

25th March 2009

Mr Campbell Downie
Comraich
Dalnavert
FESHIE BRIDGE
PH21 1NG

DMHALL

chartered surveyors

Our Ref.: JJA/SQ/IS090730

Your Ref.:

Dear Sir

**KNOCK COTTAGE, STREET OF KINCARDINE, BOAT OF GARTEN PH24 3BY
MR & MRS D MURRAY & MR G FROST**

Further to our recent telephone conversation and my site visit on Tuesday 24th March 2009 at the above property, I have now considered my findings and would comment as follows.

Description

The subjects comprise a very traditional low cottage externally rendered and under a pitched and felted roof.

The property has been extended to the rear.

This is a roadside cottage very similar in height to the adjoining property which has recently been renovated.

Construction

The main walls of the original cottage are of 350mm solid stonework externally rendered and internally strapped and lined. The roof is of a light weight design pitched and clad with non traditional felt tiles.

The rear extension of a substandard timber, chicken wire and rendered construction which is considered unsuitable for lending purposes.

In General

I would suggest that the rear extensions including the single skin concrete block rear entrance porch will require to be completely demolished. This portion of the property is substandard and is subject to high levels of dampness and decay affecting wall linings, finishings and flooring.



Resident Partner: JJ Albiston MRICS
Associate: G Forbes MRICS

Senior Partner: KD Jones BSc FRICS Managing Partner: WJ Knight FRICS

DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office: 17 Corstorphine Road, Edinburgh, EH12 6DD

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With regard to the front section, this will require to be stripped back to bare wall internally and all floors should be removed and preferably replaced in concrete incorporating a damp-proof membrane. The light weight roof structure should be completely removed as this is subject to water ingress and partial collapse and replaced with a similar pitched roof construction clad in corrugated iron to match the adjoining property and other similar cottages in the area.

I would suggest that if the structure is to be clad in slate or tile, then this would put an extra loading on the external walls which, at 350mm are not designed to take this extra loading. Indeed the foundations appeared to be non existent with the stonework laid directly onto boulders and under lying ground.

I am of the opinion that the expense involved in restoring this original section of the property to comply with current Building and Insulation Regulations would be exorbitant and may not be practical.

Conclusions

I would suggest that the cottage be retained largely in its present form so that externally it remains unchanged and does not therefore spoil the roadside view of Street of Kincardine.

The cottage might best be stripped back to bare walls and lightly renovated and thereafter used as a hobby room or games room.

This would allow a new structure to be erected to the rear which would comprise the new living accommodation without spoiling the overall appearance and therefore the village.

I trust that the foregoing is sufficient for your present purposes but if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully



John J Albiston, MRICS
Partner
for DM Hall LLP