



Structural Design Consultants

2nd March 2021

David Gordon
David Jane Architects
5 High Street
Innerleithen
EH44 6HA

Dear Mr Gordon,

Building Survey
26963 – Haughhead, Innerleithen

Further to your instructions we have undertaken an inspection of the buildings at Haughhead, Innerleithen, in order to provide a Building Survey as described in the *I.Struct.E Guide to Surveys and inspections of buildings and associated structures*. The inspection was undertaken on 25th February 2021. The survey has been instructed due to the derelict state of the buildings and a desire to bring the site back into residential use. The weather at the time of the visit was cold and sunny.

Limits to Survey:

Due to health and safety concerns related to the state of the buildings, none of the buildings were entered.

Unit One:

Construction:

Situated at the west of the site, unit one is a derelict domestic dwelling. It is constructed with rendered stone perimeter walls, (assumed) brick internal walls, timber floors and a duopitched timber roof. There are two bay windows to the ground floor front elevation. Boss render around them shows they are constructed in brickwork and not original.

The existing foundations to the west gable were exposed for inspection and found to be comprise of large stones, with minimal scarcement, set with the underside at approximately 450-500mm below external ground level. The bearing strata is compacted gravel.

The southwest corner of the building is retaining the garden.

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Appraisal:

Other than defective render in some places, the external and internal walls all appear to be in good condition and do not have any cracking. The timber roof, floor and porch are all suffering from rot and are sagging beyond repair. Their attachment to the existing structure is poor and they are starting to lean away from the main house. They need to be removed and replaced.

Although internal access was not possible, given the age and condition of the building it is likely that the retaining wall is causing damp issues internally, which would need to be addressed.

The bay windows are showing their age with lichen and moss growing on the sills and the exposed brickwork weathering. The bays will need to be rebuilt.

Unit Two:

Construction:

Situated at the north of the site, unit two is a derelict stable, likely dating from the 19th Century. It has rendered stone perimeter walls with dressed stone lintels and sills to the main building, with a brick lean-to. The roof is a hipped timber roof to the main building and mono-pitched timber to the lean-to.

The existing foundations to the west gable were exposed for inspection and found to be comprise of large stones, with approximately 150mm scarcement, set with the underside at approximately 700mm below external ground level. The bearing strata is compacted gravel.

Appraisal:

Where the render has spalled off, there is moss and lichen growing on the stone and mortar which suggests that the walls are most likely damp throughout the building. This moisture is likely being retained by the render and if left without treatment will probably cause more damage as time progresses through freeze-thaw between the stone and render. The solution would therefore be to remove the render to allow the stonework to dry out. In removing the render, there will likely be damage to the stonework and mortar. This damage would necessitate repair. Whether that repair would be wholesale rebuilding, or more modest local stone repairs and repointing with lime mortar would only be determined once the work has started. However, the proposals to convert the building to a dwelling include the formation of several large new window openings in the North elevation. This, coupled with the damp issues, and the general rubble core nature of the walls will lead to extensive rebuilding of this elevation.

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The stone lintel over the front door has been damaged, likely by vehicle collision. This has caused additional localised cracking to the stone walls. The lintel should be replaced and then stonework locally rebuilt.

The ridgeline has an undulation to it, which suggests rotten rafters. The roof would need to be removed and replaced.

The brick walls to the lean-to are weathered but can be locally repaired and repointed. Its roof should also be removed and replaced.

Unit Three:

Construction:

Unit three comprises a building (use unknown) which projects south from Unit One with a timber duopitched roof which intersects Unit One, forming two valleys and a series of further rooms as you progress southwards. The walls are a mixture of stone, and brickwork where historic repairs or alterations have been undertaken. The roof to most of the rooms is entirely missing.

Appraisal:

The roof to the first section, adjoining Unit One, is severely distressed and needs to be removed and replaced. The walls, where the roof is missing, are heavily weathered and in some places cracked. Given the deterioration of Unit Three and the extent of alterations and repairs which would be required to bring it up to habitable status, it is recommended that this portion of the building be demolished and rebuilt as desired.

I trust you find the above satisfactory for your present purposes. However, should you have any further queries, or you wish any clarification, please do not hesitate to contact the undersigned.

Yours sincerely,

James Lewis
For and on the behalf of SDC Ltd.

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Appendix:



Unit three (left) and unit one (right)



Unit one (bay window)

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Unit one (foundation)



Unit two (south elevation)

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Unit two (north elevation)



Unit two (foundation)

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