CAMERON+ROSS
CONSULTING CIVIL & STRUCTURAL ENGINEERS

15 Victoria Street, Aberdeen, AB10 1XB

T 01224 642400 F 01224 642406
E info@cameronross.co.uk

Also at:

4 Lansdowne Crescent, Glasgow, G20 6NQ

T 0141 357 7122 F 0141 357 2591
E info@cameronrossglasgow.co.uk

www.cameronross.co.uk

A/15873 – MAINS OF PORTLETHEN, ABERDEENSHIRE

STRUCTURAL INSPECTION REPORT

Prepared By:

CAMERON + ROSS,
15 VICTORIA STREET,
ABERDEEN.
AB10 1XB

Tel – 01224 642400
Email – info@cameronross.co.uk

24th October 2016

CONTENTS.

A/15873 – MAINS OF PORTLETHEN, ABERDEENSHIRE

Further to your recent request, we confirm having carried out a visual structural inspection on 6th October 2016 and record our observations and comments below.

1. INTRODUCTION.

1.1. The purpose of the report is to assess the structural condition of the group of existing farm steading buildings and to give guidelines for necessary remedial actions or further investigation as appropriate.

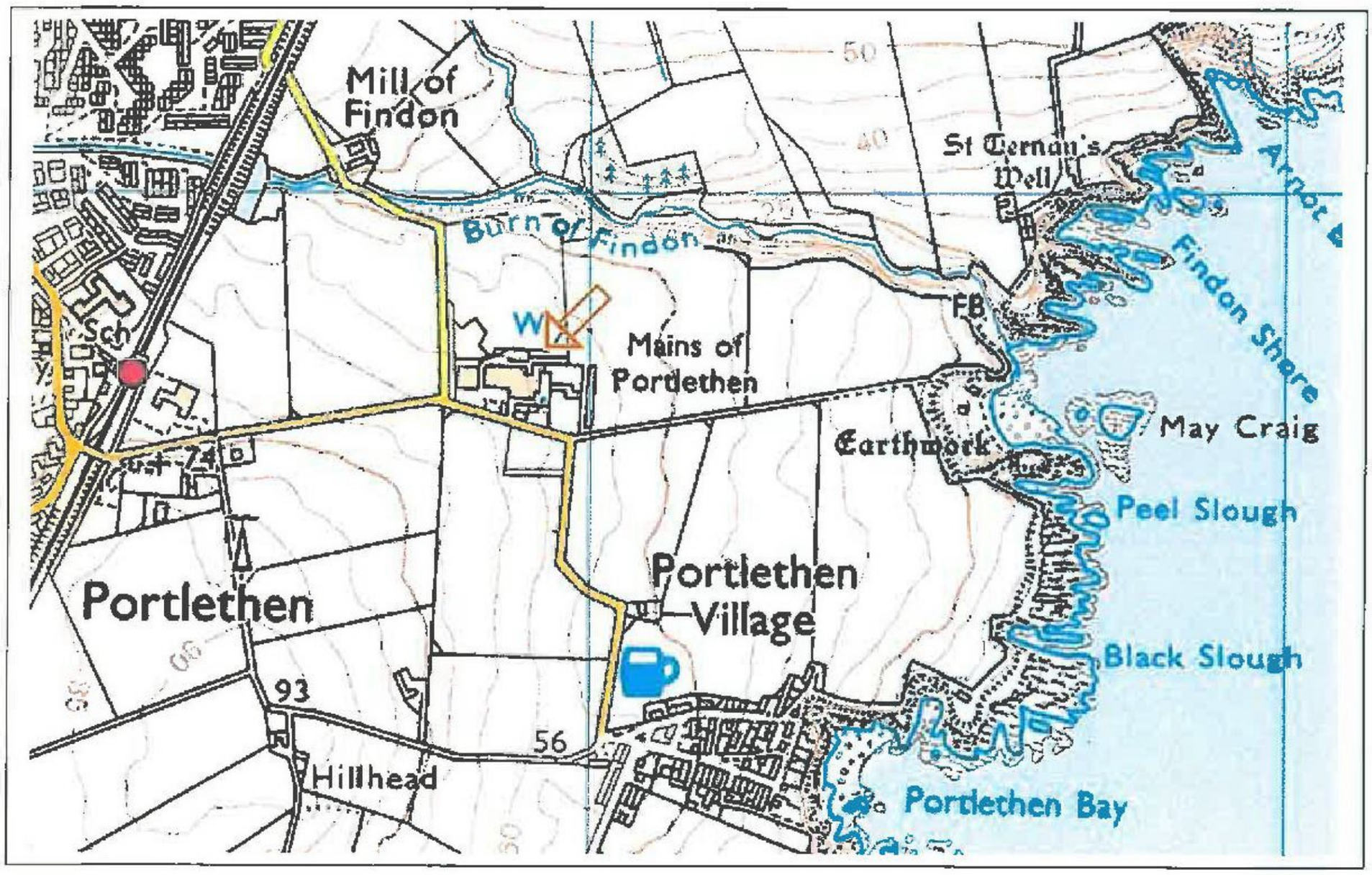
1.2. The inspection consisted of a visual examination of the interior and exterior of the property.

1.3. Unless specifically noted, finishes were not disturbed nor was any subsoil investigation or inspection of buried foundations carried out.

1.4. We have not inspected woodwork or any parts of the structure which are covered, unexposed or otherwise inaccessible and therefore we are unable to report that any such part of the property is free from defect.

2 DESCRIPTION.

The steadings are located approximately 600mm East of Portlethen Railway Station at map land ranger reference NO. 929967, as shown on the location map below.



The premises comprise a group of ten buildings (refer to the Layout Key Plan).

Building No. 1 is situated just to the North of the existing farmhouse and comprised a masonry gable to the West and a masonry rear wall, which is retaining garden ground to the South, to a height of up to 600mm. A corrugated iron roof is supported on timber rafters. Cast iron and timber posts exist along the open North elevation, supporting a timber eaves beam. These posts vary in height from 2m at the West end to 3m at the East. The rubble floor follows a similar profile.

Building 2 appears to have been a milking shed and has been constructed in blockwork to first floor level, with the walls from first floor to eaves constructed in timber framing. The dual pitched timber roof and the first floor walls are clad with corrugated asbestos sheeting. The first floor is formed with timber joists. Building 3 comprises a rectangular masonry building with a gable to the South, a dual pitched slated roof, formed with a hipped end to the North, much of which has already collapsed.

Building 4 is constructed as an infill between Building 3 and an existing building to the East. The South wall is built in blockwork with piers each side of a series of large doors. This wall supports timber roof trusses which form a curved roof, finished with corrugated asbestos and translucent sheets. The North ends of the trusses are supported on steel beams and slender block pillars.

Building 5 is constructed with dual pitched timber portal frames, timber purlins and profiled metal roof cladding. This building is an infill between the masonry walled Buildings 3, 6 and the building forming the East boundary of this complex.

Building 6 is constructed with rubble walls, part rendered and has a dual pitched timber roof with a slated finish. Building 7 also has a dual pitched timber roof and has a corrugated asbestos finish. A series of steel columns and beams separate Building 7 from Building 8, which has masonry rubble walls to the other three sides. The timber roof is finished with slate.

Buildings 9 and 10 also have dual pitched timber roofs with corrugated asbestos finish. This part also appears to have been constructed as an infill against the wall of the building forming the West boundary to this building group.

3 OBSERVATIONS & PHOTOGRAPHS

3.1 Building 1 is in a poor condition with deteriorating masonry, failing timber roof, sagging eaves beam and the support posts to the North elevation are out of plumb.

Rear wall in poor condition

North wall Building 1

3.2 As a general comment, it should be noted that all of the timber roofs are in a state of serious disrepair and there are significant areas where partial collapse of the roofs has already occurred.

Roof timbers Building 3

3.3 All timber lintels and beams built into masonry walls are affected by wet rot and/or wood boring insects.

Rotten timber lintel

3.4 Masonry walls have been modified over the years with new openings having been formed. Many of the original openings are infilled with concrete blockwork.

South gable of Building 3

3.5 The main curved trusses forming the roof for Building 4 are sagging. The support of these trusses both to the North and South ends is not considered adequate.

3.6 The timber portal frames forming the infill Building 5 have deteriorated in damp conditions and are affected by timber decay and wood boring insects.

Timber portal Building 5

3.7 The timbers supporting the roof in Building 6 are affected by wet rot.

3.8 The roof structure to Building 7 has been modified with ceiling ties raised or removed, allowing the roof to sag. Significant areas of the roof have been stripped of slates and sarking and are also badly affected by wet rot.

Steel supports between Buildings 7 and 8.

Inside Building 7 looking South into Building 3.

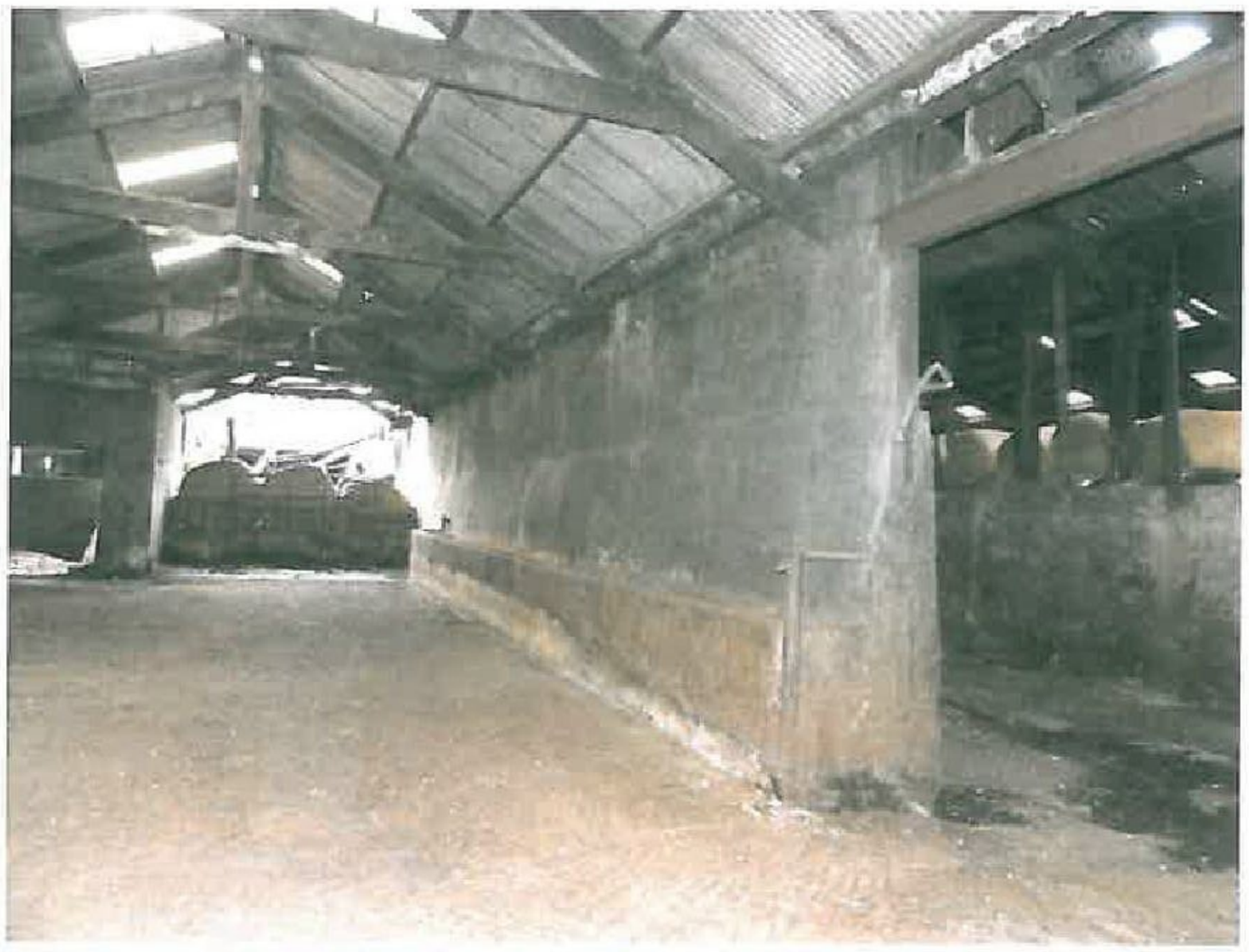
Note the collapsed section of roof at the end of Building 3.

3.9 A large door opening in the East gable of Building 8 has been built up in blockwork. Foundation stones are exposed and the masonry is in poor condition.

North East corner of Building 8

3.10 Building 9 has timber trusses with purlins and an asbestos roof. A concrete wall forms the division between this building and the adjoining building to the West. Roof timbers are in poor condition allowing deformation.

Building 9 looking South



3.11 The roof of the infill Building 10 has already collapsed over a significant proportion of the building.

Collapsed Roof

From Building 10 showing North gable of Building 2

4.0 RECOMMENDATIONS.

4.1 There are significant defects to the roof timbers throughout the entire collection of buildings, to the extent that some sections have already collapsed. There are areas of the roof where further deterioration could lead to partial collapse. With asbestos sheeting on some of these roofs, this could lead to asbestos fibres being released into the air.

Access to Buildings 2, 3, 7, 8 and 10 should be discouraged until such times as demolition can be carried out.

4.2 Given the condition of all of the roofs and with the majority of the walls also in poor condition it is our recommendation that these buildings should be demolished in the very near future.

END OF REPORT

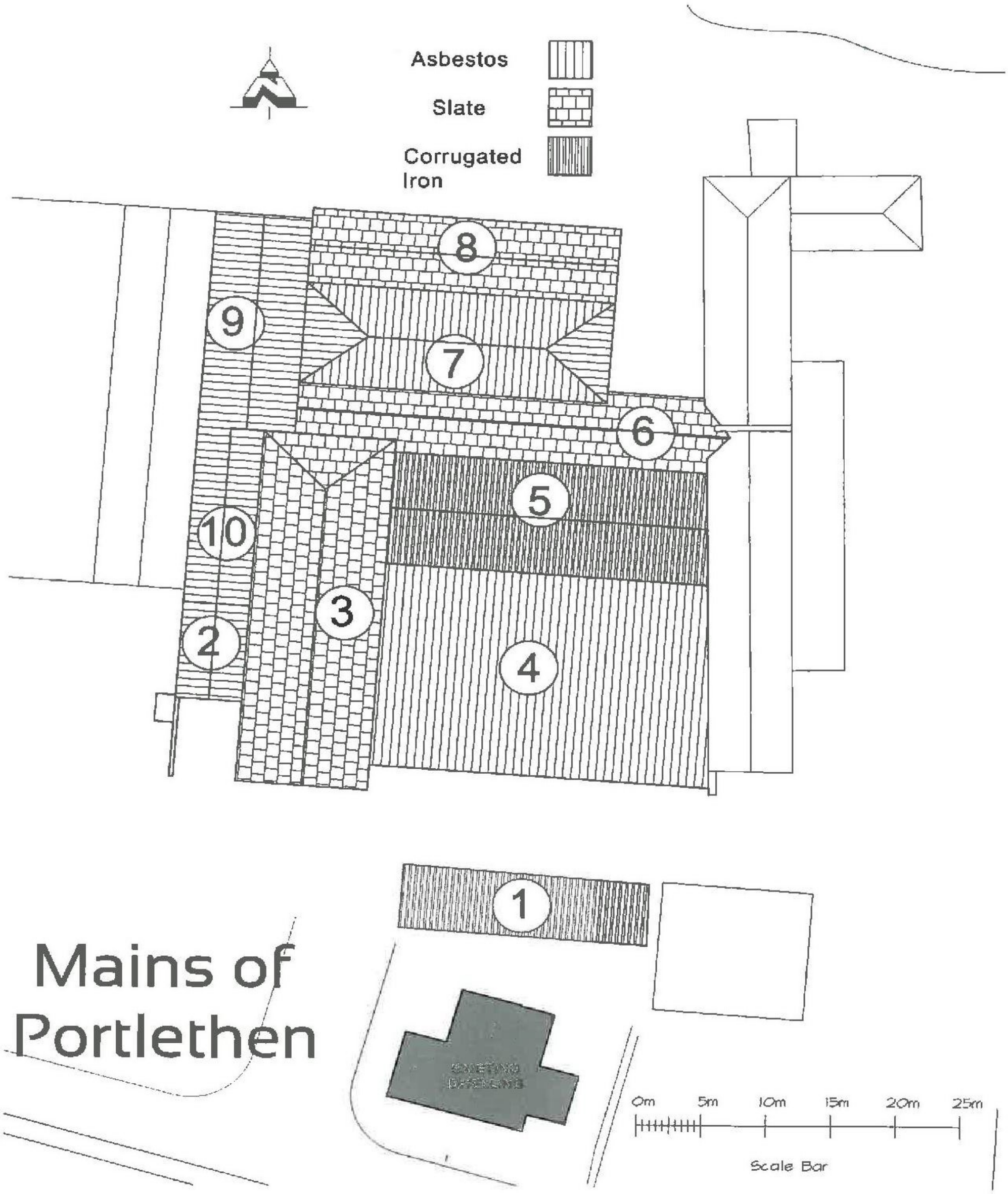
Signed .....[redacted].....

on behalf of CAMERON + ROSS

CAMERON + ROSS,
CONSULTING ENGINEERS,
15 VICTORIA STREET,
ABERDEEN. AB10 1XB

APPENDIX A.

ANNOTATED BUILDING PLANS.


Asbestos
Slate
Corrugated Iron
8
9
7
6
5
10
3
2
4
1
Mains of Portlethen
0m
5m
10m
15m
20m
25m
Scale Bar