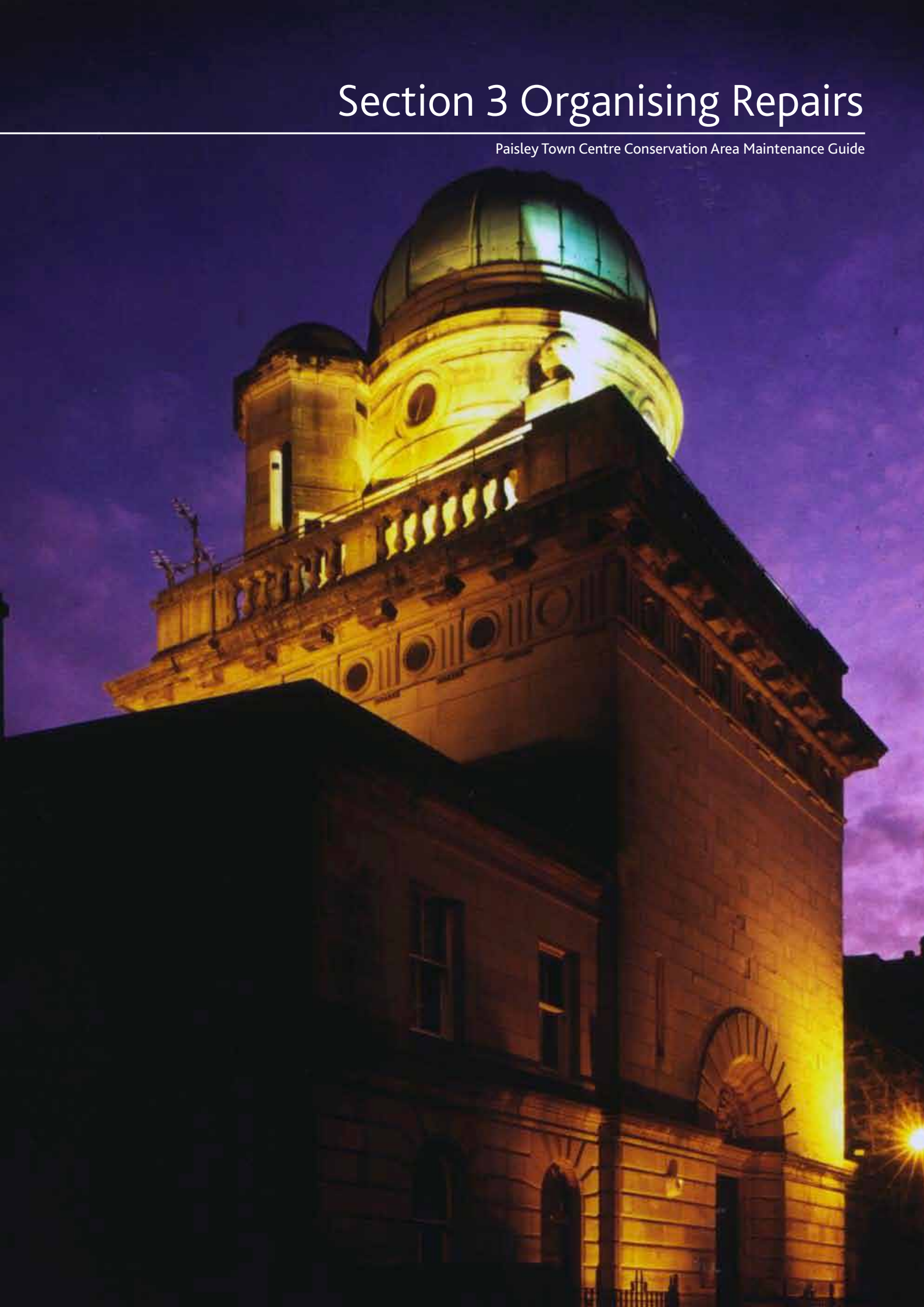
Where structural movement has occurred or believed to be active within a building professional structural advice should be sought immediately.

Organising repairs can often seem a daunting process; however there are four basic steps which need to be taken

- Identify the work necessary as set out in Section 2 of this guide
- Seek consent
- Raise funding
- Find a suitable contractor

This section of the report looks at each of these and summarises the main points which you should keep in mind.

Section 3 Organising Repairs



ARRANGING CONSENTS / APPROVALS

It is very important that owners and prospective purchasers of property understand the implications of any listing or other restrictions that may apply to permitted development rights with the Paisley Town Centre Conservation Area and the THI Area. These can affect the type of changes that can be done to properties.

Before carrying out any work on any property within the conservation area and the THI area always contact Renfrewshire Council, Planning and Transport Services on 0141 842 5811 or pt@refrewshire.gov.uk.
If the property is listed, alterations may require Listed Building Consent and therefore allocate sufficient time to obtain all consents before starting any improvement work to your property.

Works such as alterations and minor repairs may require Listed Building Consent and therefore allocate enough time prior to the start of your maintenance program to obtain it. The Council can provide advice and guidance regarding all aspects of repair and maintenance to buildings within properties.

GRANT ASSISTANCE

Grant may be available from Renfrewshire Council, or other grants from bodies such as Historic Scotland and the Heritage Lottery Fund towards the repair and maintenance of buildings in the Conservation Area. All works must be approved and you must be in receipt of a formal letter offering grant before any work is undertaken. Many of the available grants are conditional (e.g. the grant may be revoked if there is no evidence of completed repairs) so it is advisable to check the terms and conditions with the grant giving authority.

Further information regarding grant and loan assistance for the restoration of historic buildings can also be found on the Funds for Historic Buildings website. This can be viewed online at www.ffhb.org.uk

SETTING UP A MAINTENANCE FUND

Working with a maintenance programme will enable you to estimate annual maintenance costs and help avoid unexpected repair costs. It will help you organise and prioritise your repairs so that the work can be undertaken in affordable, beneficial stages. (Refer to Developing a Planned Maintenance Programme, Section 1).

It is always worthwhile setting up an emergency repair fund for those unexpected repairs that may crop up.

If you live in a shared building it may be worthwhile to set up a joint maintenance fund for common or local repairs, allowing you to share the costs with neighbours. Each neighbour pays into the fund guaranteeing that subsequent owners will keep up the payments if they decide to sell.

INSURANCE POLICIES

It is strongly advisable that every property owner should have adequate insurance for their property. If you are living in a building with common or shared parts, building insurance is mandatory. If your property has been damaged through natural accidents e.g. flooding, fire or storm you may be able to claim back some or all of the repair costs against your building insurance. It may also be possible to claim back repair costs from property damage caused by another party e.g. (burst pipe). However, if you are applying for routine repairs or if your property is found to be in a neglected state your insurers may refuse your claim.

FINDING THE RIGHT HELP / ORGANISING REPAIRS

If you assess that there are areas of your building that need to be repaired, it is important that you get a professional opinion to inform you of the cost and extent of the work required. You should not attempt to undergo any repairs yourself, though it is advisable that you produce your own maintenance programme. Although costly, getting an architect or surveyor to survey your property may reduce overall time, will help you organise contractors and may insure that the repairs last longer. Before choosing a contractor, tradesman, surveyor or architect to assess and repair your property you should check if they have relevant experience, are familiar with local conservation techniques, what their respective fees are, how the fees are broken down and, where possible, you should view previous examples of their work.

CHOOSING A CONTRACTOR

It is important to ensure that the work being carried out on historic buildings is to a high standard and undertaken by a contractor with conservation experience. Where possible a local contractor should be appointed as they will be aware of local building techniques and traditions.

It is common for contractors to provide quotes for proposed work along with references illustrating that they have the relevant experience to carry out work on listed properties. Don't be afraid to check references and view previous examples of their work before accepting quotations.

HEALTH AND SAFETY

Construction is a high risk industry. Every year many people – both professional contractors and private property owners – are badly hurt or even killed whilst carrying out work. Those responsible for the accidents can also find themselves criminally liable. It is therefore essential that you ensure that appropriate steps are taken to protect yourself, workmen, and the general public.

Chimneys, roofs, gutters, and other high level building fabric are a very real safety risk and one which you are likely to encounter within the Paisley Town Centre Conservation Area. Falls from height account for 50% of all deaths in the construction industry in Britain; falls from roofs, through fragile materials such as rooflights, from ladders, or from parapets are all commonplace.

The public can also be at risk from work; falling materials, debris, unauthorised access, and vehicle accidents occur all too often. Buildings within the Paisley Town Centre Conservation Area are usually immediately adjacent to pavements and roads, with a large number of people passing every day. A sensible approach to public safety is essential.

Because of the age of the properties in Paisley, it is certain that at least some will contain asbestos. If you suspect that asbestos exists, seek expert advice immediately. Under no circumstances should you attempt to cover it up or remove it yourself, as this could have very serious health consequences.

GETTING PERMISSION

Listed buildings

The planning system provides additional protection for buildings of special architectural or historic interest. Particular regard is paid to good examples of building types or styles, technological innovation, planned streets, the works of well known architects, sites associated with important historic events or people, and distinctive local designs.

Key Points

1. Carry out a risk assessment before undertaking any significant work to your building. What are the risks involved? Who is affected? What could go wrong? If in doubt, seek advice from an architect, surveyor, building contractor or the Health and Safety Executive.

2. Do not try and undertake potentially dangerous work yourself. High level works, particularly to roofs and chimneys, present many hazards to the unwary.

3. Ensure that only competent, skilled professionals and building contractors are involved. Ask about their approach to safety, whether they have had any accidents or enforcement action against them in the past, and check their references.

4. Make sure that the project is properly resourced. Has the contractor allowed enough money for essential safety measures such as scaffolding, access towers, or security fencing? Are the public adequately protected?

5. If you see unsafe practices on your site, stop the affected work immediately until additional safety precautions are taken. In the event of an accident, you may be liable as well as the contractor.

Properties are listed under three categories:

Category A -
Buildings of national or international importance, or very fine little-altered examples of particular styles and periods.

Category B -
Properties of regional importance, or more important examples of particular styles and periods which have been altered.

Category C -
Buildings of more local importance, including traditional buildings which are part of a group.

Listing covers not just the outside of a building but also interior features such as fireplaces and other decorative elements. It may also include additional structures immediately around the listed property such as outhouses, garages, walls, statues, or ornamental garden features

Listed Building Consent

Listed Building Consent is required from the Council for any alteration that may change the building's appearance or historic character. It can apply to alterations as small as the installation of new guttering, alarm boxes, or satellite dishes. The intention is not to prevent development, but to ensure that it is sensitive and in keeping with the existing building or streetscape.

It is an offence to carry out works to a Listed Building without consent, punishable by a fine or even imprisonment. Local authorities may issue enforcement notices requiring that the work is removed and the building returned to its original condition. Should the owner or occupier of the property fail to comply, then the local authority can carry out the work themselves and recover the costs.

Conservation Areas

Conservation Areas are districts of special architectural or historic interest which the local authority wishes to preserve and enhance. In particular they are used to protect important groups of buildings, open spaces, planned towns and villages, street patterns, and historic gardens. Trees and other features such as designed gardens are all protected. There are currently over 600 such areas in Scotland alone, safeguarding some of our most important historic towns.

Local authorities must pay special regard to the character of the conservation area when considering any applications for planning or Listed Building consent. Unlisted buildings cannot be demolished without Conservation Area Consent (similar to listed building consent).

The Council has prepared a Conservation Area Appraisal which sets out the character of the Conservation Area, and identifies those features which should be preserved. Additional controls known as an Article 4 Direction also apply. This requires permission to be obtained for minor works such as alterations to gates, walls, fences, the erection of garages, sheds, porches, storage tanks, windows, and the colour of external paint work.

Building Warrant

If you propose to erect a new building, to alter or extend, convert or demolish a building, you will normally require a Building Warrant from the Council and ensure that the works comply with the Technical Standards (commonly called the Building Regulations). These are legal requirements laid down by the Scottish Government to provide reasonable standards for the purpose of securing the health, safety, welfare and convenience of people in and around buildings, for conserving fuel and power and for furthering sustainable development.
If work has been carried out without permission, as was common in the past, any retrospective application must comply with current regulations. As the regulations are constantly improving, it is highly unlikely that unauthorised work will be able to meet standards and property owners should ensure that all work obtains a warrant before starting.

STATUTORY NOTICES

Repairs Notice

Owners of Listed Buildings are responsible for the repair and maintenance of their property, just like the owners

of any other buildings. If the owner fails to keep a Listed Building in a reasonable state of repair, the Council has three options available:

- It can carry out particularly urgent works to unoccupied buildings itself, and recover the costs from the owner.
- It can serve a Repairs Notice. If the owner fails to comply with this the Council is entitled to serve a Compulsory Purchase Order for both the building and any neighbouring land required for access or management.
- If an owner has deliberately neglected a building in order to seek its demolition and redevelop the site, the Council can buy the building at a price which excludes any development value.

The Council's Building Standards Officers can also serve a notice requiring properties to be brought into a reasonable condition.

Dangerous Buildings Notice

There is a duty of care upon the owners of all properties to ensure that their buildings do not present a safety hazard. Should they fail to do so, then the Council is obliged to serve a Dangerous Buildings Notice setting out the work necessary to ensure public safety. This may include preventing public access to the building and surrounding land, or where this is not practicable essential repair works or even demolition. Should the owner fail to do so then the Council can carry out the work and recover all reasonable costs.

Enforcement Action

Planning permission is required for most development that takes place. Sometimes, however, work is undertaken without planning permission or permissions are not kept to. Renfrewshire Council has power to act in such cases.

The Council will investigate breaches of planning control, which can include:

- work being carried out without an approporiate planning consent;
- not following conditions imposed by a planning consent;
- and not following plans approved by a planning consent.

The purpose of planning enforcement is to resolve the problem rather than to punish the mistake. Action can involve negotiating a solution, asking for a retrospective planning application to be made, or more formal action such as the issue of an enforcement or a breach of condition notice. Failure to comply with an enforcement notice can result in prosecution or a fixed penalty notice being issued.

The Council has set down the procedures, its service standards, and contact details in its Charter for Planning Enforcement. This is available from Planning and Transport Services, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley PA1 1LL, or online at www.renfrewshire.gov.uk.

Section 4 General Information

GLOSSARY

Access Tower	Lightweight aluminium or steel tower which can be used for smaller maintenance and building work. Requires bracing or ties for stability.
Air Brick	Fresh air inlet, usually below the floors but sometimes directly into a room.
Artificial Stone	Man-made blocks of concrete with resins, crushed stone, and other additives. Not suitable for use in historic buildings.
Ashlar	Smooth–faced stonemasonry
Balustrade	The handrail and supporting timber or cast iron posts at a stair or balcony.
Bargeboard	Projecting timber fascia at the junction of a roof and a gable.
Cames	A piece of shaped lead used to hold sections of glass in place
Casement	The opening part of a side hung or pivoted window.
Chimneystack	A number of chimney heads grouped together in one structure
Chimneyhead	The top area of chimney, including the copes and pots.
Cills	Projecting pieces of timber, stone, brick, or tile at the base of a window which throw water away from the wall below.
Chimney Pot	Traditional terracotta pots venting the smoke at the chimneyhead.
Close	The common entrance and staircase to a tenement or similar flatted property.
Collars	Horizontal timber between rafters, usually at high level, essential in preventing movement and damage.
Copes	A course of stones running along the top of a wall
Cowl	A metal, ceramic, or fireclay hood over the head of a chimney pot.
Dormers	A window that projects from the slope of a roof, bringing light to the internal attic space
Downpipes	The vertical pipes connecting the gutters with the underground drains.
Dressings	Projecting or ornate stonework around doors, windows, eaves, and other prominent parts of a building.
Dwang	Timber strutting between joists in order to prevent twisting.
Eaves	The lower horizontal edge of a roof where it meets the walls, usually supporting the gutters. May be overhanging or flush.

Façade	Any external elevation of a building, usually the front
Fascia	Timber or plywood face, usually at the eaves or the bargeboard
Flashing	Lead sheets used to provide additional weatherproofing to external elements often in a decorative manner.
Gable	The end wall of a property, often with a chimney located at the apex
Guttering	Half round, open-topped pipework around the base of the roof to carry rainwater away from the walls.
Haffit	The side face of a dormer window.
Harling	Traditional Scottish render applied to the outer surface of a building for increased weather protection
Hardwood	Timber from slow growing, deciduous trees which is hard wearing and durable. Examples include oak, teak, and mahogany.
Joists	Timbers supporting a floor
Lime mortar	Traditional lime and sand mix used between areas of stone and brick during construction; types include putty, hydraulic, and non-hydraulic. Cement should never be added.
Linostone	Proprietary plastic repair system where sand is thrown onto an adhesive in order to mimic the appearance of stone; not suitable for use on historic buildings.
Lintel	Horizontal timber, concrete, or stone beam bridging an opening and carrying the load above.
Masonry	Stone (usually stonemasonry) or brickwork
Oxters	Vertical timbers in a roof truss, helping support the rafters.
Parging	A fillet of cement, often applied between slates and skews in order to prevent water ingress at the junction.
Pointing	The process used to apply mortar to exposed masonry or brickwork joints
Rafters	Sloping timbers supporting the roof, part of a roof truss.
Rails	The horizontal sections of a door
Render	Lime paste applied to walls for increased weather proofing
Rhones	Gutters.
Ridge	Located at the top of a roof structure adjoining the rafters, diagonal components of a roof truss
Riser	Vertical face of a step

Rodding Eye	Access point, usually circular, allowing cleaning of drains.
Roof Truss	The timbers supporting the roof, including strutting, collars, oxters, and ties.
Sarking Boards	Laid on the rafters providing support to slates
Sash	The opening or sliding section of a sash and case window
Sash and Case	A traditional windowframe using two parallel frames where the upper and lower units operate in an independent vertical motion
Scaffolding	Temporary framework of steel tubes and timber boardings in order to provide access to building work. Scaffolding should be tied securely into a building or other means of support.
Stile	Vertical timbers at the edges or centre of a door.
Skew	Sloping or shaped stone finishing the gable. The lowermost stone often projects from the face of the wall and is called a Skew Putt
Soffit	The underside of a ceiling, balcony, or eaves.
Softwood	Fast growing timber such as pine which is softer and less durable than hardwoods such as oak. Species include Yellow Pine and Douglas Fir.
Stringcourse	Stone course or moulding projecting external from the building's façade
Threshold	Timber, stone, or occasionally tiled section at the base of a doorway.
Tread	Horizontal face of a step
Valleys	A sloping gulley or gutter between two roofs, usually lead lined.
Wally Brick	Porcelain or ceramic faced bricks, often found on rear elevations
Weatherbar	Projecting timber at the base of a door which throws water away.

USEFUL CONTACTS

Renfrewshire Council,
Planning and Transport Services
Renfrewshire House,
Cotton Street
Paisley
PA1 1LL
Tel: 0141 842 5811 / 5822
Fax: 0141 842 5040
Web: www.renfrewshire.gov.uk
Email: pt@renfrewshire.gov.uk

Historic Scotland
Longmore House
Salisbury Place
Edinburgh
EH9 1SH
Tel: 0131 668 8600
www.historic-scotland.gov.uk

The Scottish Civic Trust
42 Miller Street
Glasgow
G1 1DT
Tel: 0141 221 1466
Email: sct@scottishcivictrust.org.uk

Architectural Heritage Society of Scotland
The Glasite Meeting House
33 Barony Street
Edinburgh
EH3 6NX
Tel: 0131 557 0019
Fax: 0131 557 0049
www.ahss.org.uk

Institute of Historic Building Conservation (Scotland)
The Glasite Meeting House
33 Barony Street
Edinburgh
EH3 6NX
Tel: 0131 529 3913
Fax: 0131 529 7478
www.ihbc.org.uk

Scottish Lime Centre Trust
Rocks Road
Charlestown
Fife
KY11 3EN
Tel: 01383 872 722
Email: slct@scotlime.org
Web: www.scotlime.org

Society for the Protection of Ancient Buildings
(SPAB)
37 Spital Square
London
E1 6DY
Tel: 020 7377 1644
Email: info@spab.org.uk
www.spab.org.uk

The Royal Incorporation of Architects in Scotland
15 Rutland Square
Edinburgh
EH1 2BE
Tel: 0131 229 7545
Email: info@rias.org.uk

Royal Institution of Chartered Surveyors
RICS
Parliament Square
London
SW1P 3AD
Tel: 0870 333 1600
www.rics.org

The Scottish Ironwork Foundation
www.scottishironwork.org

Further Reading and Bibliography

Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland, 1998

INFORM Guides, Historic Scotland

Scotland's Listed Buildings, A Guide for Owners and Occupiers, Scotland's Listed Buildings, Historic Scotland

'Maintaining your home' A Short Guide for Homeowners, Historic Scotland, 2003

Looking after your sash and case windows: A Short Guide for Homeowners, Historic Scotland, Revised 2003

Stonecleaning - A Guide for Practitioners, Historic Scotland, 1994

TAN25 Maintenance and Repair of Cleaned Stone Buildings, Historic Scotland, 2003

TAN1 Preparation and Use of Lime Mortars, Historic Scotland, 2005

'A Stitch in Time' Advice for Building Owners. The Institute of Historic Building Conservation in association with The Society for the Protection of Ancient Buildings

Technical Pamphlets, Information Sheets and Guides, Society for the Protection of Ancient Buildings (SPAB)

An Owner's Guide to the Management and Maintenance of Common Property, Scottish Executive, 2001

Homeworks Help and Advice for Homeowners in Edinburgh, Edinburgh City Council

The Care and Conservation of Georgian House, Architectural Press, 1981

Section 5 Other Documents

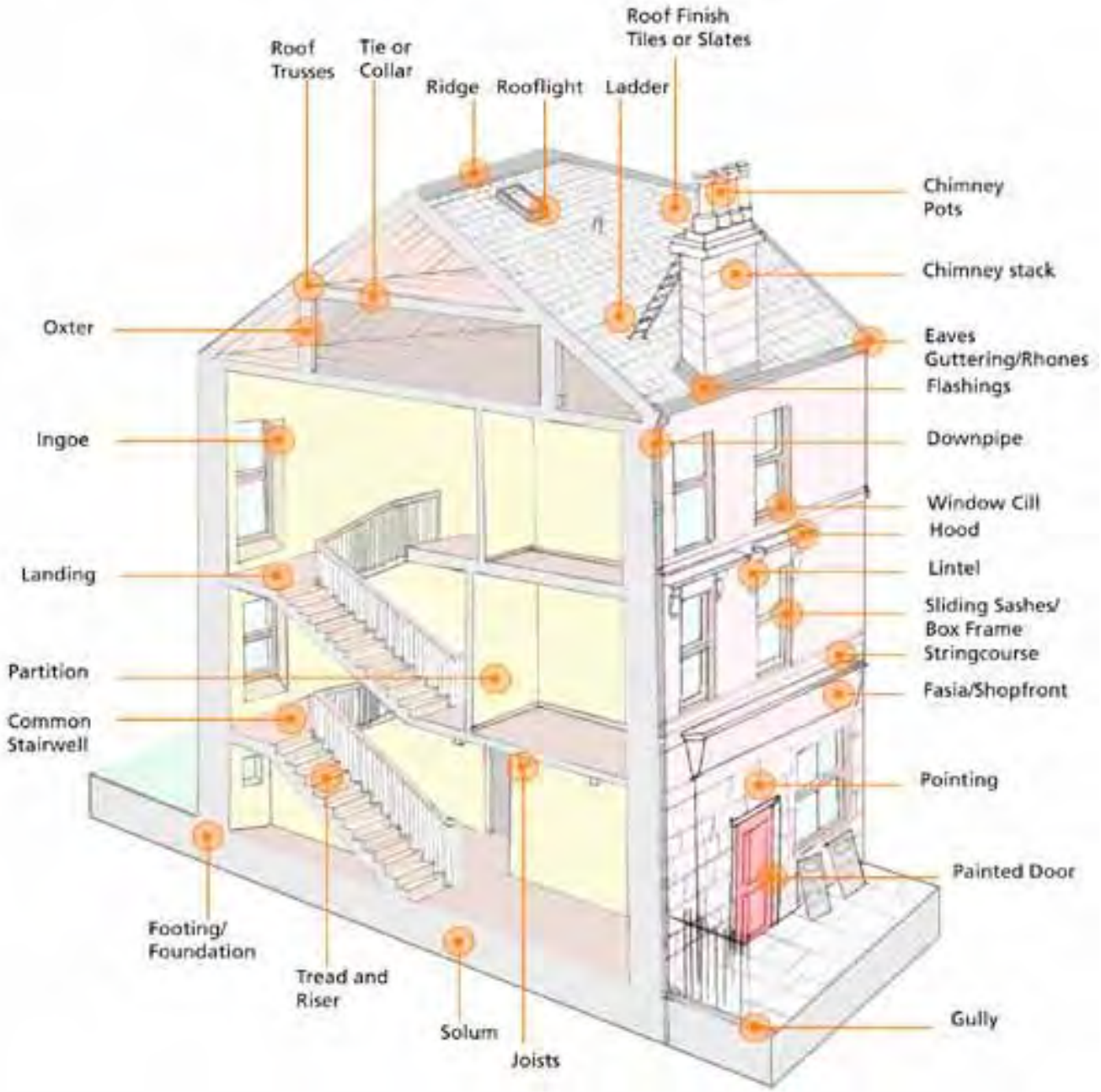
SAFETY CHECKLIST

- ☐ Wearing appropriate protective clothing e.g. eye protection
- ☐ Do not attempt to carry out maintenance/ inspections during strong winds
- ☐ Use scaffolding or access towers for all high level work
- ☐ Do not lean on gutters or fitting to provide additional support
- ☐ Leave skilled work to the professionals
- ☐ Avoid overreaching when on ladders

TOOLS AND EQUIPMENT CHECKLIST

- [ ] Maintenance Checklist
- [ ] Binoculars
- [ ] Thick Gloves
- [ ] Safety Glasses
- [ ] Ladder
- [ ] Trowel
- [ ] Torch

GENERAL PROPERTY FEATURES DIAGRAM



Property Survey Checklist

Building:

Date:

Interval : General/6 monthly/12 monthly (delete as appropriate)

Elevation: North/South/East/West (delete as appropriate)

External items			
	Defect	**Priority**	**Comments/Defects**
Roof			
Roof slates			
Ridges			
Hips			
Flashings			
Skews			
Junctions			
Other			
Rainwater goods			
Downpipes			
Gutters			
Hopper heads			
Fixings			
Other			
Chimney			
Stacks			
Pots			
Copes			
Other			
Walls			
Stonework			
Brickwork			
Harling/render			
Pointing			
Other			
Windows			
Glazing			
Cills			
Joints			
Paintwork			
Putty			
Other			
Doors			
Glazing			
Joints			
Paintwork			
Hinges			
Door furniture			
Other			

Internal items

	Defect	Priority	Comments/Defects
Internal Roof Space			
Sarking			
Joists			
Insulation			
Other			
Rooms			
Ground floor			
First floor			
Second floor			
Communal Space			
Stairs			
Hallways			
Walls			
Ceilings			
Lighting			
Fire escapes			
Grounds			
Pathways			
Boundary walls			
Railings			
Gates			
Drains			
External lighting			

Action

For further information on this Conservation Area Maintenance Guide contact:

Renfrewshire Council, Planning and Transport Services
Renfrewshire House, Cotton Street
Paisley
PA1 1LL
Tel: 0141 842 5811 / 5822
Fax: 0141 842 5040
Web: www.renfrewshire.gov.uk
Email: pt@renfrewshire.gov.uk

Paisley Town Centre

Historic Building Maintenance Guide

November 2010

Renfrewshire Council

PAISLEY THI & CARS