



## GUNN MACPHEE & ASSOCIATES LTD

Consulting Engineers



CONDITION SURVEY  
FORMER CALEY INN, MUIRTOWN LOCKS,  
INVERNESS

Client

Wardlaw Estates  
Achnagairn,  
Kirkhill,  
Inverness-shire,  
IV5 7PD

Consultant

Gunn MacPhee & Associates Ltd  
Ross-Shire Business Centre  
1 Castle Street  
Dingwall  
IV15 9HU

Tel: (01349) 866700  
Fax: (01349) 866999

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CONDITION SURVEY  
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Report Issue	Revision	Description	Date	Author
1	0	Issued for comment	18 <sup>th</sup> June 2009	Peter Wilson

## SECTION 1 – INTRODUCTION

Gunn MacPhee & Associates Ltd. has been engaged by Wardlaw Properties, to undertake a condition survey of the immediate vicinity of the former Caley Inn, Muirtown Locks, Inverness prior to the construction of a extension, comprising a conservatory and balcony. The condition survey was carried out on Saturday 6<sup>th</sup> June 2009.

## SECTION 2 - CONDITION SURVEY LIMITATIONS

The condition survey comprises a photographic record of property in the immediate vicinity of the former Caley Inn, Muirtown Locks, Inverness prior to the construction of an extension to the aforementioned property. Photographs were only taken of areas that are accessible and visible and have been listed in the eight sections described in Section 3. Comments on construction and finishes are made on a purely visual inspection.

## SECTION 3 – CONDITION SURVEY FINDINGS

Detailed below in the following tables is the photographic record of the site (broken into sections) with any defects recorded. The photographs are contained within Appendix I.

Section 1 - Retaining Wall From Retail Car Park	
Photograph	Description
1.1	Wall hidden by trees
1.2	Wall has been rendered at an earlier date
1.3	Areas of spalling to render coat
1.4	Areas of spalling to render coat
1.5	Wall has been rendered at an earlier date
1.6	Wall has been rendered at an earlier date
1.7	Wall has been rendered at an earlier date
1.8	View behind existing out-house – retaining wall lower
1.9	Retaining wall adjacent to former Caley Inn
1.10	Retaining wall behind former Caley Inn showing surface water drain

**SECTION 3 – CONDITION SURVEY FINDINGS (CONTINUED)**

Section 1 - Retaining Wall From Retail Car Park	
Photograph	Description
1.11	Retaining wall behind former Caley Inn
1.12	Retaining wall behind former Caley Inn
1.13	Retaining wall behind former Caley Inn, showing vegetation growing.
1.14	Retaining wall behind former Caley Inn, showing vegetation growing.

Section 2 - Cost Cutters Entrance & Car Park	
Photograph	Description
2.1	Kerb and lamp standard, swing bridge side of entrance.
2.2	Patches in road surface at entrance moving east.
2.3	Patches in road surface at entrance moving east.
2.4	Patches in road surface at entrance moving east.
2.5	Patches in road surface at entrance moving east.
2.6	Patches in road surface at entrance moving east.
2.7	Bollards at east side of entrance, one bollard demolished.
2.8	Drop kerb across entrance.
2.9	Car park surface adjacent to cost cutters wall showing patches.
2.10	Demolished bollard at entrance, likely done some time ago.
2.11	Car park surface adjacent to cost cutters wall showing patches.
2.12	Car park surface adjacent to cost cutters wall showing patches.
2.13	2no pot-holes in car park surface in Cost-Cutter car park.
2.14	Patches to car park surface looking towards swing bridge.
2.15	General view at eastern side of entrance showing demolished bollard.

**SECTION 3 – CONDITION SURVEY FINDINGS (CONTINUED)**

Section 3 - Cost Cutters Building	
Photograph	Description
3.1	Western wall of Costcutter property, barge board unpainted.
3.2	Western wall of Costcutter property and chimneystack.
3.3	Western wall of Costcutter property.
3.4	Western wall of Costcutter rear extension, telegraph pole not vertical.
3.5	Western wall of Costcutter rear extension and retaining wall, not visible in section 1.

Section 4 - Retaining Wall Canal Side, Moving South	
Photograph	Description
4.1	Retaining wall, varying height, missing coping stones.
4.2	Retaining wall, varying height, missing coping stones.
4.3	Retaining wall, change in construction at OBM.
4.4	Retaining wall joints open.
4.5	Retaining wall joints open, spalling of stonework.
4.6	Stonework pointed.
4.7	Wall showing evidence of being re-built.
4.8	Wall showing evidence of being re-built.
4.9	Different construction of coping stones.
4.10	Different construction of coping stones.
4.11	Wall lower adjacent to former Caley Inn.
4.12	Former Caley Inn security fence and building materials.
4.13	Former Caley Inn security fence and building materials.

**SECTION 3 – CONDITION SURVEY FINDINGS (CONTINUED)**

Section 5 - Former Caley Inn and Tow Path	
Photograph	Description
5.1	North gable, west wall.
5.2	West wall.
5.3	West wall.
5.4	South gable and garden.
5.5	Garden area where extension will be built.
5.6	South gable and garden area where extension will be built.
5.7	Overgrown garden area.
5.8	Foot of towpath and drainage channel in bitmac surface.
5.9	Tow path looking towards Caley Inn, evidence of surface water scour.
5.10	Tow path looking towards Caley Inn, evidence of surface water scour.
5.11	Tow path looking north adjacent to north lock gate.
5.12	Tow path looking north adjacent to north lock gate
5.13	Tow path looking north adjacent to north lock.
5.14	Tow path looking north adjacent to north lock gate.
5.15	Grass embankment towards Caley Inn from north lock gate.
5.16	Missing spar on tow path boundary fence.
5.17	Tow path / Caley Inn boundary fence.
5.18	Foot of tow path, gravel mud washed down off tow path.
5.19	Pedestrian gate at tow path, currently open.
5.20	Gate at tow path / car park boundary, currently left open.

**SECTION 3 – CONDITION SURVEY FINDINGS (CONTINUED)**

Section 6 - Canal Headwall From Opposite Tow Path- Moving North	
Photograph	Description
6.1	Wall adjacent to northerly lock gate.
6.2	Canal headwall and grass embankment.
6.3	Canal headwall and grass embankment.
6.4	Canal headwall at Caley Inn.
6.5	Canal headwall.
6.6	Canal headwall.
6.7	Canal headwall.
6.8	Canal headwall and access gate.
6.9	Canal headwall and access ladder.
6.10	Canal headwall and access ladder.
6.11	Canal headwall.
6.12	Canal headwall.
6.13	Canal headwall adjacent to entrance of Cost Cutter car park.
6.14	Canal headwall adjacent to Muirtown swing bridge.
6.15	Canal headwall and Muirtown swing bridge.

Section 7 - West Canal Path	
Photograph	Description
7.1	Tow path looking north.
7.2	Tow path looking north.
7.3	Tow path looking north.
7.4	Tow path looking north.
7.5	Tow path looking north ramp up to northern lock.
7.6	Tow path adjacent to north lock gate capstan foundation in foreground.

SECTION 3 – CONDITION SURVEY FINDINGS (CONTINUED)

Section 8 - Safety Barrier & Car Park Area	
Photograph	Description
8.1	Safety barrier and canal head wall adjacent to Caley Inn.
8.2	Safety barrier and canal head wall looking north.
8.3	Safety barrier and canal head wall looking north.
8.4	Safety barrier and canal head wall adjacent to access ladder.
8.5	Safety barrier and canal head wall looking north.
8.6	Access gate has been damaged previously difficult to open.
8.7	Safety barrier looking west.
8.8	Safety barrier looking west, access gate operates normally.
8.9	Safety barrier looking west.
8.10	Safety barrier looking north from tow path gate.
8.11	Safety barrier looking north from mid access gate.
8.12	Telegraph pole at Cost Cutters not vertical.
8.13	General view of car park area showing ponding at low points on bitmac surface.



#### SECTION 4 – OBSERVATIONS AND RECOMMENDATIONS

The photographs form a record of condition of the car park surface, towpath surface, retaining wall and adjacent structures. Detailed below are the main areas of existing defects to be monitored during the construction of the works.

- The retaining wall does show signs of age and has possibly been extended / repaired at different times as shown by the evidence of different coping stones etc. However given it is likely to be 200 years old the structure is by visual inspection structurally sound.
- The bitmac car park surface shows evidence of extensive patch repairs. There are several potholes recorded in Section 2 which should be monitored throughout the construction period for deterioration and it would be advisable to record construction traffic to site especially heavy vehicles in case of a later dispute.
- A bollard has been demolished adjacent to the entrance of the Cost Cutter car park entrance. Due to the rusting re-bar it would appear this was done some time ago.
- The telegraph pole at the rear of Cost Cutters is leaning well off the vertical.
- The east canal towpath is showing signs of surface water erosion, again it is advised that the waterbound surface is monitored.
- The boundary fence at the east canal tow path / Caley Inn shows sign of damage with part of the top rail missing.
- The access gate to the canal basin nearest Cost Cutters has been damaged and cannot be opened / closed without reasonable physical effort.

Appendix I - Photographic Record

Insert Appendix I - Photographs