

## Kim Walker

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**From:** Elizabeth Roxburgh <liz@roxburghmcewan.co.uk>  
**Sent:** 01 February 2024 17:14  
**To:** Development Central  
**Cc:** Neil Munro  
**Subject:** The Old Smiddy, Crail, Fife - Structural Issue with Front Wall - 24/00171/CAC  
**Attachments:** 24.0181\_DNA-SK\_001 - Site Visit Photos - 01.02.24.pdf

**Categories:** LR

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To Whom it May Concern

Begin forwarded message:

**From:** Elizabeth Roxburgh <liz@roxburghmcewan.co.uk>  
**Subject:** The Old Smiddy, Crail, Fife - Structural Issue with Front Wall - 24/00171/CAC  
**Date:** 1 February 2024 at 17:02:05 GMT  
**To:** Nicolas.Lopez@fife.gov.uk  
**Cc:** bryan.reid@fife.gov.uk, Ewen.Campbell@fife.gov.uk, Neil Munro <nmunro@roxburghmcewan.co.uk>, Johnny Harris <johnny@skiagpottery.com>

Dear All,

I have copied you into this email exchange as we are not wholly sure how to deal with the issue below and are seeking advice.

We also don't know which of you are still working with Fife council so apologies for the scattergun approach.

On 22/01/24 we submitted an application for consent to demolish the Old Smiddy in Crail and to build a new house on the site. We have been given the above reference number.

In the interim the large wall on the street side has moved - most likely due to the recent storms.

The Client sought advice from an engineer, as he is extremely concerned about this wall bounding the public pavement, and he wishes to implement the engineer's proposal urgently without risk of a Fine or breaching the Planning Application terms.

Is there a protocol for urgently required emergency repairs?

Can we assist in the part dismantling of this wall. It would of course be done in the knowledge that it may have to be rebuilt should consent not be forthcoming but at this point in time that is a secondary consideration.

Any advice would be welcome and we would appreciate an early response.

Many thanks,  
Liz Roxburgh

Begin forwarded message:

**From:** Liam Johnston <LJohnston@narroassociates.com>  
**Subject:** 24.0181 - The Old Smiddy, Crail, Fife - Structural Issue with Front Wall  
**Date:** 1 February 2024 at 16:27:27 GMT  
**To:** "johnny@skiagpottery.com" <johnny@skiagpottery.com>  
**Cc:** Neil Benzies <NBenzies@narroassociates.com>, Duncan Mowat <DMowat@narroassociates.com>, Lily Erskine <LErskine@narroassociates.com>, "liz@roxburghmcewan.co.uk" <liz@roxburghmcewan.co.uk>, "marcus@roxburghmcewan.co.uk" <marcus@roxburghmcewan.co.uk>

Dear Johnny,

Please find our report for this morning below.

Narro Associates were appointed on the 30/01/24 by the Client, Johnny Harris, to visually inspect the front facing wall of The Old Smiddy in Crail, Fife. Concern was raised by the Client that, during the recent high winds, they noticed the gable wall above the steel sliding door swaying back and forth. Project Engineer, Liam Johnston, attended site with the Client at 8.15a.m. on the 01/02/24. Weather was clear, temperature 5-7°C and wind was low.

The Old Smiddy is made up of a series of structures however, the front building with the structural issue is a single storey structure with likely asbestos sheeting roof system on trusses to perimeter brickwork walls. The gable wall in question is approximately 200mm thick brickwork, with render finish, supported on a lintel above a large steel sliding door which provides access from the main road. Access inside the building was restricted due to concerns of asbestos particulates freed from the roof due to the reported movement. As such the report is only based on what could be seen externally to the building.

From what could be seen externally, the gable wall has moved approximately 100mm from the apex of the adjacent roof and leans towards the main road (A917). There are two cracks where the slope of the wall meets eaves level masonry walls, very likely a cause of the gable panel leaning. The rightmost crack, facing the wall, shows significant signs of movement (approximately 15-25mm) whereas the leftmost crack shows no visible sign of movement. Photographs of these areas can be found on the drawing attached. From discussion with the Client, these issues are recent as none were present before the recent high winds.

The movement of the wall has likely occurred due to the recent high winds and failure of any structural ties back to the roof structure.

The wall panel is at **risk of collapse** given it has lost all lateral support from the roof and has developed a significant lean.

We recommend that the following is done:

- With appropriate permissions from the Local Council, the area below the wall should be cordoned off from public access.
- Temporary shoring should be urgently installed to avoid collapse. In the long term, structural remedial works or removal will be required.

There will be an invoice issued to you next week for the time associated with this visit.

We would be more than happy to offer our services for the recommendations above and beyond into your new home. Please feel free to reach out to Neil or myself anytime.

Kind Regards,

**Liam Johnston**

Meng(Hons)

**Project Engineer**

(Working Monday - Friday)

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**Consulting Structural and Civil Engineers**

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**NA**

Liz Roxburgh

For and on behalf of

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