

20 September 2023

Mr Gordon Murray  
C/O JAMstudio Ltd (Aberdeen)  
Moss-side Steading  
Fetternear  
AB51 5JX

Dear Gordon

## 23.1213 - Kirklands of Cluny - Steading Conversion –Structural Survey

In accordance with your recent instructions, I confirm having carried out a structural appraisal of the above property. This report is based on a walk over survey carried out on 18.09.23. No investigations were carried out as to the strength of individual structural members nor was any site investigation work or inspection of the foundations undertaken. No finishes were removed, or floorboards lifted. No specific inspection was made in relation to timber decay or infestation. Access was available inside and outside all round the property.

For the purposes of this report the double gable elevation will be considered East facing.

### Description

The property is a C shaped steading building with slate, pitched hipped roof throughout. The walls were solid granite wall throughout, and some areas have a suspended timber first floor. The ground floor structure is a mix of suspended timber and ground bearing concrete/masonry floor. It is located North West of Cluny Parish Church, at the end of the unnamed public road.

### Condition

In summary, the general condition of the property appeared to be in adequate condition. Throughout the building there were several areas where water was noted to be coming through the roof, from slipped or damaged slates causing water to pass through the gaps in sarking. This had led to some timbers being visibly rotten and others softening to the touch. There was a significant amount of vegetation on significant areas of the roof which has led to blocked drains and water collecting in the valleys of the roof. There were also several locations where the guttering and downpipes were blocked or damaged, and areas where downpipes discharged above ground adjacent to the building. This was particularly noted on the west elevation, where a crack was noted in the granite wall. I am of the opinion this may have been caused by water washing away and softening the ground to the south west corner of the building causing some minor movement of the structure.

The walls appear generally in adequate structural condition. Some of the mortar between the granite stones appears to be soft and in places damp from the poor condition of the finishes on the roof. Some foundation stones were noted on the perimeter walls, however there does not appear to be any indications of structural movement from high foundations, and these would appear to be suitable to be retained.

### Recommendations on further action

It is recommended that roof repairs are carried out to prevent further damage to the existing structure, and a timber rot and infestation specialist is appointed to carry out a full report on timber elements, with remedial works to be carried out in line with the findings of this report. It is likely this report will advise some timber joist and rafter end repairs, however this is not expected to be wide spread throughout the building. To ensure longevity of the structure post conversion, it is recommended the mortar is scraped out and

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repointed with lime mortar. As part of the works, all timber safe lintels are inspected and either retained or replaced with prestressed concrete lintels. An allowance of 10% of lintels is recommended based on this survey. All drainage lines should be tied up to a formal drainage system, all piped away from the building to a SUDS drainage system. The type and location of this system can be confirmed with a site investigation to confirm soil types, and depths of existing foundations.

### Conclusion

Based on the findings of the structural survey and the contents of this report, I am of the opinion the structure is suitable to be converted to a habitable living space with the aforementioned repairs and subject to the findings of the further recommended surveys.

I trust that this is sufficient for your present purposes. However, should you require any further advice regarding this matter please do not hesitate to contact this office.

Yours sincerely



**Graeme MacGregor**

Senior Project Engineer  
Narro

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Photographic Record on further action



Roof valley showing rotten end



Holes in roof allowing water ingress



Softening timbersafe lintel



Historically repaired joist ends





Clogged valley and vegetation on roof



Timbersafe lintel in good condition



Elevation showing damaged and unconnected drainage



Soft and rotten flooring failed to show timber ground floor joists