

# Condition Survey Report

Historic Environment Scotland



**Property address:**

Holyrood Park Lodge,  
140 Holyrood Road,  
Edinburgh  
EH8 8DX

**Date of inspection:**

01/02/16

**Carried out by:**

Jessica Snow and Fiona Arnot

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## 1. Brief

Surveyor's name: Jessica Snow and Fiona Arnot

Company name: Historic Environment Scotland

Date of inspection: 01/02/16

Full address and  
postcode of the  
property: Holyrood Park Lodge,  
140 Holyrood Road,  
Edinburgh  
EH8 8DX

Weather conditions  
when the inspection  
took place: Freezing rain and high winds.

The status of the  
property when the  
inspection took  
place: Unoccupied but occasionally used.

## **2. Scope of survey**

This survey was carried out to assess the current condition of Holyrood Park Lodge. We inspected the inside and outside of the buildings but did not force or open up the fabric. We also inspected parts of the electricity, gas, water heating and drainage services that can be seen but we did not test them.

We carried out only a visual inspection. This means that we did not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we did not remove secured panels or undo electrical fittings.

We inspected roofs, chimneys and other surfaces on the outside of the building from ground level.

We inspected the roof structure from inside the roof space using safe access (although we did not move or lift insulation material, stored goods or other contents). We examined floor surfaces and under-floor spaces so far as there was safe access to these (although we did not move or lift furniture, floor coverings or other contents). We were not able to assess the condition of the inside of any chimney, boiler or any other flues.

We have noted in our report if we were not able to check any parts of the property that the inspection would normally cover. If we were concerned about these parts, the report will tell you about any further investigations that are needed.

We have not reported on the cost of any work to put right defects or made recommendations on how repairs should be carried out.

### 3. Executive summary

Type of property:	Victorian lodge house which has a public exhibition space and offices.
Approximate year the property was built:	1857
Approximate year the property was converted:	1980
Construction:	Sandstone, ashlar with timber and slate roof construction.

#### 4. Building fabric elements

Element	Description	Condition	Photo
<b>External</b>			
Chimneys	Sandstone ashlar. Open or vented? Pots capped?	Inspected from ground. Crack in masonry, repointing required.	Figure 1
Roof	Slate roof with zinc ridge and flashing. Painted decorative barge boards.	Inspected from ground. A few loose slates. Moss needs to be cleared. Barge boards in good condition.	Figures 2, 3 and 4
Walls	Sandstone ashlar.	Some open joints, repointing required. Greening on masonry, signs of moisture.	Figures 5, 6, 7 and 8
Windows	Single glazed, timber, painted white.	Generally in good condition. Some soft mastic and peeling sealant. Some flacking of paint.	Figures 9 and 10
Doors	South door, timber plank, painted. West door, timber ledge and brace, painted.	Generally good, not draught proofed. Letter box in west door not sealed.	Figures 11, 12 and 13
Rainwater goods	Cast iron, painted.	Generally okay condition. Gutters need clearing. Missing downpipe on east elevation.	Figure 5
General		Signs of settlement and movement, monitoring required. Ground water collecting at base of building.	Figure 3
<b>Internal</b>			
Ceilings	Generally woodchip, painted. Entry hall, timber boarding, uninsulated and painted.	Good decorative order. Some cracking in cornicing in office.	Figures 13, 14 and 15
Walls	Lined, either lath and plaster or plasterboard, woodchip, painted.	Good decorative order.	
Floors	Timber, carpet.	Uneven in places due to subsidence and movement. Good decorative order.	Figure 16
Fireplace vents	Two on ground floor.	Both blocked.	Figure 17
Vents		Vent in exhibition lobby painted over with a hole in it.	
Windows	Single glazed, timber. Some fixed some not.	Generally good condition. Some have been painted shut. Windows to south have gaps where movement has occurred. Some signs of rot.	Figures 18 and 19
Doors	Fire doors, mixed, plain	Generally good condition.	Figures

	timber panel and glass and timber panel.		20, 21 and 22
Stairs	Carpeted.	Generally good condition. Narrow and steep.	Figure 23
Lighting	Strips of spotlights on ground floor.	All working.	Figure 24
Heating	Gas central heating. Radiators.	Not in use but presumed to be working.	Figure 25
Attic	Slates nailed onto bitumen felt and timber sarking. Insulation laid between 6x2 joists, sheep's wool, approx. 4" thick. Small access hatch above stairs and in storage room.	Roof space to south is dry, no signs of mould. Access to cooms. Roof space to north has signs of mould and condensation. Redundant water tank. Access to cooms.	Figures 26, 27, 28, 29, 30, 31 and 32

## **5. Building services**

### **Mains services**

Gas, electricity, water and drainage are all present.

### **Central heating**

The property has gas central heating.

**6. Statutory/ legal**

## **7. Specialist investigations**

## **8. Conclusions**

**9. Limitations, clarifications and exclusions (including inaccessible areas that may need a resurvey)**

**Limitations to inspection**

<b>External</b>	
<b>Chimney stacks</b>	<b>Ground level inspection only.</b>
<b>Roof coverings</b>	<b>Ground level inspection only.</b>
<b>Rainwater pipes and gutters</b>	<b>Ground level inspection only.</b>
<b>Main walls</b>	<b>Surface inspection only.</b>
<b>Windows</b>	<b>None.</b>
<b>Outside doors</b>	<b>None</b>
<b>Other joinery finishes</b>	<b>None</b>
<b>Internal</b>	
<b>Roof structure</b>	<b>Water tank obstructed view.</b>
<b>Ceilings</b>	<b>Surface inspection only.</b>
<b>Walls and partitions</b>	<b>Surface inspection only.</b>
<b>Floors</b>	<b>Surface inspection only.</b>
<b>Fireplaces, chimney breasts and flues</b>	<b>Vents have been blocked up, difficult to assess condition.</b>
<b>Built-in fittings</b>	<b>None</b>
<b>Woodwork</b>	<b>None</b>
<b>Bathroom fittings</b>	<b>None</b>
<b>Other</b>	<b>None</b>

## **10. Appendices**

### **Costs and prioritised works**

## Photographs



**Figure 1:** Diagonal crack in the masonry on the southern side of the chimney stack



**Figure 2:** West elevation of the lodge showing the overall external condition



**Figure 3:** South elevation of the lodge showing signs of subsidence



**Figure 4:** West elevation of the roof



**Figure 5:** Greening on masonry due to excess moisture



**Figure 6:** Loss of mortar in masonry joints could be allowing water ingress



**Figure 7:** Cement pointing on the lower wall starting to fail.



**Figure 8:** Greening of masonry caused by excess ground water.



**Figure 9:** Warped mastic around the window which could be allowing water ingress.



**Figure 10:** Mastic which has peeled off exposing the mortar joint below.



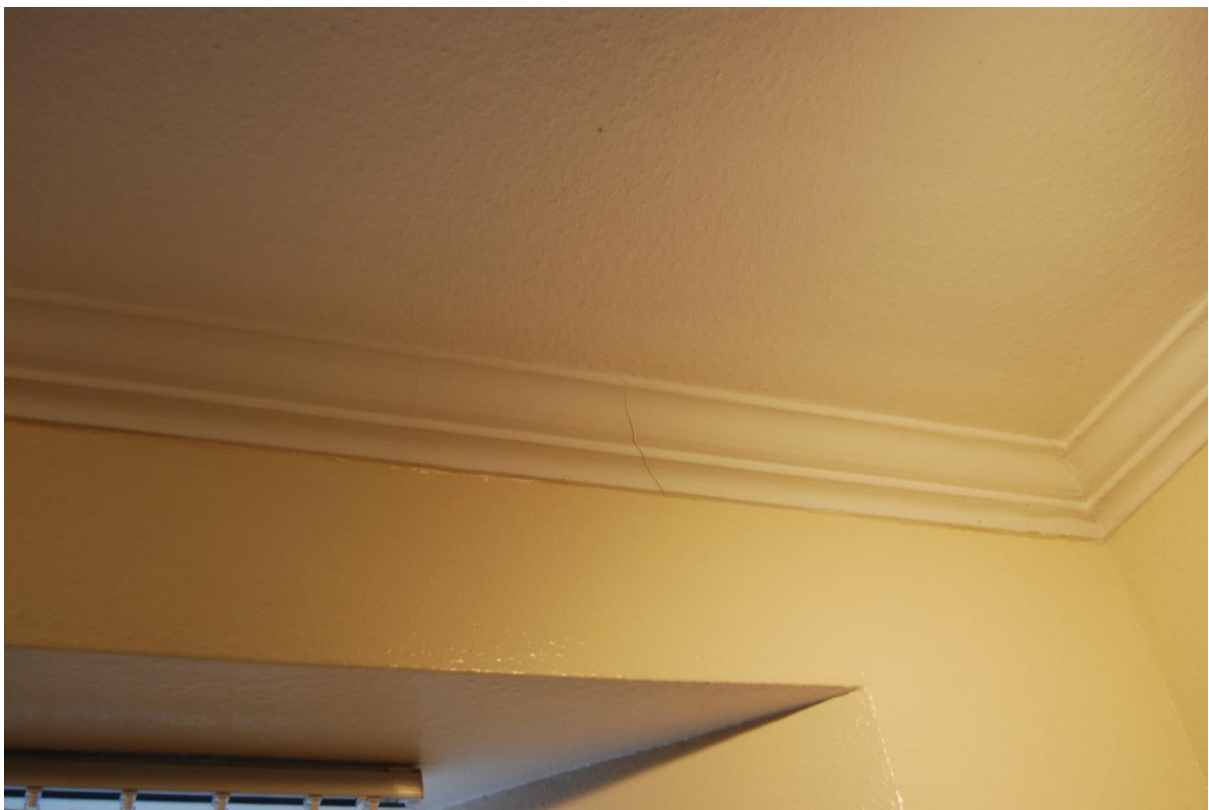
**Figure 11:** External timber panel door to exhibition space, usually left open.



**Figure 12:** Timber ledge and braced external door fitted with no draught-proofing.



**Figure 13:** Exposed rafters in entrance lobby, uninsulated and painted black.



**Figure 14:** Cracks in cornicing in ground floor office due to settlement.



**Figure 15:** Carpeted, uninsulated floors.



**Figure 16:** Uneven floors due to movement from settlement.



**Figure 17:** Blocked up vent in ground floor office, where original fireplace would have been.



**Figure 18:** Openable windows on the south elevation with gaps appearing at the bottom due to settlement.



**Figure 19:** Early signs of rot on the interior of a window on the west elevation at ground floor level.



**Figure 20:** Internal fire door separating exhibition space from the rest of the building.



**Figure 21:** Internal glass and timber fire door separating the entrance hallway from the office space on the ground floor.



**Figure 22:** Fire door on boiler cupboard beneath the stairs.



**Figure 23:** Carpeted, narrow stairway providing access to first floor.



**Figure 24:** Existing spotlights in exhibition space and round floor office.



**Figure 25:** Existing gas boiler.



**Figure 26:** Small hatch above stairs offering access to the northern attic space.



**Figure 27:** Slightly larger hatch in first floor storage room offering access to the southern attic space.



**Figure 28:** Southern attic space looking south showing small amounts of insulation and no mould.



**Figure 29:** Rafters and ridge beam of southern part of the roof in good condition.



**Figure 30:** Sheep's wool insulation in between joists.



**Figure 31:** Underside of sarking in northern roof space showing signs of mould.



**Figure 32:** Old water tank in northern attic space which blocks access to far side of attic space.