

# Looking for specialist, professional advice on repairing or restoring your traditional stone property?



LTM Consultancy

## Who are we?

We are a multi-disciplinary team of independent consultants dedicated to the conservation and repair of our masonry built heritage. Our knowledge and understanding of traditional building technology and materials builds on the expertise of LTM, providing clients with high quality, independent and pragmatic advice.

LTM Consultancy is a recognised IHBC (Institute of Historic Building Conservation) Historic Environment Service Provider. Technical Consultant Craig Frew MSc IHBC is our Designated Service Provider holding full membership of the IHBC and ensuring that our services comply and exceed that expected of IHBC's Code of Conduct. Supported by LTM's Building Surveyor Zac Manning Msc and our in-house team of building professionals and craftspeople, we can advise on the most complex and challenging of projects. We also carry appropriate Professional Indemnity Insurance for our clients peace of mind.



## How can we help?

We offer a wide range of services, in respect of the conservation, repair and maintenance of traditional masonry buildings, throughout the UK, Ireland and elsewhere. Our clients range from private homeowners and heritage groups to building professionals and local authorities. From traditional stone cottages to townhouses and listed churches to scheduled castles (whether inhabited, ruined or somewhere in-between!) we offer a range of services including;

- Building conservation advice
- Stonework & plasterwork condition surveys
- Stone & mortar analysis & matching
- Lime mortar, plaster & render specification
- Schedules of work & cost estimates
- Technical reports & maintenance manuals
- Listed Building Consent & Planning advice

## Contact us

You may find we can answer your questions over the phone, or we may request further details by e-mail. An initial consultation won't cost you anything so just give us a call or drop us an e-mail. A meeting and/or survey may then be required depending on the nature and extent of advice you are looking for, so if there are any costs involved we will provide a clear breakdown of these upfront. We look forward to hearing from you.



## Case Study 1: Kildrummy Church, Aberdeenshire



LTM Consultancy were appointed by the Scottish Redundant Churches Trust, on behalf of Kildrummy Church Congregation, to undertake a detailed assessment of the plaster ceiling condition, and the external building fabric.

The traditional lath and lime plaster ceiling was displaying signs of extensive cracking. A detailed assessment of the ceiling was undertaken, from below and above. The various plaster defects found were mapped and overlaid to allow interpretation of the findings and inform the necessary repairs. A repair specification was then prepared incorporating a range of plaster consolidation and reinforcement techniques, thereby allowing the historic plasterwork to be retained rather than replaced. On completion of the survey work, temporary repairs were undertaken to make the ceiling safe whilst the clients sought funding.

A detailed survey of the external fabric was also carried out, with some localised repairs, classified as 'urgent', carried out to prevent water ingress into the building. This provided an ideal opportunity to catch other maintenance items including clearing of the gutters and a few localised slate repairs.



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## Case Study 2: Knockando Woolmill, Speyside



LTM Consultancy were appointed by Mansell PLC (on behalf of their clients the Knockando Woolmill Trust), to advise on the external masonry finishes (pointing and harling) to Knockando Woolmill, Cottage & House. The site lies within the Spey Valley. The Mill complex is category A listed and of international significance, being one of a few surviving small scale woollen mills in the world.

A detailed inspection of the external walls to the various buildings was carried out, to identify the presence of previous harling and paint finishes. This was used to inform the development of appropriate conservation and repair strategies.

A comprehensive mortar sampling exercise was then carried out to provide a record of the extant materials, some of which were later analysed to provide important information on their constituents. This was used to inform the specification of appropriate and compatible repair materials and methods.

One of the challenges, overcome by careful evaluation of the properties of various mortar types, was the selection of suitable mortars for the stonework repointing in a very wet environment (adjacent to the watermill).



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## Case Study 3: West Haybogs, Aberdeenshire



LTM Consultancy were commissioned by a private developer, to provide planning advice on the external finishes and detailing to a 'barn' conversion in the heart of Aberdeenshire.

*" They provided an excellent survey service and liaised with my architect and local authorities to determine an honest and sympathetic scheme. They performed a rigorous historical analysis in the context of my intended conversion and produced an excellent report complete with photographs and detailed advice on finishes. I was slightly apprehensive at the outset that their approach was aimed towards the very top end of the market however this proved completely unfounded. Their fee was very reasonable and in my case the pragmatic and honest scheme they proposed dramatically reduced construction costs, in addition to adding value to the finished product. I would strongly recommend that anyone involved in property development use LTM, whether it be a small cottage or a medieval castle."*

Nick Margiotta, client



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## Case Study 4: Castle Street, Forfar



LTM Consultancy were appointed to carry out a high level access survey of the stonework for Lambert Smith Hampton property consultants, on behalf of their client.

The survey was carried over two Sundays from a cherry picker, to minimise any disruption to the public on one of Forfar's primary shopping streets. A stone by stone inspection was carried out to accurately assess the repair requirements (short, medium and long term) and allow costs for the works to be obtained.

The building was carefully photographed and the survey information overlaid onto the digitally rectified images, providing a visual and practical indication of the scope of necessary repair works.

Localised emergency repairs were also carried out, whilst high level access was available, with a number of loose and delaminating stones carefully removed, removal of vegetation, pointing of exposed open joints and clearing of the gutters.



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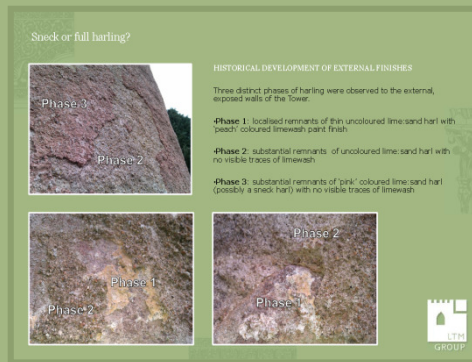
## Case Study 5: Drum Castle, Old Tower



LTM Consultancy were appointed as Lime Specialists by McCall Surveying on behalf of their client, the National Trust for Scotland, forming part of the Design Team for Drum Castle Old Tower.

The Tower has suffered over the past few decades from inappropriate repairs and choice of materials, having been extensively repointed in cement in the mid-1980's. Water ingress and generally high moisture levels within the wall fabric are causing significant problems for the NTS's collections held within the tower. Proposals are currently being developed to repair the masonry fabric generally.

With a focus on the technical aspects of the masonry repair and developing appropriate repair specifications for the mortars, LTM Consultancy have also contributed to the design process evaluating the options and considering the historical, aesthetic, philosophical and technical discussions on the most appropriate way forward.



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## Case Study 6: Ruined Churches, Angus



LTM Consultancy were appointed by Angus Council Property Services to undertake a survey of six ruined churches, in varying states of ruin. The primary aim was to ensure that the buildings were proactively inspected and maintained in a safe condition for visitors to enjoy.

The churches were all surveyed independently, and a costed schedule of work prepared for each, prioritising the repairs into short, medium and long term. An evaluation of priorities within this group of buildings was subsequently undertaken to enable a rolling maintenance and repair programme to be developed.

A full evaluation of the technical, aesthetic, historic and philosophical issues affecting these historic structures was carried out to inform and justify the proposed repair strategies.

Repair specifications covering materials (mortar mixes) and repair methods were also produced which would be used for all future repairs ensuring a more informed and consistent approach to such works.



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## Contact us:

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