

Structural Report  
on  
Existing House  
at  
Bogentory Cottage  
Dunecht  
Aberdeenshire

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## **Structural Inspection of the Existing Dwelling House at Bogentory Cottage, Dunecht, Aberdeenshire.**

I refer to your request to carry out a structural inspection and prepare a structural report on the condition of the building at the above location.

I visited the site on the 15 and 21 November 2023 and report as follows.

### Location

The site is located at the following OS map reference: NJ 755 097.

### Description

The building is L-shaped in plan and is constructed in rough cast masonry walls with a slated roof. It appears that the building has been altered and extended to the rear with the addition of a bedroom. Further evidence of past alterations is that the two gable walls are built in stonework while the walls on the southeast elevation, the northwest elevation and the rear extension are built in blockwork or brickwork.

### Condition

#### Walls

The building appears neglected with the lack of maintenance. There are numerous cracks on the southwest gable elevation. The cracks follow the line of the chimney vent and for the full height of the gable. There are several vertical cracks in the walls particularly at window openings due to the lack of expansion joints. It is unlikely that there is DPC in the gable walls.

#### Windows

Due to the lack of maintenance all the six windows are rotten.

#### Roof

The condition of the roof slates is passable. The cast iron gutters are rusting and badly corroded due to the lack of maintenance.

#### Internally

The rooms have timber floors with plasterboard walls and ceilings. As far as it can be established there is no internal insulation. There is no existing central heating. Due to the lack of recent occupation the rooms give off a feeling of dampness.

#### Out Building

The outbuilding at the rear of plot was not inspected and is not part of this report.

## Conclusion

The property does not appear to have been occupied or lived in recently. There is little evidence of any maintenance or repairs being carried out in recent years. The gutters and the windows will require to be replaced. Due to lack of insulation, all the existing plasterboard on the ceilings and the external walls will require to be stripped out. The DPC in the walls will require to be investigated. In my opinion, it will be uneconomic to consider refurbishing the building to bring it up to modern standards and to comply with up-to-date Building Regulations.

In my opinion, the building should be demolished, and the materials removed from the site to make way for the proposed new dwelling.

Alexander Lamb B.Sc.(Eng), C.Eng

Date: 25<sup>th</sup> November 2023