

LTR/0011/621/ID

19 August 2014

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**For the attention of Susan Burness**

Bell Ingram Limited  
Manor Street  
Forfar  
Angus  
DD8 1EX

sent by email

Dear Sirs

**SI/14040 - Pavilion at Park North Street, Newtyle, Angus**

As requested we carried out inspection together with yourself this morning and confirm report on our findings on the condition of the structure with regard to redevelopment.

Inspection was visual and non-disruptive. We would point out that we have not inspected parts of the structure which were covered, unexposed or inaccessible and we are, therefore, unable to report that any such parts of the property are free from defect nor was any inspection made for timber rot or infestation, this being outwith our field of expertise. Any dimensions given are approximate.

The building is single storey 9m long by 8m wide including 2½m wide veranda to the front west. You advised the age to be circa 100 years. The roof is hipped tiled timber trussed. Walls are timber framed, and timber clad. Ceiling and internal wall linings are also timber. The roof at the veranda is on slender one brick square piers, and to which steel barriers are also attached. The floor is 125mm thick concrete ground bearing slab. This is raised up above surrounding ground on rendered stone wall substructure. Front steps are uneven in concrete, and side steps are stone without landing.

The timber cladding is deteriorated and dilapidated in places and works have been carried out at the foot. External wall studs are up to 150 x 63mm but at large centres in places. Some decay was noted in places and you advised report from timber specialist indicated significant works to be required. Brick piers are cracked and spalling in places.

The floor slab is cracked particularly at the veranda. At substructure walling render is cracked, spalled and missing in places.

Roof finishes/...

Partner

G Mowat BSc CEng MICE

Consultant  
CM Morgan BSc CEng MICE



Roof finishes and watergoods appear in need of maintenance and repair in places and drains into the ground are exposed to the rear.

No sign of any serious structural movement was noted, and stability is not considered at risk, although conditions would benefit from some maintenance repairs to help preserve integrity if redevelopment is not to proceed.

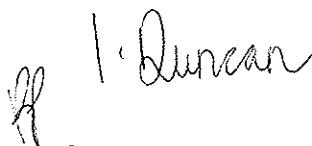
With regard to possible redevelopment retaining the existing building shell removing internal partitions as discussed then works would be expected to include as discussed as follows. Stripping of timber frame, removal of internal partitions, repairs due to rot/infestation, strengthening of frame including sheathing and fixings. Recladding insulating and realigning wall frame. Possible similar works to roof. Rebuilding repairs to brick piers. Likely replacement of barriers. Overlay to internal floor including damp proofing and insulation. Likely reconstruction of veranda floor slab. Reconstruction of steps possibly with landing. Existing elevated floor level even without overlay would require provision of significant ramp for barrier free access. Improvements to drainage.

After stripping and removals it would appear there would be little original construction remaining. Reinstatement, repairs, strengthening reconstruction and alterations and upgrading works would be expected to be relatively expensive, also impose constraints on redevelopment design, and recommendation would therefore be for complete demolition and new construction in the interest of economical design.

In due course we would be pleased to assist with redevelopment design, and remind you that consideration should be given to drainage disposal along the lines discussed.

We trust this will be satisfactory as discussed and in good time however please to not hesitate to call should you have any queries.

Yours faithfully



Grant Mowat  
Partner  
For Morgan Associates

c.c

George Low

George Low Surveyors