

ROTHESAY PAVILION - PROJECT UPDATES

Online at: <https://www.argyll-bute.gov.uk/planning-and-building/growth-and-development/rothesay-pavilion-project-updates>

PROGRESS UPDATE – MAY 2024

MAIN BUILDING:

- Roof 3 (Flytower overlooking McKinley Street) Temporary roof trusses and polythene 'tent' have been installed.
 - Existing stone copings to all 4 elevations have been removed.
 - Existing roof covering has been stripped/removed.
 - Surveys of the existing concrete roof substrate have been undertaken and noted repair works nearing completion.
 - The design process for supply and laying of new tapered insulation to improve thermal capacity of the existing roof (dating from 1938) is work in progress.
- Roofs 2e, 3c, 3d, 4, and 5b (South Elevation – see roof plan) have been completed.
- Roofs 4a & 4b (Front terraces overlooking Argyle St) installation of access/support scaffold, roof trusses and polythene protective 'tent' erected and insitu.
- Roof 5 completed the installation of powder coated aluminium copings/capping above the first-floor offices curtain walling.
- Roof 6 (North East corner – junction Mackinlay & Argyle Streets) existing roof covering stripped exposing concrete roof sub-strate in advance of survey and roofing reinstatement.
- Stonework repairs and replacement to elevations – work in progress.

CARETAKERS HOUSE

All works are complete and the building handed over to the council.

PLANNED PROGRESS FOR NEXT 4 WEEKS:

- Roof 3 (Flytower overlooking McKinley Street)
 - Complete concrete roof substrate repair works.
 - Install new rainwater outlets.
 - Progress with installation of new insulated tapered insulation roof build up.
 - Progress with reinstatement of stone copings.
- Roofs 3a, 3b: (overlooking Argyle St.) progress with works.
- Roofs 4a & 4b (overlooking Argyle St.): Remove existing roof covering to existing terrace roofs.
 - Survey and carry out concrete roof substrate repairs.
- Roof 6 (North East corner – junction Mackinlay & Argyle Streets) repairs to concrete roof sub-strate prior to start of insulation and new roofing works.
- Walls/Envelope repairs:
 - West Elevation (Rear elevation facing Appletree Nursery): Progress with render works to the rear elevation.
 - General: Stonework repairs and replacement to elevations – work in progress.
 - Flashings and mastic works.
 - Installation of new rainwater pipes to elevations.

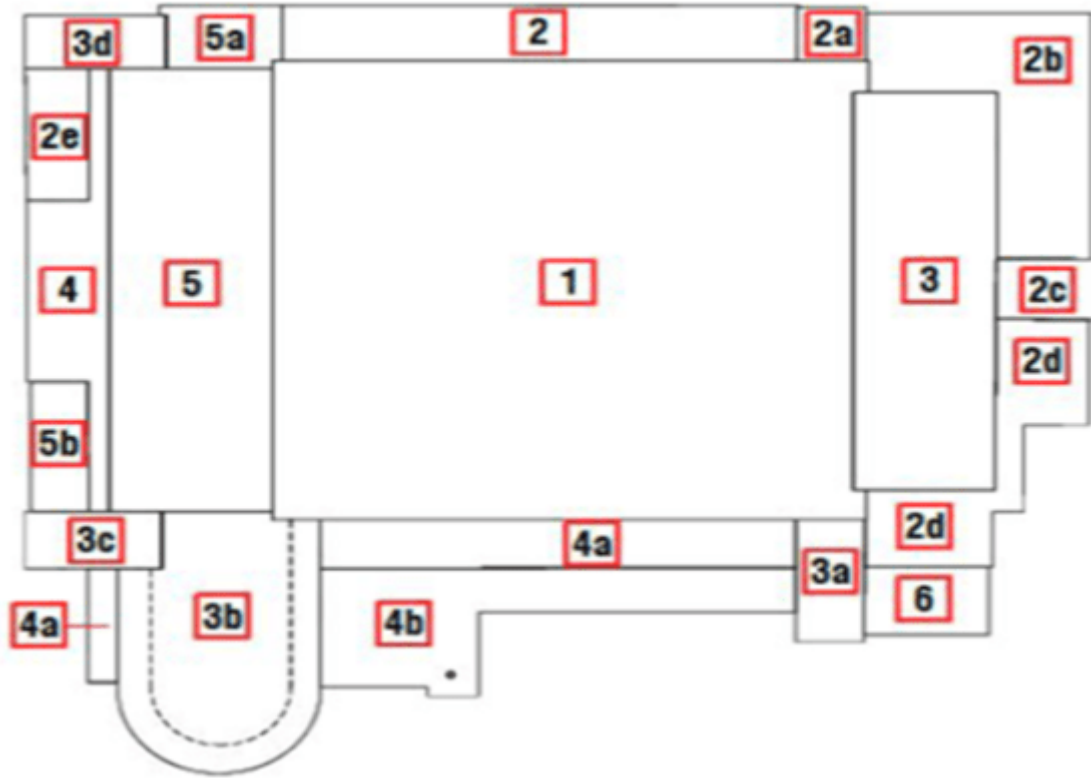


Figure 1 Drawing: extract from Architects Roof Plan detailing the complexity, different levels and number of flat roofs that make up the Main Pavilion roof surfaces.

WORK IN PROGRESS PHOTOGRAPHS



Figure 2 ROOF 3 (FLYTOWER ROOF) TEMPORARY ROOF COVERING VIEWED FROM MACKINLAY STREET.



Figure 3 ROOF 3 FLYTOWER: LEVELLING SCREED POURED IN REPAIR AREAS PRIOR TO INSTALLATION OF VAPOUR CONTROL LAYER (VCL).

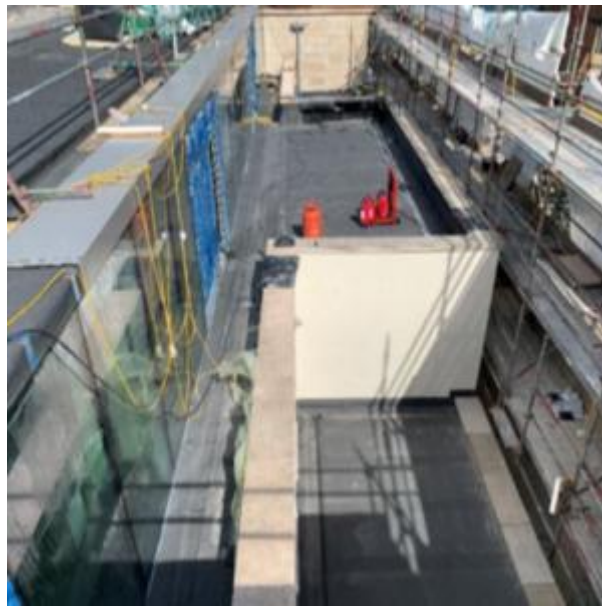


Figure 4 ROOFS 2E, 4 AND 5B (ADJACENT TO FIRST FLOOR OFFICES – LOOKING EAST) – OVERVIEW OF WORKS COMPLETED.



Figure 5 ROOF AREA 3A: THE NEW ROOF MEMBRANE PARTIALLY LAID. THE EDGE DETAIL IS WORK IN PROGRESS TO IMPROVE THE DISCHARGE OF RAINWATER.



Figure 6 ROOF 4A (OVERLOOKING ARGYLE ST.) TEMPORARY ROOF SCAFFOLD INSITU. EXISTING MEMBRANE ON ROOF 4A BEING REMOVED.