

**A/16677 – STRUCTURAL SURVEY OF POULTRY SHED, LITTLE  
CLINTERTY, CLINTERTY, ABERDEEN**



**STRUCTURAL INSPECTION REPORT**

Prepared By:

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ABERDEENSHIRE**

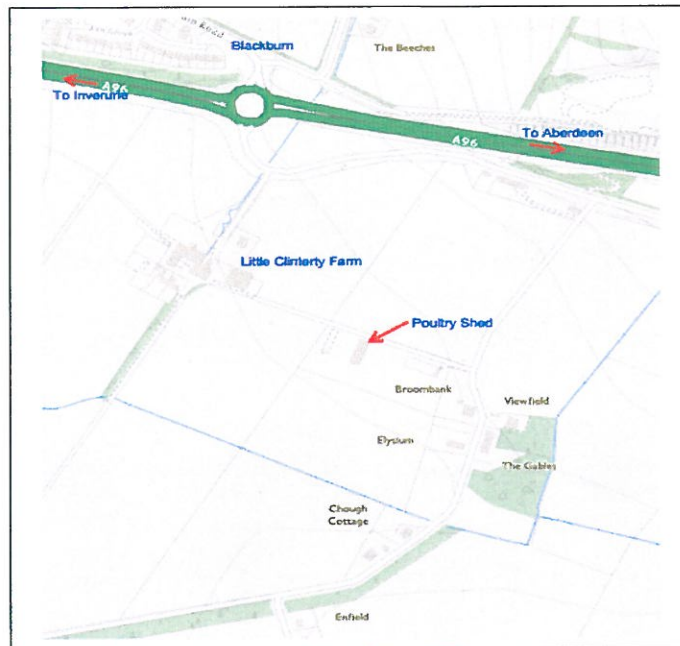
Further to your recent request, we confirm having carried out a visual structural inspection on 13<sup>th</sup> September 2016 and record our observations and comments below.

**1. INTRODUCTION**

- 1.1. The purpose of the report is to assess the structural condition of the existing building with a view to its existing use and to give guidelines for necessary remedial actions or further investigation as appropriate.
- 1.2. The inspection consisted of a visual examination of the interior and exterior of the property.
- 1.3. Unless specifically noted, finishes were not disturbed nor was any subsoil investigation or inspection of buried foundations carried out.
- 1.4. We have not inspected woodwork or any parts of the structure which are covered, unexposed or otherwise inaccessible and therefore we are unable to report that any such part of the property is free from defect.

## 2 DESCRIPTION.

2.1 The building is located at reference NJ 83246 11917 as shown on the location map below.



- 2.2 The poultry shed is about 11.9m wide x 36.7m long externally and is 2.4m high to the eaves with a 22° pitched roof and is over 50 years old.
- 2.3 The building is constructed with timber frames trusses and posts at 3.05m c/c onto a 215mm blockwork wall which is 350mm above floor level. The frame sits on the wall at this level.
- 2.4 The roof is of asbestos cladding onto timber purlins which span between the timber frames.
- 2.5 The purlins are clad on the underside with an asbestos sheeting or similar.
- 2.6 The walls are of timber frame, 75mm thick clad with timber lining externally and asbestos sheeting or similar internally.
- 2.7 There are large double doors to the gables of the building.
- 2.8 To the North gable end of the building there are two small internal toilets and kitchen/office rooms.
- 2.9 The ground floor is a concrete floor slab.

3 **OBSERVATIONS & PHOTOGRAPHS.**

Below are a collection of photographs taken of the property during our inspection.

3.1 West Elevation

Note evidence of sagging in roof at apex.



3.2 South Gable





3.3 East Elevation



3.4 East Elevation showing signs of bowing in wall.



3.5 North Gable



3.6 Minor Cracking in blockwork wall.





3.7 North Gable wall showing signs of deterioration at ground level.



3.8 Internal view to South gable.





3.9 Views on truss frame



3.10 Propping to truss due to previous failure.



3.11 Strengthening to truss noted.



3.12 Evidence of water staining.



3.13 Seating for frame onto blockwork wall.



3.14 Deterioration of timber frame post at wall head.



#### **4     RECOMMENDATIONS.**

- 4.1     The building is in a reasonable condition for its use but does require extensive repair works.
- 4.2     The roof structure appears to be sagging which we understand is due to deterioration of the purlins. The building will have been exposed to moisture variations in internal temperature, and this has caused timber decay to the structural members.
- 4.3     There is evidence that the roof structure frame has had repairs and this may be due to the fixings and members which have had water ingress through the roof.
- 4.4     There is evidence that the base of the timber frames on the wall head are showing signs of deterioration.
- 4.5     We understand that the roof requires to be resheeted due to the condition of the roof sheeting. This would involve removal of asbestos sheeting and thereafter disposing of this in the correct manner.
- 4.6     There is evidence of the blockwork wall at ground level spalling and this will require further investigation and repair.
- 4.7     Cracks are noted in the base wall and these should be repointed.
- 4.8     The connection of the frames to the foundation wall requires to be installed as at present it is not connected.
- 4.9     The building can be considered more of a shed type structure, in that it has a lack of robustness in relation to wind and snow loading imposed onto it. Our design review of

the building is that this is lightweight to withstand snow and wind loading. We would therefore suggest that robustness detail and strengthening be carried out.

4.10 No damp proof membranes are thought to be present to walls and slab, and this should be rectified.

5 **CONCLUSIONS.**

- 5.1 The building requires remedial repairs and the cost of this work may not be financially viable as it is no longer usable.
- 5.2 We would suggest that extensive works are carried out to the building to extend its lifespan.
- 5.3 We would conclude that it may not be financially economic to carry out repairs on a basis that it would be better to remove building and redevelop the site.

**END OF REPORT**

Signed  .....  
on behalf of **CAMERON + ROSS**

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