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Infrastructure Services
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22 September 2015

FAO: Rachel Kennedy

Dear Rachel

Stonehaven Flood Protection Scheme – 19 Bridgefield Design Development

As per your request in our meeting of 8th September 2015, we have considered the proposed works that are required at 19 Bridgefield in more detail to assist in further discussions with the landowner. This letter complements the works outlined in our report issued in June 2015 reference 345087_021_A. The design is in development, we are awaiting further results from the ground investigation and the design will be subject to agreement with Historic Scotland.

The works follow the same concept as per the Flood Protection Scheme drawings, but we have developed the detail with regards to the basement windows and to drainage of the cavity between the new flood wall and existing stone masonry walls.

Windows

It is recognised that the scheme will be built in front of the existing building and basement windows. To maintain light entering the basement we are proposing to:

1. replace the existing windows with clear glass and with windows that can be opened and cleaned internally
2. install fixed glazed screens in front of the existing wall to allow light to reach the existing windows
3. use sloped lintels, cills and surrounds to the windows to minimise the potential light reducing effect of the new wall

Figure 1 shows a proposed visualisation of the wall next to the building.



Figure 1: Visualisation of the proposed works at 19 Bridgefield



Figure 2: Existing frontage

Drainage behind the wall

A cavity gap in the order of 50mm is proposed between the stone façade of the existing building and the new wall to maintain ventilation to the existing traditional masonry wall and allow continuity of natural breathability to the lime pointing and stonework. A coping stone will be situated above the cavity with a suitable flashing to allow for water to shed away from the building. The flashing is also proposed to be vented to maintain air circulation, along with vertical air vents proposed at the upstream end of 19 Bridgefield.

The flashing will shed rain water away from the cavity, so minimal moisture ingress is anticipated. Nevertheless it is proposed to fill the bottom of the cavity with concrete, below the floor level of the existing building, with a slight slope to allow any water ingress to drain away towards the upstream end of 19 Bridgefield. At the upstream end of 19 Bridgefield it is proposed to install a one way valve to discharge any collected water to the river.

It is noted that the scheme is proposed to be designed to minimise impact on normal occurring ground water levels. Any existing drainage issues to basements from ground water will not be alleviated by the scheme.

We trust this letter adds some additional clarity to the proposed works. If you require further information on the matter please contact myself.

Yours sincerely:

Laurence Cload