

# Culture and Communities Committee

10.00am, Thursday, 29 February 2024

## New Calton Burial Ground watchtower – proposals for repair and reuse

Executive/routine  
Wards

Executive  
11 – City Centre

### 1. Recommendations

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- 1.1 It is recommended that Culture and Communities Committee agree in principle that officers proceed with option B for the repair and reuse of the New Calton Burial Ground watchtower, as set out in this report, subject to funding being secured.

**Paul Lawrence**

Executive Director of Place

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## New Calton Burial Ground Watchtower – proposals for repair and reuse

### 2. Executive Summary

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- 2.1 The New Calton Burial Ground watchtower is a B-listed building owned by the Council that is currently in poor condition. This report recommends that Committee agree in principle that officers proceed with option B for the refurbishment of the watchtower; to deliver urgent and necessary repairs to the watchtower, including works to allow occasional use of the watchtower's ground floor as an events/exhibition space. The projected cost of these recommended works is £150,000 to £175,000; as no budget is currently in place, this would be subject to funding being secured; officers would identify and pursue funding opportunities.

### 3. Background

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- 3.1 The watchtower is a three-storey circular sandstone building dating from 1820, located on the western side of the New Calton Burial Ground in Edinburgh city centre. The watchtower is owned by the City of Edinburgh Council. The New Calton Hill Burial Ground straddles parts of both the New Town and Old Town Conservation Areas, and both the Burial Ground and the watchtower are category B-listed.
- 3.2 From the early eighteenth century to the early nineteenth century, graverobbing to satisfy the demands of Edinburgh's medical schools was commonplace. The watchtower was therefore constructed within the Burial Ground to guard against this practice. The watchtower was occupied as a dwelling until the 1950s, when it fell into disuse. The first floor of the watchtower subsequently collapsed.
- 3.3 Prior to 2013, the watchtower's condition was reported to be poor, with failing external fabric and badly fire damaged interiors. Basic wind and watertight measures were undertaken in 2013 (funded by Edinburgh World Heritage and the Edinburgh Art Festival) to allow temporary use of the watchtower as an exhibition venue for artwork. These measures included making good the lower sections of the external stone stair; repair of the cast iron rainwater goods; and replacing the roof structure with a temporary structure covered with bituminous felt.

- 3.4 Since 2013, no major repair works have been carried out to the watchtower. Maintenance has focused on the security doors and locks to the property. Consequently, the watchtower's condition has deteriorated significantly in the last 10 years, with the roof covering (designed as temporary in 2013) showing signs of failure and re-growth of vegetation over the parapet. There is evidence that stonework on the underside of the external stair has been crumbling and falling onto the public footpath beneath.

## 4. Main report

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- 4.1 A working group of officers from the Council and Edinburgh World Heritage has been established to look at options for restoring the watchtower.
- 4.2 An updated condition survey was commissioned in 2023 with funding provided by Edinburgh World Heritage. Included in the report was an options appraisal considering the potential for reuse of the watchtower. In summary, the repairs recommended in the condition survey were:
- 4.2.1 Immediate repairs – removing loose material from the underside of the external stair.
- 4.2.2 Urgent repairs – holding repairs to the roof, rainwater goods and meshed window and door openings at second floor level to reduce risk and penetrating dampness in the short term.
- 4.2.3 Necessary repairs – repair of roof with new permanent structure; rainwater goods refurbished and repainted; chimneys and masonry repaired and repointed; windows and doors replaced and made secure; and repairs internally to surviving plaster, fire-damaged lintols, joists and joinery finishes.
- 4.2.4 The repair strategy for the external stair and the renewal of the first floor will be dependent on the future use of the watchtower. The external stair is currently in very poor condition and is unsafe for use. Renewal of the power supply would allow lighting of structure for safety, security, and occupation. The repair of the drainage and renewal of the water supply to the lean-to toilet would enable it to serve the watchtower if occupied.
- 4.3 Prior to the immediate repairs being carried out, temporary fencing has been erected at the watchtower to protect members of the public from loose stone falls.
- 4.4 Four options for refurbishing the watchtower were considered:
- 4.4.1 Option A – urgent repairs only, to make the watchtower safe, secure, and wind and watertight (£75,000).
- Advantages – lowest repair cost. Mitigates the risk of falling debris. No management of the watchtower required. Improved security.

- Disadvantages – no upgrading works for reuse, so the watchtower remains disused. Continued deterioration of stonework, rainwater goods, and roof. The roof structure, designed as temporary in 2013, is likely to require full replacement in the medium term. Ongoing monitoring of deterioration would be required.
- 4.4.2 Option B – urgent repairs plus necessary repairs, including works to allow occasional use of the watchtower’s ground floor as a covered, double-height, unheated space for small exhibitions or events, similar to the successful 2013 temporary artwork installation (£150,000 to £175,000).
- Advantages – more extensive repairs will safeguard the watchtower over the longer-term. There is opportunity to increase public engagement with the Burial Ground, with increased footfall improving passive security. Cultural use, quality heritage repair, and community engagement create added scope for grants to cover capital costs.
  - Disadvantages – medium level of capital costs for repairs including professional fees, listed building consent, and planning approval required. Some Council officer capacity needed to manage the use of the watchtower. Ongoing costs associated with provision of power and water on site, although expected to be modest.
- 4.4.3 Option C – urgent repairs plus necessary repairs as in option B, with the addition of the replacement of the first floor and the full replacement of the external stair with a new safe structure (£200,000 to £225,000).
- Advantages – as option B, with additional useable space created.
  - Disadvantages – as option B, with additional capital costs for rebuilding the first floor and replacement stair. The proposed new stair structure will require statutory consents.
- 4.4.4 Option D – urgent repairs plus necessary repairs as set out in option B, plus a full package of upgrades to statutory building standards – including a new roof, insulation, and full services – to create an occupiable property (not costed at this time, but in excess of £225,000).
- Advantages – potential to generate rental income through use of the watchtower as office, event, or residential space.
  - Disadvantages – highest costs. Bereavement Services have concerns around new residential use within the Burial Ground. The space within the watchtower is small and the significant internal work required to upgrade is likely to further reduce the diameter of the circular ground and first floor areas, making occupiable space limited. An extension is likely to be required to enable reasonable habitable use including a link to the outhouse and the enclosure of the external stair, requiring statutory permissions and a significant

capital budget. Lower potential for grants if use not community related. Officer capacity would be required to manage the use of the watchtower (or this could be outsourced, but budget would be required for associated management costs). Rental income is unlikely to be sufficient to support the capital investment needed.

## **5. Next Steps**

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- 5.1 On the basis of the above advantages and disadvantages, officers (in conjunction with Edinburgh World Heritage) recommend that Committee agree in principle to proceed with option B, subject to funding being secured.
- 5.2 Should the recommendation be approved, initial actions would include developing a full funding strategy for the project and engaging with the community and other stakeholders.

## **6. Financial impact**

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- 6.1 As set out above, the cost of options A to C range from £75,000 to £225,000, with the recommended option, B, expected to cost £150,000 to £175,000 (option D has not been costed at this time but would be in excess of £225,000).
- 6.2 There is no funding in place currently to take forward any works other than basic routine maintenance. Officers will seek to identify funding opportunities to take forward the chosen option, including scoping potential grant funding sources.

## **7. Equality and Poverty Impact**

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- 7.1 It is not anticipated that the repair and reuse of the watchtower will have any significant impact on equality and poverty.

## **8. Climate and Nature Emergency Implications**

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- 8.1 Under option B, the events/exhibition space within the watchtower would be unheated, and so there would not be any direct carbon emissions associated with the operation of the watchtower. The repairs would make the watchtower more resilient in the context of increased extreme weather events, e.g. high winds.

## **9. Risk, policy, compliance, governance and community impact**

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- 9.1 There is an ongoing risk that the deteriorating fabric of the watchtower could lead to falling stones. While action has been taken to mitigate the most immediate risks, there is a longer-term risk that can only be mitigated by repair works.

- 9.2 The Council, as owner of the watchtower, has a duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to “properly preserve” and maintain the watchtower in a reasonable state of repair.
- 9.3 Options B, C, and D for the reuse of the watchtower would all create potential opportunities for community involvement with the watchtower. Further engagement on this point is required.

## **10. Background reading/external references**

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10.1 N/A

## **11. Appendices**

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Appendix 1 New Calton Burial Ground watch tower condition survey and options for future re-use (June 2023)

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### **New Calton Burial Ground Watch Tower Condition Survey and Options for Future Re-use**

**for**

**Edinburgh World Heritage Trust**

**June 2023**

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## 1.0 INTRODUCTION

### Scope of Instruction and Introduction

- 1.1 Narro and Adams Napier Partnership were commissioned by Jane Robertson of Edinburgh World Heritage Trust (EWHT) to conduct a condition survey of New Calton Burial Ground Watch Tower and to provide potential options for its future re-use. The purpose of the commission was outlined in EWHT's brief, dated November 2022:
- A condition survey for the building and site along with prioritised budget cost repair recommendations.
  - Provision of potential options for future re-use of the property, with indicative budget costings. Three draft options were included in the brief. Firstly, consolidation only, intended to halt fabric deterioration and make safe, wind and watertight over long term; secondly, repair & partial upgrade for temporary use as venue or installation during Festivals; and thirdly, repair and full upgrade for use as venue with scope to upgrade to other use in future (office or residential).
  - Collaboration with EWH and Business Case Consultant on facilities required for each option, particularly services and the implications of providing in the graveyard setting.
- 1.2 Narro's and Adams Napier Partnership's accepted fee proposal of 19 December 2022 stipulated a condition appraisal based on visual assessments with no intrusive investigation, recommendations for further investigation and outline proposals for repairs/enhancements to bring the existing building to good order, and tabulated options appraisal, with costs, developed to the broad equivalent of RIBA Workstage 2.

### Property Address

- 1.3 New Calton Hill Watch Tower  
Edinburgh  
EH8 8DR

### Client's Name & Address

- 1.4 Edinburgh World Heritage Trust  
5 Bakehouse Close, 146 Canongate  
Edinburgh  
EH8 8DD  
Contact: Jane Robertson, Head of Conservation - Buildings

## Background and Property Description<sup>1</sup>

- 1.5 The New Calton Hill Watch Tower and adjoining burial ground are category B-listed. The Watch Tower is located near the northwest of the burial ground which straddles parts of both the New Town and Old Town Conservation Areas. The list description for the burial ground describes the Watch Tower as follows:
- "1820. 3-storey circular, battlemented watch tower. Squared and coursed rubble with ashlar margins. Band courses. Some segmental-arched window openings to 3rd storey. Cantilevered, external stone curved staircase with metal banister, leading to entrance on 3rd storey. Polygonal stacks."*<sup>2</sup>
- 1.6 The Watch Tower is 3 storey circular sandstone castellated Watch Tower (1820) located on the western side of the New Calton Burial Ground in Edinburgh. Upper floors are accessed by external staircase and

<sup>1</sup> Extracted from David Narro Associates Conservation Statement, 2013 produced in advance of repairs carried out prior to a proposed art installation. It reported that the property.

<sup>2</sup> <https://portal.historicenvironment.scot/designation/LB27931>

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there is a separate lean-to toilet block to the north of the tower. The property is owned by City of Edinburgh Council and is currently unoccupied although was used previously as domestic accommodation. Prior to basic wind and watertight measures taken in 2013 to allow temporary use as an exhibition venue, the property's condition was reported to be poor with failing external fabric and badly fire damaged interiors. The work carried out in 2013 included making good the lower sections of the external stone stair, repair of the cast iron rainwater goods and replacement of the roof structure and recovering with bituminous felt. Since then, it is understood that no major repair works have been carried out and that maintenance has been nominal at best, most obviously dealing with the security doors and locks to the property. Consequently, the property's condition has deteriorated with the roof covering showing signs of failure and the re-growth of vegetation over the parapet.

- 1.7 The external walls are solid sandstone masonry with plaster linings internally. Around the top of the external walls there is a crenelated sandstone parapet. The floors at ground, first and second floor levels and the roof comprise(d) timber joists spanning between the outer walls of the tower and supporting timber boarding. Only the floor at ground level remains in place. There are timber lintels over the door and window openings in the external walls with stone lintels externally. There are fireplaces at first floor and second floor levels with stone chimney stacks at roof level. Access to the upper levels is via a stone staircase. The lower treads of this staircase are supported on both sides – off the external wall of the tower and either sleeper walls (the very-bottom treads) or the wall of the adjacent burial vault. The upper treads and top platt at 2<sup>nd</sup>(?) floor level cantilever from the face of the external wall of the tower. Additional, but not original, support to the platt is provided by steel brackets, bolted to the external walls. To the north side of the tower there is separate single storey building structure. This consists of solid stone masonry walls and a mono pitch timber rafter and slated roof. This structure appears originally to have been a wash house and toilet to serve the tower when the tower was a dwelling.

## **Brief History of the Site**

- 1.8 The burial ground was opened in 1820 and had its main period of use throughout the nineteenth century. The cemetery was created in part to allow the re-interment of remains which would be disturbed by the creation of a new road (now Waterloo Place) across the face of Calton Hill through (Old) Calton Burial Ground. As such, the new burial ground provided compensation to its owners, The Society of the Incorporated Trades of Calton, by providing them with an area of land equal to that handed over to the City for the new road.
- 1.9 The new grounds were laid out by Thomas Brown, City Superintendent of Public Works, between 1819 and 1847. The City agreed to contact the owners of disturbed lairs and to provide them with compensation in the form of payment or land and also to undertake the removal of the bodies and re-interment of the remains in the new grounds. As a result of this, the burial ground contains monuments and lairs that predate its construction, having been imported from the old cemetery.
- 1.10 From the early eighteenth century to the early nineteenth century, grave robbing to satisfy the demands of Edinburgh's medical schools was commonplace. A watch tower was therefore constructed within the grounds to guard against this practice. The tower was occupied as a dwelling until the 1950s, but then fell into disuse. Notable residents include Architect David Bryce (1803-76).

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## Previous Reporting

1.11 The Conservation Statement of June 2013 reported that the property was then derelict and fire-damaged with much of the original internal structure collapsed or appearing on the point of collapse condition. However, the main structure of the building – the external stone shell – was considered to be in reasonable condition, with no immediate signs of significant movement or cracking observed on external walls. Other observations:

- There are signs of movement in the high-level stonework to the chimneys and parapets. Some individual stones may need to be reset however significant downtaking of stonework to secure the structure or make it safe is unlikely to be necessary.
- The plaster wall and ceiling finishes and timber wall linings within the tower have been badly damaged by the fire and subsequent water ingress into the building. Large areas of finishes have fallen away.
- The timber safe lintels over the external door and window openings have been damaged by the fire. That said there are no obvious signs of movement of the remaining timbers or cracking of the external stone lintels or masonry above the openings.
- The internal floor structures at each level have been badly damaged by the fire. The majority of the ground, first and second floor joists have collapsed, and the remaining timbers are heavily charred. The building has clearly been heavily infested with pigeons and where the floors remain there is significant build up of guano and other rubbish and fallen debris.
- The roof structure has been damaged by the fire. All the joists appear to be still in place but the joists and the boarding are charred. There are holes in the roof and there will be water penetration into the building. As a result of this water ingress, the timbers at roof level and lower down the building are likely to be at a high risk of decay if not already damaged by the fire.
- The steps to the lower flight of the external stair from ground to first floor level are worn but appear to be stable. This flight is supported at each side by solid masonry walls. The 'cantilevering' upper flight is in a poor condition and has cracked. The landing at second floor level is supported on ferrous brackets, probably wrought iron. These brackets are corroded.
- There is a single rhone on the south side of the building. This rhone is not connected to the roof outlet and is cracked and holed at low level.
- The single storey wash house has been vandalised internally although the basic masonry walls appears to be sound without obvious signs of structural movement or cracking. The slated roof remains and the roof timbers appear to be intact without obvious decay or fire damage.

1.12 Consequently, it was considered necessary to carry out preliminary work to make the property safe for both the installation of the artwork and for public access, with further measures required to weatherproof and mothball the property until such time as a full refurbishment could be carried out.

The proposed work comprised:

- Scaffolding to give safe inspection and working access to the high-level parts of the tower particularly the parapet masonry and chimneys.
- Careful dismantling of the existing fire- and water-damaged floor and roof structures, with surviving timbers in good condition to be set aside for re-use.
- Clearance of all debris, guano and other rubbish and infestation, including removal of any asbestos and isolation of any incoming services (the building is served with a domestic electric supply; this supply remains live).
- Retention of surviving intact and secure original finishes, for example, window and door joinery.
- Individual loose stones taken down and set aside for reinstatement as part of a full building refurbishment.
- Chimney cappings possible removal and temporary replacement with new ventilated cowls.

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- Inspection of fire-damaged lintels to all openings, with shoring or replacement allowed for where they have significantly either decayed or are fire-damaged.
- New handrail to the lower flight of the external staircase to allow controlled public viewing access through the opening at first-floor level, with a barrier across the existing door opening at first floor level to be installed.
- Access using the stair to first floor level is reasonable but the upper flight will be closed off with a barrier.
- Construction of new roof to match the form of the existing comprising timber joists spanning between wallheads onto timber wall plates and designed to accommodate traditional lead external finishes however it is proposed that a temporary protective covering comprising roofing felt will be provided at this time.
- Access to the building (either at ground-or first-floor level) is from a short pend to the north side of the tower. A lockable gate will be installed across this pend to prevent uncontrolled access to the building.
- The adjacent single-storey building will be cleared of all building debris, guano and other rubbish and infestation.

#### Post Installation:

- Close off all window openings with fixed ventilated shutters. At ground level, these shutters will be faced with non-combustible material. Fixings will be into joints in the masonry to limit their effect on the existing fabric of the building.
- Repair the existing rhone and reconnect to reinstated roof drainage.

## 2.0 SUMMARY OF CURRENT CONDITION AND RECOMMENDATIONS

2.1 At the time of inspection, all the upper floors of the tower had been removed. The roof and floor at ground level remained in place.

### 2.2a Structural

Tower: In overall terms, the tower is in a reasonable condition from a structural point of view. However, failing protective finishes and rainwater goods and the build-up of guano and debris are leading directly to the deterioration of the timber roof and floor structures. Repair of these elements will be necessary – replacement may well prove sensible. There are localised indications of movement within the tower walls however this movement is likely to be longstanding and primarily attributable to the manner by which the building was built; although some repair and enhancement of these parts will prove necessary it is not considered at this time that the features described are the result of deterioration. Of most concern is the nature and condition of the stone treads and landing of the external staircase. Much of this stonework is deteriorating, despite having been repaired in the past. Whilst this deterioration has not currently obviously compromised the structural integrity of the staircase or its component parts by an unacceptable degree, the robustness of the construction will have been affected and will not be as robust as it once was. It may only be a short time before structurally significant deterioration occurs. Certainly, there is currently a health and safety risk to anyone passing near the tower of material falling from the stair. It is considered that repair of the staircase will prove impracticable owing to the nature and extent of repairs carried out previously. Whilst the current health and safety issues surrounding the staircase can and should be dealt with now, and managed through a programme of ongoing maintenance and repair, plans should be put in place now for the staircase to be replaced as a whole. In its current form, the staircase should not be used. The issues described here are considered in more detail below.

2.2b Outhouse: The walls of the outhouse are in a reasonable condition from a structural point of view. The timber roof structure, which appears to be of modern construction, appears to be in good condition.

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## 2.3 General

The general condition of the Watch Tower is poor. Immediate intervention is required to descale loose material from the soffits of stair treads above the public footpath on the south elevation. Urgent repairs are required to patch repair the bitumen felt roof covering and to unblock the rainwater outlet leading from the flat roof. This will reduce penetrating dampness which is affecting the roof structure, internal masonry and floor. Failing mesh fitted over openings should be replaced to restrict birds entering the property. Slipped and damaged slates should be replaced on the adjacent outhouse. These interventions will slow down deterioration and reduce health and safety concerns until starting a larger package of external fabric repairs, including complete re-roofing, repairing and improving rainwater goods, and extensive masonry repairs. Elsewhere, the level of intervention required to windows and doors, and internally should be dictated the anticipated future use of the property. At the very least, consideration should be given to improving the appearance of the metalwork fitted to prevent unauthorised entry, along with conservative type repairs internally to preserve surviving historic plaster and joinery finishes.

### Roofs

- 2.4 Roof coverings and abutments to the Watch Tower and adjacent outhouse are in poor condition. The temporary works carried out in 2013 on the Watch Tower have failed allowing dampness to penetrate the timber roof structure and masonry walls below. The bituminous felt covering should be patch repaired in the short term with complete replacement of the roof structure and new lead roof covering and abutment flashings allowed for in a larger package of long-term fabric repairs.
- 2.5 The outhouse roof has slipped and damaged slates, and failing mortar skew fillets where the roof abuts surrounding masonry walls. Short term repairs should be implemented as soon as possible, with full reslating and new mortar fillets, incorporating leadwork beneath, programmed in future.

### Rainwater goods

- 2.6 The outlet from the flat roof on the Watch Tower is blocked by vegetation and tree growth causing rainwater to penetrate inner facing masonry below. The lead connection pipe from the flat roof stops short of the downpipe. There are localised cracked and damaged sections of cast iron work to the downpipe and wastewater pipe. Decoration is poor. Vegetation and tree growth should be removed as soon as possible. Thereafter, the lead pipe connector should be replaced at the same time as the roof coverings and consideration given to introducing a cast iron hopper at the head of the downpipe to improve flow. A full overhaul of all cast iron pipework and replacement of damaged sections is required prior to complete decoration. Remove the waste pipe if future occupation not anticipated. A CCTV survey of underground pipework, with clearing works as required, should be carried out.
- 2.7 Failing uPVC rainwater goods and waste pipes to the adjacent outhouse should be replaced in cast iron.

### Chimneys

- 2.8 The two octagonal ashlar stacks and linked projecting copes are in poor condition with badly eroded and cracked stonework and failing joints visible. Assume dismantling down to parapet cope level and reconstruction with allowance for replacement stonework for damaged masonry to copes and stacks. Introduce discreet vented caps to flues. Allow full repointing on inner face below parapet level with an appropriately specified lime based mortar.

### External Walls

- 2.9 The external masonry of the Watch Tower is generally in poor condition. There is movement cracking on the southwest face just below second floor string course extending upwards through the rubble work, uppermost string course and parapet, which has displaced masonry. There does not appear to

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be any corresponding cracking visible internally, however close-up observation of the internal faces of the walls was not possible, there not being any upper floors surviving. This movement is obviously connected with the layout of the fireplaces at 1<sup>st</sup> and 2<sup>nd</sup> floor levels and their associated flues, all of which are located in this single panel of wall between window openings. There is damaged and eroded ashlar work to most openings and locally to string courses, and a cracked first floor cill. Localised eroded and damaged rubble work, appears exacerbated by high internal ground levels (possibly from accumulated debris in the solum) and the use of overly strong repointing mortars. Vegetation/tree growth on the south face immediately below the second floor entrance landing. Failing mortar joints throughout.

- 2.10 Some low-key structural intervention within the areas affected by the movement described above will be needed. This intervention will range from stitching across cracked stonework and deep-pointing open joints to resetting of displaced parapet masonry with additional metal cramps. Full repointing on both sides of parapet wall is required, with provision for rebedding of copes. Elsewhere, badly damaged stonework should be replaced/indented and all masonry brushed down and descaled prior to filling cracks and repointing failing joints in an appropriately specified lime based mortar.
- 2.11 Similar repairs are required to the lean-to extension to make good damaged masonry around the door opening and repoint failing joints. The small section of timber that surmounts the east elevation masonry should be replaced.

## External Stair

- 2.12 The external stair is in poor condition. Its stonework and the materials used in past repairs is deteriorating, with parts obviously becoming detached. There is a health and safety risk to anyone passing close by the south face of the building owing to the risk of material falling from the staircase. The stair has been repaired in the past, possibly on more than one occasion. These repairs include the application of cement-based toppings and facings, cement and stone indents, and possibly in one instance a whole replacement stone. Where toppings have been applied it is reasonable to assume that the top of the original stone has been cut back – certainly weathered away. It is not possible to know with any certainty how the structural integrity of the staircase has been affected – certainly, the robustness of its original construction will not be as good as it was originally. It should be assumed that the stair is now beyond reasonable repair and therefore complete replacement of all steps and landings should be anticipated. This work may be deferred if access to the staircase can be wholly prevented, however given the location of the building, preventing such access may prove difficult. The metal handrail is in poor condition. Furthermore, the wide spacing of balusters is a health and safety risk if future use is anticipated.

## Doors and Windows

- 2.13 Meshed openings at second floor level are in poor condition allowing birds to enter the building. Blocked up masonry openings remain in good condition with only localised failing joints visible. Elsewhere, the metal work used to block up and/or secure openings remain secure and functional, albeit could be considered aesthetically inappropriate for a prominent listed building. Paintwork is generally in poor condition. There is rot to the ground floor timber framed window opening.
- 2.14 In the short term, replace all failing flexible mesh at second floor level to exclude birds and decorate elsewhere as existing, including timber repairs to the ground floor windows. Depending on future use, consider fitting new decorative metal work to all openings to improve appearance if the property is to be retained as an unoccupied building. Reinstate timber doors and windows.

## Internal

- 2.15 Interiors of the Watch Tower and adjacent outhouse are generally in poor condition, exacerbated by birds entering both structures. Once mesh coverings have been reinstated, accumulated guano should

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be removed from both structures. Penetrating damp from failing roof coverings and blocked rainwater goods is affecting the roof structure, inner masonry face and timber floor. The suspended timber ground floor construction is in poor condition and should be replaced, with consideration given to fitting a more robust and durable solid floor structure, for example – stone flags on a ground-bearing limecrete floor. Surviving plaster finishes, fireplaces and fire damaged lintols, joists and joinery finishes appear to be stable and could be consolidated and retained if the property is to remain unoccupied. However, if the property is to be occupied, assume replacement of fire damaged lintols, extensive patch repair and reinstatement of plaster finishes, masonry consolidation, full reinstatement of joinery finishes and intermediate floors, restoring fireplaces along with taking the opportunity to improve thermal performance.

- 2.16 Similar approaches could be taken internally on the lean-to extension, with minimal works, including localised masonry repairs, needed if the property is to remain unoccupied, or full reinstatement, including thermal performance improvements, if occupation is preferred.

## Services

- 2.17 The property is, or has been, served with mains electricity, gas and water supplies. The property clearly had a drainage system, but it is not clear whether this system was a local, self-contained system or was connected to the mains public sewer. No records of a sewer connection have been located and Scottish Water on-line records do not show any drainage infrastructure passing into the burial ground. Electrical fittings and fixtures are corroded throughout and therefore wholesale renewal should be anticipated. Similarly, sanitary fittings and associated pipework are badly damaged with complete replacement needed if any occupation of the property is anticipated in future. A CCTV survey of underground drainage should be organised with provision made for clearing blockages and repairing any damage identified.
- 2.18 If occupation is anticipated, heating, alarms, fire risk and ventilation needs should be considered from inception. In addition, the requirements for a lightning protection system should be assessed.

## Further Investigation

- 2.19 When access is established to carry out immediate and urgent/short term recommendations, take the opportunity to closely assess the condition of the chimneys, parapet and structural movement. Limited opening up of the ground floor will allow the condition of the solum to be assessed. Samples of mortar and stone should be taken to enable laboratory analysis to inform future repair specifications.

## **3.0 FUTURE REPAIR APPROACH<sup>3</sup>**

### **Categories of Urgency for Works Identified as Being Required.**

- 3.1 The requirement for repair, maintenance or conservation works to inspected elements have been prioritised into categories of urgency, in accordance with BS7913: 2013 the 'Guide to the Principles of the Conservation of Historic Buildings'.

Immediate – Work which should be put in hand without delay for public safety or health and safety reasons, to prevent imminent damage or to arrest rapid deterioration. This can include immediate further investigative survey work.

Urgent – Work which should be put in hand within weeks, months, or within a year at the most. Failure to do so would be likely to result in significant further damage or deterioration and increased costs.

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<sup>3</sup> Before the next quinquennial survey is commissioned

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**Necessary** – Work which should be carried out before the next five-yearly inspection, for which there is time to plan, and which can be integrated with other work. This is work, which is due to keep the building in a state of good repair. Most repair work should come into this category.

**Desirable** – Work which is desirable, if not strictly necessary, but which may improve the functioning or performance of the building or enhance its architectural or aesthetic qualities. Alternatively, work which is not due, but likely to become due, before the next five-yearly inspection or which can sensibly be incorporated with other work.

- 3.2 **Immediate/Urgent:** Action immediate and short term recommendations to reduce risk from falling debris and to minimise water ingress from failing roof coverings and rainwater goods. A budget in the region of between £4,000.00 and £5,000.00 should be set aside for removing loose material from below the external stair and for holding type repairs to the roof, rainwater goods and meshed window and door openings at second floor level. This will reduce risk and penetrating dampness in the short term until a larger package of repairs can commence.
- 3.3 **Urgent/Necessary:** A package of external fabric repairs should be programmed to commence within two years. This should include all the recommended repairs to the roof, rainwater goods, chimney, masonry, external stair, windows and doors and ground floor, along with conservative repairs internally to prevent the loss of surviving plaster and fire damaged lintols, joists and joinery finishes. Provision of basic electrics and sanitary provision could be considered necessary even for very occasional use as an arts venue. Costs in appended survey table total in the region of £155,000.00.
- 3.4 **Desirable:** Dependant of future use and considering how they might impact the significance of the property, but includes full internal restoration, upgrade and fit out to enable occupation. Costs in appended survey table total in the region of £19,000.00.
- 3.5 **Future Maintenance:** Future cyclical maintenance needs will be dictated by the extent of capital works eventually carried out. However, assuming delivery of the costed package of repairs in the above table, an annual budget in the region of £1,200.00 should be allocated for roof maintenance and high level masonry inspection by a competent contractor. In addition, a budget in the region of £5,000.00 to £10,000.00 should be allowed for cyclical decoration, electrical testing and minor repairs to other external fabric.

## 4.0 REFURBISHMENT OF THE BUILDING

- 4.1 Four options for refurbishing the building have been considered, from basic stabilisation of the existing fabric through to a full refurbishment of the watchtower and outhouse as habitable buildings. The advantages, disadvantages and costs associated with each option are summarised on the following tables.
- 4.2 The repair and refurbishment of the building will clearly involve varying degrees of repair and intervention. This work would need to be agreed both in principle and in detail with all interested Statutory Authorities, which would range from the Planning Department of City of Edinburgh Council to Historic Environment. Whilst it may prove possible to address the Authorities' concerns over matters like intervention and repair, the relatively intangible aspects of the site – like its inaccessibility and difficulty in policing the area – will prove insurmountable to address in a sensible, effective and sustainable way, meaning that refurbishing the building as a fully-habitable space will not be feasible.
- 4.3 It must be concluded that full repair of the external fabric of both the watchtower and outhouse is necessary as it addresses all the current- and medium-term health-and-safety concerns about both buildings in a way that is robust and with no large future maintenance burden. This approach is also in keeping with the prominent situation of the buildings in the World Heritage site. In doing so, it would



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be sensible to consider providing permanent services infrastructure to the site as a means of introducing an amenity to the burial ground as a whole.

Option	Advantages	Disadvantages	Capital Costs - excluding access, preliminaries, access and contingencies.
<p>1. Minimal intervention only to slow fabric deterioration and make safe, wind and watertight .</p>	<p>Lower cost, assuming retention of existing security measures to openings and a less invasive approach taken on masonry and/or a continuation of temporary type roof coverings.</p> <p>Retention of more original, albeit compromised masonry.</p> <p>Could potentially allow time to consider a longer term and viable use for the property.</p>	<p>Nothing really changes – very little to show for the expenditure.</p> <p>The external appearance of the property would remain unsightly in such a prominent location within a World Heritage Site.</p> <p>Health &amp; safety risks associated with no improvement to existing staircase remain, and may increase</p> <p>Continued loss of original fabric which should be considered detrimental to the property’s significance, with a higher risk of continued health and safety concerns.</p> <p>Delaying a larger package of works will result in higher maintenance burden (maintenance resource and costs) in the short term and higher capital repairs in future.</p> <p>Missed opportunity to allow public engagement and interpretation of the property and its immediate environs.</p> <p>A disused property, one that is not easily useable, and one that appears poorly managed could attract continued anti-social behaviour.</p>	<p>Say, £75,000.00 excl. VAT</p>

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Option	Advantages	Disadvantages	Capital Costs - excluding access, preliminaries, access and contingencies.
<p>2. Full repair of external building fabric to make wind- and watertight for the long-term</p>	<p>Assuming delivery of full package of external fabric repairs, improvement to the appearance of security measures (metalwork), improved detailing of upper-floor external openings. This approach would preserve the property's fabric and significance, enhance its appearance, reduce health and safety risk and allow public engagement and access via occasional use.</p> <p>Rehabilitation of the building in keeping with the World Heritage status of the site and key views across the city.</p> <p>This approach could also allow time to consider and develop options for fuller occupation.</p>	<p>High cost with low future income opportunities.</p> <p>Building remains in a remote location and is not easily policed – a maintenance burden will remain.</p> <p>Missed opportunity to allow public engagement and interpretation of the property and its immediate environs.</p> <p>A disused property, one that is not easily useable</p>	<p>Say £150,000.00 - £175,000.00 excl. VAT</p>

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Option	Advantages	Disadvantages	Capital Costs - excluding access, preliminaries, access and contingencies.
<p>3. As (2), plus basic internal refurbishment to allow limited but easy future re-use</p>	<p>Nominal cost increase over (2) but with significant advantages:</p> <p>Assuming, in addition to external fabric repairs (as option 2 above), plus basic internal restoration comprising:</p> <ul style="list-style-type: none"> <li>- Reinstatement of ground floor (only – see Note (i)). Floor constructed as stone flags on limecrete slab, for robustness.</li> <li>- Renewal of existing services (lighting, electricity, water supply, drainage). See Note (ii)</li> <li>- Basic conservative consolidation of surviving internal finishes.</li> </ul>	<p>As (2) but also:</p> <p>The higher capital costs would need to be assessed versus anticipated rental income.</p>	<p>Say £200,000.00 to £225,000.00 excl. VAT</p> <p>Note: costs of incoming services provision excluded</p>
<p><b>Notes.</b></p> <p>i. Reinstatement of upper floors not allowed for at this time owing to general constraints on the redevelopment of the building as a habitable building – considered further in Option 4.</p> <p>ii. Actual extent of new services provision will be dictated by the following:</p> <ul style="list-style-type: none"> <li>o Cost and complexity of installation</li> <li>o Statutory Approvals processes</li> <li>o Maintenance burden</li> </ul> <p>These costs are excluded from this study.</p>			

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Option	Advantages	Disadvantages	Capital Costs - excluding access, preliminaries, access and contingencies.
4. Full refurbishment as a habitable building	A fully refurbished, habitable building	See note	n/a
<b>Note</b> It is anticipated that it will not prove possible to refurbish the watchtower as a habitable building for the following reasons: <ol style="list-style-type: none"><li>1. The existing accommodation provided by the buildings (watchtower and outhouse) in their current form will not meet current Building Standards for long-term residential use. The alterations necessary to meet such standards will be extensive, will be intrusive and will be harmful to the historic nature and context of the building and therefore the wider site.</li><li>2. It is highly likely that the alterations and improvements necessary to meet current Building Standards for long-term residential use will prove unpalatable to the Statutory Authorities like Historic Environment Scotland and the City of Edinburgh Planning Department.</li><li>3. Refurbishment of the building as short-term holiday accommodation or non-residential use may limit the intervention necessary to meet current Building Standards however the relatively inaccessible nature of the site may still prove problematic to address. However, it still might not be feasible to address all aspects ordinarily considered through the planning process (e.g., site access, security, etc.).</li><li>4. Emergency vehicle access to the site will be complex.</li><li>5. Access for maintenance vehicles to the site (for example, to maintain private drainage systems) will be complex to arrange and keep in place.</li><li>6. The cost implications of the refurbishment works will prove onerous.</li></ol> Option 4 has not been costed for the reasons outlined above.			

## 5.0 SURVEY PARTICULARS

### Date of Survey

5.1 The survey was carried out on 6 April 2023.

### Weather

5.2 Overcast, with light showers and sunny intervals.

### Surveyor(s)

5.3 The survey was conducted by Dr William Napier of Adams Napier Partnership, a Conservation Accredited Chartered Building Surveyor, and Steve Wood Esq. of Narro, a Conservation Accredited Chartered Structural Engineer.

### Orientation

5.4 For the purposes of the survey, the ground floor entrance of the Watch Tower is taken to face north.

### Areas of Restricted Access

5.5 The survey was conducted from ground level externally, with limited access from the external stair to enable a closer inspection of accessible masonry. Photographs of the roof and chimney were taken with a pole mounted camera. Due to the poor condition of the Watch Tower timber ground floor, only

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a brief inspection was possible internally. No access to the upper floor levels was possible on account of there being no floors. No opening up or sampling was carried out.

## Tenure

5.6 Unknown.

## 6.0 LEGAL CONSIDERATIONS

### Statutory Consents

6.1 The property is designated category B listed building. Before undertaking any alterations or interventions that could impact its character, contact should be made with the Local Authority to confirm whether any statutory consents are required.

### Bats & Ecological / Wildlife and Countryside Act

6.2 No bat activity was observed. However, as all bats and their roosts are protected by law, it is recommended that prior to undertaking any sizeable repairs a suitably qualified and licenced person be appointed to undertake a bat survey at the property.

6.3 Pigeon activity is prevalent throughout. All birds, their nests and their eggs are protected by law and, in summary, it is a criminal offence to intentionally or recklessly:

- kill, injure or take any wild bird;
- take, damage, destroy or interfere with a nest of any wild bird whilst it is in use or being built (or at any time for a nest habitually used by any bird listed in Schedule A1);
- obstruct or prevent any wild bird from using its nest;
- take or destroy an egg of any wild bird.

Many species of bird, such as swifts, swallows, house martins and barn owls can typically roost in historic buildings. We would therefore recommend that advice is taken from a suitably qualified and licenced person be appointed to undertake a survey at the property prior to works commencing.

### Construction (Design and Management) Regulations (2015)

6.4 Building owners, users or managing agents having maintenance, small-scale building work or other minor works carried out in connection with a business must comply with the CDM Regulations.

### Guarantees & Warranties

6.5 We were not provided with any warranties or guarantees at the time of our inspection.

Signature

Representing

Date



William Napier  
Adams Napier Partnership

19 June 2023



Steve Wood

19 June 2023

Narro

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## **Appendix A**

### **Condition Survey Tables and Budget Costs**

Item	Photo Reference	Building	Element 1	Description	Condition	Recommendations	Category	Cost
1	1 & 2	Watch Tower (external)	Roof	Bitumen felt flat roof covering laid over timber sheeting and joists. Flashband applied as temporary flashing at abutment with parapet upstand. Fitted c.10 years ago to allow temporary use.	Poor. Bitumen felt covering has failed exposing timber sheet deck with dampness visible internally from below. Extensive moss cover. Flashband applied at abutment appears to have failed judging by dampness observed to high level masonry internally. Outlet to rainwater downpipe blocked by tree growth.	Remove moss. Patch repair felt and flashband in short term to minimise risk of further water ingress into structure below. Clear outlet to rainwater downpipe.	U	£2,000
2						Assume complete replacement as part of future repairs project with lead flat roof covering and abutment flashings, and new timber deck and joists.	N	£16,550
3	3 to 6	Watch Tower (external)	Rainwater goods and waste pipes	Cast iron downpipe with lead pipe connecting stack with flat roof. Cast iron waste pipe with branch at first floor level. Access points at ground level.	Fair, locally poor. Outlet blocked as reported above. Lead pipe connector stops short of cast iron work. Localised cracked and damaged sections of cast iron work. Poor decorative condition.	Replace lead pipe connector and consider introducing hopper at head of rainwater downpipe. Allow full overhaul of all cast iron pipework and replacement of damaged sections prior to complete decoration. Remove waste pipe if future occupation not anticipated. Allow CCTV survey of underground pipework, with repair of defective pipework and clearing as required.	N	£3,930
3	7 to 9	Watch Tower (external)	Chimneys	2nr octagonal ashlar sandstone stacks with linked moulded projecting copes.	Poor. Eroded cope, localised cracking, erosion and damage to stacks, failing mortar joints throughout.	Assume dismantling down to parapet cope level and reconstruction with allowance for replacement stonework for damaged masonry to copes and stacks. Introduce discreet vented caps to flues. Allow full repointing on inner face below parapet level with an appropriately specified lime based mortar.	N	£9,165
4	10 to 17	Watch Tower (external)	External Walls	Sandstone throughout. Ashlar parapet with polished moulded copes and string course projection. Roughly squared and coursed rubble masonry below with ashlar dressings to openings and ashlar string courses at circa ground, first and second floor levels. Redundant light fittings on south and west faces.	Generally fair but locally Poor. There is movement cracking on south west face just below second floor string course extending upwards (following the chimney flue line) through rubble work, uppermost string course and parapet which has displaced masonry. There does not appear to be any corresponding cracking visible internally. There is damaged and eroded ashlar work to most openings and locally to string courses, and a cracked first floor cill. Localised eroded and damaged rubble work, appears exacerbated by high internal ground levels (possibly from accumulated debris in the solum) and the use of overly strong repointing mortars. Vegetation/tree growth on the south face immediately below the second floor entrance landing. Failing mortar joints throughout	Assume stitch repairs and deep packing of area affected by movement below level of uppermost string course, and resetting of displaced parapet masonry with additional metal cramps. Allow full repointing on both sides of parapet wall, with provisional rebedding of copes. Elsewhere, indent damaged stonework to openings and string courses, fill cracking to cill and monitor, and descale and brush down rubble work with provision for replacing badly eroded masonry. Allow 100% repointing in appropriately specified lime based mortar if budgets permit, with say 40% considered desirable. Costs include provision for repointing in blocked up openings, making good service holes/penetrations and localised repair of exposed wallhead prior to replacing the roof structure. Remove redundant light fittings.	N	£27,750
5	18 to 21	Watch Tower (external)	External Stair	Curved sandstone external stair and landings giving access to first and second floors. Cantilevered above first floor	Poor. There is loose stonework/cement repairs to the stair soffits on the south face overhanging the public footpath which	Remove loose material from stair soffits overhanging public footpaths immediately.	I	£750

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New Calton Burial Ground Watchtower

Condition Survey and Options for Future Re-use, April 2023

Appendix A - Condition Survey and Budget Costs

Page 1 of 4

Item	Photo Reference	Building	Element 1	Description	Condition	Recommendations	Category	Cost
6		Watch Tower (external)		level. Extensive interventions suggest previous structural concerns. Second floor landing is supported by large steel (probably) brackets. Steps to first floor level are supported by rubble and brick masonry. Majority of stair treads and landings have been capped with granolithic topping. Cement mortar repairs to stair soffits. Painted metal handrail with mesh fitted to first floor level to reduce risk of widely spaced balusters.	should be considered a high risk. Elsewhere, such is the extent of previous intervention, it should be assumed that the stair is now beyond reasonable repair. The metal handrail is in poor decorative condition. The spacing of balusters is a health and safety risk if future use is anticipated. Localised failing joints to rubble work.	Assume complete replacement, with provision for making good joints to the masonry to first floor level and improving the safety and decorative condition the metal handrail. (provisionally costed). Allow for new stone indents around tread pockets to ensure full and proper bearing of stone treads within the walls of the tower.	N	£50,000
7	22 to 25	Watch Tower (external)	Doors and window openings	Second floor - 4nr blocked up openings with dressed masonry and 4nr (including door in south face)with flexible bird mesh secured on timber frames. First floor - 3nr blocked window openings with painted metal sheeting and frames and door opening on west face with painted metal framed mesh gate.	Meshed openings at second floor level are in poor condition allowing birds to enter the building. Blocked up masonry openings remain in good condition with only localised failing joints visible (costed above). Elsewhere, the metalwork remains secure and functional, albeit aesthetically inappropriate for prominent listed building. Paintwork is generally in poor condition. There is rot to the ground floor timber framed window opening.	In the short term, replace all failing flexible mesh at second floor level to exclude birds and decorate elsewhere as existing, including timber repairs to the ground floor windows	U	£1,250
8		Watch Tower (external)		Ground floor - painted sheet metal door on north face. Painted sheet metal framed window opening on east face and painted timber frame and sheet metal window on south face. Painted metal framed mesh external security gate to east between Tower and lean-to extension gate.		Dependant on intended future use. If to be retained as an unoccupied building, consider fitting new decorative metal work to all openings to improve appearance, or if to be occupied, reinstate timber doors and windows. (provisionally costed)	N	£23,750
9	26 & 27	Watch Tower (external)	Ground finishes	Tarmac paths to south and east. Granolithic path and stone step at east entrance between Tower and lean-to extension.	Tarmac path appears in good condition, however, is partly covering access to downpipe. Badly cracked granolithic path to entrance and misaligned step.	Cut back tarmac to give access to downpipe. Replace granolithic path in natural stone flags and rebed step.	D	£4,500
10	28 & 29	Watch Tower (internal)	Ceilings	Exposed underside of timber roof structure and deck. Remnants of fire damaged floor/ceiling joists at first and second floor level.	Poor. Damp staining is visible on underside of roof structure and decking from failing roof covering.	Costed above. See below if building is to be occupied.		



Item	Photo Reference	Building	Element 1	Description	Condition	Recommendations	Category	Cost
11	28 to 32	Watch Tower (internal)	Walls	Predominantly plaster finishes to inner face of external rubble walls with timber lintols over openings, fragments of joinery finishes around openings at upper levels and fireplace openings at first and second floor levels.	Poor. Fire damaged lintols to most openings. Fire damaged remains of joinery finishes around openings at upper levels. Walls are damp below the blocked flat roof outlet on the south wall and locally elsewhere immediately below where the temporary flashband abutment flashings are failing. Surviving plasterwork is cracked and appears loose around exposed edges. Fireplace openings appear stable.	Dependant on intended future use. If to be retained as an unoccupied or partially occupied building, it seems likely that an approach of minimal intervention (for example, edge consolidation of loose plaster) and frequent monitoring could continue. (provisionally costed) However, this would need to be confirmed following closer inspection of lintols, plaster and joinery. If to be fully occupied, assume replacement of fire damaged lintols, extensive patch repair and reinstatement of plaster finishes, masonry consolidation, full reinstatement of joinery finishes and intermediate floors, restoring fireplaces and taking the opportunity to improve thermal performance.	N	£7,500
12	33 & 34	Watch Tower (internal)	Floor	Suspended timber ground floor assumed fitted as part of works carried out c. 10 years ago to allow temporary occupation.	Poor. Largely obscured by bird guano. Chipwood floor is soft and spongy. Exposed joist visible on south face is damp stained.	Consider replacing with a solid floor such as limecrete and/or stone flags. Take opportunity to improve thermal performance if the building is to be occupied in future.	N	£6,400
13	34 & 35	Watch Tower (internal)	Services	Electrics, water, waste and gas.	There is an aged and rusting electrical system. Old lead/tin gas(?) pipework is visible. The external waste pipe suggests previous connection to mains sewer and water systems.	Dependant on intended future use. Assume at least replacement of the electrical system to allow lighting and basic power. (provisionally costed). Otherwise, establish if waste and water are still connected to mains systems prior to allowing complete reinstatement. If occupation is anticipated, heating/hot water and alarms will be required. The requirement for lightning protection should be assessed.	D	£2,500
14	36	Lean-to extension (external)	Roof	Slated mono pitch roof with mortar skew fillets at masonry abutments to north and west.	Poor. Slipped and damaged slates throughout. Cracked and moss covered skew fillets.	Allowance for short term repairs costed above with short term repairs to Watch Tower roof. Otherwise, reslate with provision for replacing rotten sarking boards. Replace mortar skew fillets in appropriately specified mortar and allow lead soakers to west abutment and lead apron to north abutment.	N	£2,930
15	37	Lean-to extension (external)	Rainwater goods and waste pipes	uPVC eaves level gutter, and waste water pipe immediately above ground level on south elevation.	Poor. Remaining sections of guttering are hanging. Missing downpipe. Damaged waste water pipe.	Allow complete renewal of rainwater goods in cast iron. Replace waste water pipe in cast iron if wash hand basin is to be reinstated internally. CCTV and clearing underground drainage costed above.	N	£1,770
16	38 & 39	Lean-to extension (external)	External Walls	Coursed and squared sandstone masonry with ashlar, quoins, door surround and tabling at wallhead level. Small timber haffet (half gable) above tabling on east wall.	Fair, locally poor. Damaged masonry to door surround, with localised erosion and surface loss elsewhere. Most joints are failing on east elevation, locally to south. Timber haffet badly denatured.	Indent damaged stonework to door opening and descale and brush down with provision for replacing badly eroded masonry. Allow 100% repointing in appropriately specified lime based mortar if budgets permit, with say 50% considered desirable. Replace timber haffet and decorate as required.	N	£3,550

Item	Photo Reference	Building	Element 1	Description	Condition	Recommendations	Category	Cost
17	39	Lean-to extension (external)	Openings	Painted metal framed mesh external security gate to opening on south elevation.	Gate remains secure and functional, albeit aesthetically inappropriate for prominent listed building. Paintwork is generally in fair condition.	Dependant on intended future use. If to be retained as an unoccupied building, consider fitting new decorative metal work to improve appearance, or if to be occupied, fit new timber (glazed?) door. (provisionally costed)	D	£2,750
18	40	Lean-to extension (internal)	Ceilings	Part collapsed plasterboard ceiling remains in toilet portion of building to east. Exposed roof structure.	Poor. No extensive rot to exposed timbers visible.	Dependant on intended future use. Reinstatement ceiling if future use is anticipated. Allow insulation if heating is to be installed. (provisionally costed)	N	£1,500
19	41	Lean-to extension (internal)	Walls	Exposed rubble stonework with localised brick repairs. Fragments of plaster paint finishes survive locally. Mostly cement pointed. Ashlar 'partition' to toilet.	Poor. Masonry appears stable. Stonework eroded in 'roofspace'. Missing stonework on west wall. Damp staining, probably exacerbated by use of cement mortar. Surviving finishes in poor condition.	Dependant on intended future use. Reinstatement finishes if future use is anticipated, including removal of cement work, mortar repairs to damaged masonry, reinstating missing stonework and lime pointing as preparation. Allow insulation if heating is to be installed. (provisionally costed)	N	£7,500
20	42	Lean-to extension (internal)	Floor	Solid floor obscured by accumulated bird guano.	Fair?	Remove bird guano to allow closer inspection. Intervention most likely dependant on intended future use, for example limecrete or stone flags with provision for insulation if heating is to be installed. (provisionally costed)	D	£5,000
21	43 & 44	Lean-to extension (internal)	Services	Electrics, water, and waste. Badly damaged remains of sanitary fittings	There is an aged and rusting electrical system. The external waste pipe and sanitary fittings suggests previous connection to mains sewer and water systems.	Dependant on intended future use. Assume at least basic electrical and toilet provision. (provisionally costed). If occupation is anticipated, heating/hot water and extraction will be required. .	D	£4,000

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## **Appendix B Photographs**

- i. General
- ii. Issues

The appendix is enclosed separately

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A



## **GENERAL PHOTOGRAPHS**

**Watch Tower from south**

**Note the burial vault to the immediate west of the tower. The wall of this vault support the outer tips of the treads to the staircase as it passes by.**

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Watch Tower from north

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**Watch Tower from east**

**Note the outhouse to the north side of the tower (right-hand side as seen here)**

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Watch Tower from west

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E



**Watch Tower from northwest**

F



**Adjacent outhouse from southeast**



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1



## WATCH TOWER ISSUES

Failing felt roof covering and flashband abutment. Failing joints to inner face of parapet.

2



Damp stained timbers below failing roof covering.

3



Blocked rainwater outlet from flat roof.

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4



Lead pipe between the flat roof outlet and downpipe stops short. Consider introducing a hopper to improve flow.

5



Broken waste pipe.

6



Cast iron waste and down pipes are broken, misaligned and in poor decorative condition.

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7



**Open joints to chimney.**

8



**Eroded and damaged to chimney stacks and cope.**

9



**Cracked masonry to stack.**

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10



A structural crack (indicated) to the left of the second floor entrance follows the flues extending from below the string up and through the parapet wall. This crack follows the disposition of the fireplaces in the building (one fireplace at each floor level, set one above the other) and flues running up from them. see also Photo 31

11



Displaced masonry and open joints to the parapet (indicated).

Whilst there are a few cracks and locations of displaced joints, they all have the same root cause (see Photo 10), and are essentially a single feature.

12



Damaged masonry surrounding the first floor entrance.

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**Damaged masonry surrounding second floor window opening.**

14



**Failing joints and localised eroded masonry immediately above ground level.**

15



**Erosion may be exacerbated by the use of modern cement-based repair mortars.**

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16



**Failing joints should be repointed in an appropriately specified lime based mortar.**

17



**Vegetation growth from masonry below the second floor entrance.**

18



**Loose material should be removed from the underside of the external staircase and platt to reduce the risk of falling debris over publicly accessible areas.**

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19



The external steps and landings have been repaired previously using a cement-based granolithic mix and other techniques. The repairs adopted would have been intrusive to the original fabric and difficult to reverse. Note vegetation growth. The treads seen here are carried by a dwarf wall – see Photo 21.

20



The metal handrail is in poor condition with widely spaced balusters.

21



Localised failing joints to support masonry below steps leading to first floor level.

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22



Failing mesh coverings to second floor openings are allowing birds to enter the property.

23



Although openings blocked up with metal sheeting and grilles are functional and prevent unauthorised entry, their appearance could be improved as part of future package of external repairs.

24





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Rotten window frame at ground floor level.

26



Damaged granolithic path and misaligned step leading to entrance.

27



Access to waste pipe partially covered by tarmac. Note damaged masonry (see also Photo 15).

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28



**Damp stained internal fabric from failing roof covering and blocked rainwater outlet.**

29



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30



A conservative approach seems likely to preserve surviving plaster, fireplaces, and fire damaged lintols, joists and joinery finishes if the property is to remain largely unoccupied. Alternatively, an informed restoration approach will be required to reinstate surviving features and finishes.

31



This fireplace is at 2<sup>nd</sup> floor level and is behind that part of the external wall seen in Photo 10. There is a fireplace beneath this one, at the (former) floor below.

See also Photos 10 and 11.

32



33



The chipboard floor installed in 2013 is in poor condition due to penetrating dampness and accumulated bird guano.

34



Damp stained floor joist. Note old gas light pipe.

35



Aged electrical system.

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36



## **OUTHOUSE ISSUES**

**Slipped and damaged slates and failing abutment mortar skew fillets.**

37



**Failing rainwater goods and waste-water pipe on the south elevation. Note functional but visually obtrusive security gate.**

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38



Failing mortar joints and localised stone erosion. Denatured timber above.

39



Damaged stonework to door surround and poor decoration to gate.

40



Collapsed ceiling.

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41



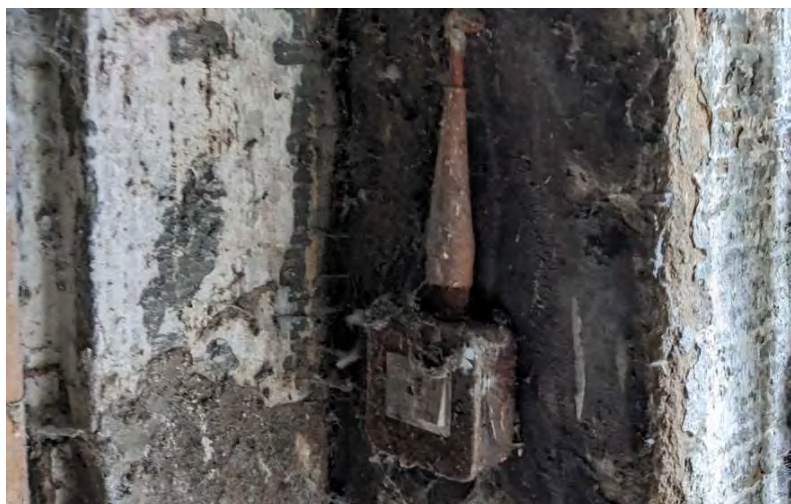
Holes in internal facing masonry and cement pointed joints.

42



Guano covered floor.

43



Aged electrics

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**Sanitary fittings with surviving wall finishes.**