

23715/H&S/ZH

7<sup>th</sup> November 2023

Mr Stuart Cameron  
Cameron Webster Architects LLP  
1 Bothwell Lane,  
Glasgow,  
G12 8JS.

Dear Stuart

**CARNBOOTH HOUSE HOTEL, 80 BUSBY ROAD, GLASGOW, G76 9EH**

I refer to our meeting on the morning of 12<sup>th</sup> October 2023 at the above noted fire damaged property. At this you enquired whether it was feasible or practical, from a structural engineering point of view, for any parts of the existing fire damaged property to be retained and used for any future reinstatement.

In order to address the query raised, I carried out a follow up visual structural engineering inspection on the afternoon of the 5<sup>th</sup> of November 2023. An inspection of the interior is not possible due to the unsafe condition of the property. The inspection was confined to a walk around the perimeter.

I draw your attention to the report I issued on the 21<sup>st</sup> of August in the immediate aftermath of the fire event. I believe you have reviewed the contents of this report and passed it on to the local authority planning department. Since I issued this report, sections of the southwest and southeast facing elevations have partially collapsed. Please refer to the photographs contained below.

I had highlighted in my report that these sections of masonry had been exposed to extremely high temperatures during the fire in middle of August and as such there were cracked lintels that were in a precarious condition. On my recent inspection, I have picked up stress cracking in the masonry wall panel directly above the arched entrance into the former hotel and at the corner of the southeast and southwest facing elevations. These have become more pronounced in the period since I conducted my first inspection in mid-August.

As we are now well into autumn, where the weather is going to get wetter and windier, the potential for further sudden collapses of external or internal masonry walls becomes increasingly likely. The sections of first floor that still remain, at the northern end of the Property, will become more saturated as a result of prolonged rain and therefore these will also be susceptible to collapse as a result of substantial increase in dead weight. Of great concern are the spandrel panels of the exposed gables and the very slender and high chimneys. The two at the southwest corner, over the former conferencing suite, are already out of plumb. The lean appears to have got more pronounced.

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**Photograph 1:**  
Taken on the southwest facing elevation looking onto the window opening to the former conferencing suite.



**Photograph 2:**  
Taken on the southwest facing elevation looking onto the window opening to the former conferencing suite shows the masonry that collapsed suddenly in early September.



**Photograph 3:**  
Taken on the southeast facing elevation looking onto the red sandstone arched main entrance to the former hotel.



**Photograph 4:**  
Taken on the southeast facing elevation looking onto the wall panel directly above the red sandstone arched main entrance to the former hotel. Note the cracking that emanates from the lintels of both windows.

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The substantial damage to the property due to the fire that took hold on evening of the 17<sup>th</sup> August 2023 has made it unsafe. The vertical and lateral load paths have been weakened substantially due to almost complete loss of internal timber floor plates and roof structure. In certain sections of the property, within the former reception area, fine dining hall and the conferencing suite, the temperature of the fire seems to have been so high that the stonework has thermal cracking.

In the northern section of the property, where parts of the original first floor deck remain insitu, the saturation of the ash deafening, which was used for acoustic insulation, will be so great that the self-weight of the floor will be far in excess of the safe working load it could support. These sections of the floor plate are liable to collapse at any time. In the aftermath of the fire, the remaining structural elements, predominantly walls, have been left standing as vertical slender masonry cantilevers. From a structural engineering point of view, they are not capable of standing up for too long especially if exposed to south westerly moderate to high winds. These masonry elements will continue to deteriorate due to exposure to driven rain.

Any reinstatement of the property will require a more detailed comprehensive inspection of the property both internally and externally, for this to be done, the existing property has to be made safe with temporary works.

Due to the extensive damage to the structural engineering integrity of the property, this is now a full take down operation. I am now of the considered professional opinion that the existing perimeter random rubble walls and internal brick partitions cannot be temporarily propped and salvaged for reintegration into the remediation works even if comprehensive repairs are carried out. It would not be possible to justify the existing structural engineering elements that remain standing against accepted codes of practice or British Standards that must be adhered to in order to prove a structural reinstatement is safe and the load paths are functional.

The contents of this letter can be forwarded onto the Glasgow City Council Local Authority, Planning or Building Standards sections for their deliberations.

I trust the above is in order, however if you have any comments or queries, please do not hesitate to contact me.

Yours sincerely  
for Nixon Construction Ltd



Zia-UI Huq **BEng (Hons), CEng, MICE, MIStructE**  
Structural Engineer – Associate (Consultant)

cc: Mr James Montgomery (Client)  
Mr Andrew Adam (Howden Insurance)