

**SERVICE REQUEST DETAILS FORM**

Generated by: [REDACTED]

07/03759/PESTLO

DETAILS	
SR Ref	07/03759/PESTLO
Lagan Ref (if applicable)	
Date Received	11th October 2007
Received By	[REDACTED]
Allocated to	

CUSTOMER NAME & ADDRESS	
Customer Type	Invoice
Name	Team Q - W/ O GL 040837
Address	65 Craighton Road Govan Glasgow G51 3EQ
	-

NATURE OF COMPLAINT	
Location	The Old Manse Lossiemouth Moray IV31 6SA
Details	Wasp byke at left hand side of property on lower level at downpipe joint.

Request Details (from Lagan etc.)

Sophie Ward

From: [REDACTED]
Sent: 29 September 2011 12:06
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: The Old Manse, RAF Lossiemouth - Porch repairs at Listed Building
Attachments: DE (H) Old Manse Porch Damp Problem - Report Appendix A (09-10) .doc; The Old Manse (former Drainie Manse) - Historic Scotland Listed Building Information Sheet (09-11) .pdf

Hi [REDACTED]
I forwarded this previously, can you pass on to whoever got the original please
[REDACTED]

From: Development Projects [mailto:developmentprojects@moray.gov.uk]
Sent: 29 September 2011 12:00
To: [REDACTED]
Subject: FW: The Old Manse, RAF Lossiemouth - Porch repairs at Listed Building

From: [REDACTED]@TURNERES.MOD.UK]
Sent: Thursday, September 29, 2011 11:57:49 AM
To: Development Projects
Cc: [REDACTED]
Subject: The Old Manse, RAF Lossiemouth - Porch repairs at Listed Building
Auto forwarded by a Rule

Hi

Defence Infrastructure Organisation are requesting an update on the Old Manse porch problem.

Are you able to provide a response to the attached e-mail within a short timescale.

Regards

[REDACTED]
Building Surveyor
URS Scott Wilson - RPC(S) Ops North
☎ 01343 - [REDACTED]
☎ 01343 - [REDACTED]
✉ [REDACTED]@turneres.mod.uk
Web www.urscorp.eu

From: [REDACTED]
Sent: 16 September 2011 09:50
To: 'developmentprojects@moray.gov.uk'

Cc: [REDACTED]

Subject: Release-authorized: The Old Manse, RAF Lossiemouth - Porch repairs at Listed Building

Hello

I work for URS Scott Wilson who provide the Defence Infrastructure Organisation (formerly Defence Estates) with advice on a wide range of building related technical matters. The purpose of this communication is to explore the avenues available in dealing with damp ingress problems at the front door porch of The Old Manse (former Drainie Manse) which is a Category B Listed Building (see the attached Information Sheet). Solutions being considered could involve and use of modern materials in roof renewal work and alteration of the external appearance by removal of currently applied wall and stonework paint finishes.

[REDACTED]

The whole of the exterior of the building was over painted several years ago using a modern acrylic resin paint system which has, over time, resulted in deterioration of the original lime based render system and damp ingress at several locations. The modern paint system has very effectively acted to prevent the previous virtuous cycle of moisture ingress and exit.

The over painting also included the stone built, mid/late Victorian, high ceiling front door porch which has a flat lead finish roof behind a parapet wall. Please see the attached document contains various photographs. The porch has been particularly badly affected with damp problems. Previous attempts to resolve the damp problem at the porch have involved the ill considered application of further paint sealing systems to the walls, parapet wall. Indeed the relatively recently installed (mid 1990s?) lead roof has been over coated with a bituminous paint. Not unsurprisingly, none of these measures have been successful and therefore consideration is being given to major porch refurbishment . Work under consideration includes: -

- Complete removal of the external paint finish from the stonework and render – probably chemical removal techniques initially.
- Making good of the stonework where required using traditional techniques and materials.
- Depending upon what is found upon paint removal, this may include renewal of the render on the side wall. If, as suspected it is cement rich, use a lime based replacement.
- Complete replacement of the roof. Rather than renewing the roof covering in lead we would wish to consider use of a modern thin neoprene or similar roofing system. The roof effectively hidden behind the parapet wall and therefore the change would not be visible from ground level.
- Possible removal of the internal wall finishes and renewal with paint that will allow movement of moisture.

When URS Scott Wilson were called in to look at the porch problem initially it was obvious that there was a major problem as the ceiling and outer walls were stained and large areas showed elevated moisture levels. The lining to the ceiling was then removed. This revealed that mid 1990s work had, in addition a new roof, included the fitting of a new false ceiling and the incorporation of Kingspan insulation material. Please refer to the photographs in the attached document. The timber within the unventilated roofspace was found, almost universally, to have elevated moisture levels with the timber and plywood decking nearest to the walls being extremely damp.

As there was a need to replace the ceiling fairly quickly for cosmetic purposes, it was recommended that a temporary screw fixed plywood ceiling be fitted, this to have a 50mm air gap around all sides to introduce an airflow within the roof void. A recommended vent in the front fanlight window was not installed. Screw fixing was recommended to allow easy removal of the ceiling panels in order to monitor the success, or otherwise, of the introduction of an airflow. Regular checking of the roof timbers did not in fact occur and it is only in the last few days there has been an opportunity to reinspect the porch roof.

It is obvious that the airflow experiment has not proved to be the answer. The timbers certainly appear to be drier, however, moisture levels remain well above acceptable levels making the structure vulnerable to potential damp and dry rot problems. Additional more extensive works, some of which will affect outward appearance, are therefore now being considered.

My question is therefore, do the proposed works i.e. as listed above, require an application for Listed Building or other consents?

I am on holiday next week and therefore please copy your reply to my colleague [REDACTED] who will be pleased to provide any further information you may require - [REDACTED] [@turneres.mod.uk](mailto:[REDACTED]@turneres.mod.uk) – 01343 - [REDACTED]

Regards

[REDACTED]
Building Surveyor
URS Scott Wilson - RPC(S) Ops North
Building 1057
RAF Lossiemouth
Lossiemouth IV31 6SA

☎ 01343 - [REDACTED]
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Web www.urscorp.eu

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The Old Manse, Lossiemouth (MLM050MOTH2)
Report on Porch Damp Problems (Appendix A)



Photo 1 – Front elevation of the Old Manse



Photo 2 – The Old Manse front porch



Photo 3 – Ceiling area above the fanlight before ceiling removed. Note the staining of both ceiling and painted stonework.



Photo 4 – Same area following removal of the ceiling (was plywood). Note the old plasterwork cornice remains in place. Above the new ceiling structure.



Photo 5 – Shows the replacement roof timbers and roof decking. The dark edge to the decking is very saturated. All the timber showing in this photo had very elevated moisture levels (Protometer used).



Photo 6 – Another view of the saturated timber decking.



Photo 7 – Interior of the porch. This shows the painted stonework to the right of the inner door(looking from outside), the side wall (plasterboard finish) and part of the ceiling. Note the ceiling and side wall staining and salt damage to the stonework paint finish.



Photo 8 – Roof edge timber element above the front door. Severe timber rot and visibly saturated timber and roof decking. Looks to be an older/original timber left in place when the new roof was fitted.

**URS Operations North
RAF Lossiemouth
September 2010**

HISTORIC SCOTLAND**DRAINIE PARISH**

MORAY COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 2247

Item Number: 10 -

**KINEDDAR, THE
CAPTAIN'S HOUSE
(FORMER DRAINIE
MANSE), GARDEN
WALLS AND GATE-
PIERS**

Group with Items:

Map sheet:

Category: B

Group Category:

Date of Listing 09-NOV-1987

Description:

A and W Reid, 1853, additions (also A and W Reid), 1877. 2-storey, asymmetrical 3-bay house. Harled with painted stone margins. Projecting W bays with (post 1877) canted window in ground floor; square porch at re-entrant angle; tripartite in ground floor E bay. 8-pane glazing; stair window to rear; deep corniced stacks; bracketted eaves; piended slate roof.

Single storey drying room (now garage) added 1877 at W.

Further, later alterations to rear.

Pair square ashlar gatepiers with moulded pyramidal caps, and quadrants.

High coped rubble garden wall.

References:

Kinnaird's map of Loch Spynie and adjacent grounds, 1783.

Plans of house and additions with Moray District Record Office, Forres.

Notes:

Parishes of Kineddar and Ogstoun united in 1669 to form Drainie Parish Old Manse outlined in garden on 1853 plans.

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INFORMAL DETERMINATION

*** ██████████ **DEALT WITH OVER THE PHONE** ***

REF	11/01593/ID	PLANNING OFFICER		DATE	29th September 2011
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CSAC /SPA AND SPEY CATCHMENT YES **NO**
CONSULTATION REQUIRED YES **DATE SENT** NO
LETTER TO BE GENERATED (PPRQD1) **SSSI** YES (ID0021)
IS PROPOSAL DEVELOPMENT [SECTION 26] YES **NO**

PERMITTED DEVELOPMENT **Schedule** **Part** **Class(s)**
 ID0020 ID0026 ID0027 ID0028 ID0029 ID0031
 ID0032 ID0033 ID0033 ID0034 ID0035
 ID0037

NON STAND

LETTERS **PERDEV** **PDPROV**

PROPERTY HISTROY
ADVERT CONSENT (SIGNPD)

SCHEDULE: 4	CLASS		<input type="radio"/>	(ID0036)
ADVERTISMENT CONSENT REQUIRED (PPRADV)		YES	<input type="radio"/>	NO <input checked="" type="checkbox"/>
PLANNING APPLICATION REQUIRED		YES	<input type="radio"/>	NO <input type="radio"/>

REASONS

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SCHEDULED ANCIENT MONUMENT				YES	<input type="radio"/>	NO	<input type="radio"/>
LISTED BUILDING		B			ID0024	<input type="radio"/>	
LISTED BUILDING CONSENT REQUIRED	PLNLBC	<input type="radio"/>	NDVLBC	<input type="radio"/>	PDLBC	<input type="radio"/>	ADLBC <input type="radio"/>
CONSERVATION AREA					ID0022	NO	<input checked="" type="checkbox"/>
CONSERVATION AREA CONSENT REQUIRED	YES	<input type="radio"/>	ID0025				
BATS (SNH)	YES	<input type="radio"/>	SNH003	NO	Attach ID0038		
ROADS	YES	<input type="radio"/>	ID0003 & ID0005)		NO	<input type="radio"/>	
SMOKERS SHELTERD					(Attach ID0047)		
CNP	YES	<input type="radio"/>	NO	<input checked="" type="checkbox"/>	PD	<input type="radio"/>	ID0023 PPRQD <input type="radio"/> ID0019
ADDITIONAL COMMENTS TO BE ADDED	YES	<input type="radio"/>	SEE BELOW		NO	<input type="radio"/>	
INSUFFICIENT DETAILS TO DETERMINE INFREQ				<input type="radio"/>	INFORMATION RECEIVED		

INFORMATION REQUIRED

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BUILDING WARRANT RECEIVED	<input type="radio"/> (Attach IBS005)	Enquiry Received	<input type="radio"/>
BUILDING WARRANT REQUIRED	YES <input type="radio"/> NO <input type="radio"/>	EXEMPT	<input type="radio"/> CLASS 1 <input type="radio"/> 3 <input type="radio"/>
CC	ENF OFFICER <input type="radio"/> HMS <input type="radio"/>	OTHER	<input type="radio"/>
FILE: 005	WARD	WARD 05_07	

