

# DUFFTOWN CLOCK TOWER, THE SQUARE, DUFFTOWN

## CONDITION SURVEY

Dufftown Clock Tower is situated in a prominent position in the centre of Dufftown. The main tower was constructed in 1839 with a single storey extension having been added in 1925. The building is category B listed and is constructed in grey granite with pink granite dressings. The 4 storey square tower has a clock on each face and a lead roof. The single storey extension has a flat roof with a Dryseal GRP covering.

The ground floor of the tower and the extension are occupied by Tourist Information, with the remainder of the tower being occupied.



## **EXTERNAL**

### **West Elevation – Tower (Photos 46, 55, 56)**

Stone walls and pointing generally good, although there is a large vertical crack which may be causing some moisture to penetrate internally. (The internal walls on the west elevation are saturated).  
Vegetation growth to string course beneath clock face.  
Timber door with glazed panelling to Tourist Information in good condition.

### **East Elevation – Tower (Photo 53)**

Stonework and pointing good – vegetation growth to string course below clock face.  
Large sash and case timber window at First Floor level in fair condition and decoration. (Photo 51).  
Small timber casement window at Ground Floor level in fair condition – top pane cracked.

### **South Elevation – Tower**

Stonework and pointing good.  
Minor repointing required below first floor timber window. Stone window cill cracked.  
Large timber sash and case window to 1<sup>st</sup> floor in poor condition – cill rotten. Large timber sash and case window to 2<sup>nd</sup> floor in fair condition.  
Timber framed and lined door with ornamental metal hinges and ironmongery in good condition and fair state of decoration. Stone lintel above door cracked.

### **North Elevation – Tower**

Stonework and pointing good although some of the mortar joints are cracked adjacent to the arch. Christmas lights have been mounted on the face of the building and wired through an open first floor window.

## **TOWER ROOF (See photos 1-10)**

Flat, lead covered roof beneath bell with lead roof and timber canopy above bell. Lead to tower roof in poor condition, cracked and causing moisture penetration to roof timbers.  
Slated pitched sections in good condition, lead gutters below good, some debris in gutters. Flagpole base to S.E. corner cracked. Gutter outlets require to be cleared, and debris removed from the flat lead gutters. The store turrets to the four corners are generally in fair condition, with slight vegetation growth and minor repointing required.

## **SINGLE STOREY FLAT ROOFED EXTENSION**

### **West Elevation – Flat roofed section**

Minor repointing required to loose / missing sections and pointing beneath stone tabling. (Photos 47, 52, 54)

### **North Elevation – Flat roofed section (Photos 48, 50)**

Previous pointing repairs noted.  
Cement to Turret at high level cracked - repointing required.  
3 timber sash and case windows with stone mullions in fair condition and decoration. (Photo 50)

### **East Elevation – Flat roofed Section**

Stonework and pointing good.

### **Flat Roof Covering**

Renewed in 2002 with “Dryseal” GRP finish in good condition (Photos 43 – 45, 57 & 58)  
Cement to turret at NE corner cracked.

**INTERNAL  
TOP FLOOR**

**Ceiling**

Evidence of water ingress to timber sarking in various locations below lead flat roof. Previous timber repairs evident with the lower 2 sarking boards replaced to all four sides. All rafter ends have been previously spliced with new timber. Main timber roof beams are water damaged at wall heads.

**Roof Drainage**

Lead hoppers draining into pvc pipes then into cast iron branches, collecting into a vertical stack in the SW corner. The cast iron pipes are rusty and would benefit from redecoration, although there are no obvious signs of leaks.

**Stone Internal Walls**

Whitewashed stone internal walls – moss to areas on all sides and evidence of water ingress.

**Clock Faces (4 No.)**

Metalwork tracery rusty and some sections loose / missing (See photo 12). Although close inspection was not possible, the external sections of tracery may also be loose.

**Flooring**

Tongued and grooved timber boards on joists. Generally fair – some rotten / loose / missing. (See photo 13). Floorboards oil stained under clock mechanism.

**Timber Construction Housing  
Clock Mechanism**

Tongued and grooved timber walls and roof. Roof overlaid with mineral felt. Timber generally good, 1 door post rotten at base.

**Timber Spiral Stairs**

Timber stairs down to third floor – treads and risers in fair condition. Large sections of plaster missing from curved walls, especially at stair treads. There is a large crack through the lath. (See photos 14 & 15).

**3<sup>RD</sup> FLOOR**

**Ceiling**

New rafter ends and sockets throughout, with new floorboards above. (See photo 18). Only 50% of lath and plaster ceiling remaining (See photo 19) with much of remaining plaster cracked and requiring removal.

**West Wall**

Significant crack through stonework near NW corner from floor to ceiling. Heavy moss growth to NW and SW corners. Isolated holes require filling. Pointing friable – repointing in lime mortar with aggregate required.

**North Wall**

50% of wall area covered with moss. Minor repointing required. Crack in stonework from ground to 1.5m height mid – elevation.

**East Wall**

Mainly dry, moss to NE corner, voids in pointing.

**South Wall**

Stonework dry, minor holes in pointing.  
The timber sash and case single glazed window appears to have been installed within the last couple of years and is primed internally but not painted. Internal and external redecoration of window frame required. (Photo 20). The previously removed window has been left on the floor. Timber lintels above window fair, evidence of woodworm exit holes. Timber panelled door to spiral stairwell fair, requires redecoration.

Circular walled section around staircase – 90% of lath and plaster intact. Timber floorboards sound but covered in glass, plaster etc.

## 2<sup>ND</sup> FLOOR

<b>Ceiling</b>	10% plaster remaining, loose. 50% lath remaining. Some full rafters have been replaced, some have been spliced. All floorboards above have been renewed. Central light rose (inoperational).
<b>North Wall (Photos 22 + 23)</b>	Small cracks and minor holes in stonework. Arched stonework section around timber window – cement to infill section cracked. Concrete brick infill at ceiling height.
<b>Window</b>	Single glazed timber sash and case window in poor condition. Window has been jammed 100mm open to allow Xmas rope lighting to pass through (thereby allowing blown rain penetration). This should be addressed urgently.
<b>West Wall</b>	5 large pockets in stone left from previous joist removal. (Photo 24) Large floor to ceiling crack near cast iron fireplace.
<b>South Wall</b>	Missing / loose pointing especially at low level. Cast iron downpipe in recess at SW corner.
<b>East Wall</b>	6 pockets where previous joists have been removed. Dryrot fruiting bodies evident to some pockets – timber treatment required. Isolated small holes in pointing. Timber panelled door to stairwell in fair condition and decoration. Light switch missing. Wiring dated. 10% of lath and plaster missing from curved wall surrounding stairs. Floor – timber floorboards to North and South replaced (17 no.) Plaster debris on floor.
<b>1<sup>ST</sup> FLOOR</b>	
<b>Ceiling</b>	70% plaster remaining although much of this is cracked. 95% lath cracking. Some joist ends have been spliced at north wall. Central pendant light fitting.
<b>North Wall (Photos 26 &amp; 27)</b>	Pointing required to infilled arch area. Electrics mounted on board on wall to right of previous opening / archway.
<b>West Wall</b>	75% of lath & plaster remaining, wallpapered – should be removed prior to repointing. “Nu-weather” integrated stove with fire and surround. Stonework exposed in NW corner with a number of areas of missing stonework / pointing and a large hole penetrating 600mm through stone wall (Photo 31). Glistening residue to pointing in NW corner indicative of water ingress.
<b>South Wall (Photo 28)</b>	Lath and plaster all intact. Double Belfast sink with lead wastepipe in timber sink unit. (Photos 32 & 33). Single glazed timber sash & case window with perspex panes in poor condition and in need of replacement. (Photos 29 and 30)
<b>Small cupboard in SW corner</b>	Shelved corner water cylinder. Black spores to wallpaper wall coverings. Timber panelled cupboard door in poor decorative order.

**East Wall** 50% Lath and plaster removed. Isolated holes to stonework pointing.  
Timber single glazed sash and case window with perspex panes – fair, requires redecoration.  
Vertical timber panelling beneath window.

**Floor** Timber floorboards fair, some loose. Floor covered in debris, including old windows and boxes.

## **GROUND FLOOR**

### **Tourist Info. Centre (Photos 38-42)**

Timber floorboards finished with carpet tiles in good condition.  
West wall at entrance door whitewashed stonework, otherwise timber wood panelling.

Plasterboard ceiling throughout.

Signs of water ingress at north facing wall from west elevation. (photos 39 & 40) (believed to be emanating from the open window on the north elevation of the tower).

Small toilet and WHB off main display area, china wc and WHB with suspected asbestos cistern.

### **Understairs Cupboard**

Stone floor and walls (photo 37)

### **Lobby to Stair**

Floor – ribbed carpet on part concrete, part timber floor.

Walls – lath and plaster, emulsioned – generally good with one hairline crack.

Window – boarded over.

Door to Tourist Information – timber with glazed panel in good condition.

Door to external – lined and braced with rimlock and Yale in good condition and decoration.

Ceiling – lath and plaster, emulsioned, in good condition. Circular light fitting.

## **SERVICES**

### **Electrics**

Mains electricity. 2 switch fuses supplying RCD unit controlling 2 double sockets (on 1<sup>st</sup> floor). 2 time switches controlling clock and Xmas lights.

### **Water Services**

Mains water. Twin Belfast sinks to 1<sup>st</sup> floor. Toilet to ground floor.

## REMEDIAL WORKS ESTIMATES

The following items require to be addressed as a matter of urgency (ie essential works):

Renewal of lead roof to tower.	£4,000.00
Replacement of 3 no. timber windows, timber treatment works and other joinery repairs.	£4,000.00
External stonework repairs to tower and annexe.	£1,000.00
Internal stonework and pointing repairs to tower	£5,000.00
Plasterworks to remove loose plaster and patch cracks etc.	£2,000.00
New external electrical sockets for Xmas lights (present set up causing water ingress)	£500.00
External decoration (to timber doors & windows)	<u>£1,000.00</u>
Total	<u><b>£17,500.00</b></u>

The following items summarise the works required to bring the building up to a satisfactory condition (ie desirable works):

Internal lath and plaster repairs and reinstatement	£6,500.00
Internal decoration	£4,000.00
Electrical upgrading and reinstatement of internal light fittings	£3,500.00
Refurbishment of clock faces and ingoes	<u>£4,500.00</u>
TOTAL	<u><b>£18,500.00</b></u>

The above figures exclude Property Services costs. As the building is listed, repair works would require approval from Historic Scotland.

**DUFFTOWN CLOCK TOWER**



**Photo 1 – SE Corner Flagpole Base**



**Photo 2 – East Roof Gutter**



**Photo 3 – North East Turret**



**Photo 4 – Flat Lead Roof Beneath Bell**



**Photo 5 – Flat Lead Roof Beneath Bell**



**Photo 6 – Roof Gutter**

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**Photo 7 – Turret Top**



**Photo 8 – East Section of Slate Roof to Tower**



**Photo 9 – South West Corner of Roof Gutter**



**Photo 10 – Underside of Canopy above Bell**



**Photo 11 – Rotten Timber Rafter in Top Floor**



**Photo 12 – Typical Reveal to Clock Face**

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**Photo 13 – Rotten Floorboard – Top Floor**



**Photo 14 –Missing Plaster to Top Floor Stairwell**



**Photo 15 – Crack and Exposed Lath to Top Floor Stairwell**



**Photo 16 – Eastwall, Third Floor**



**Photo 17 –SE Corner – Third Floor**



**Photo 18 – Previous Joist Repairs to 3rd Floor Ceiling**

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**Photo 19 – Third Floor Ceiling**



**Photo 20 – Window to Third Floor**



**Photo 21 – Window to North Wall – 2<sup>nd</sup> Floor**



**Photo 22 – North Wall, Second Floor**



**Photo 23 – North Wall, Second Floor**



**Photo 24 – Second Floor West Wall – Joist Pockets**

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**Photo 25 – Second Floor Spiral Staircase**



**Photo 26 – Electrics to First Floor**



**Photo 27 – First Floor – North Wall**



**Photo 28 – First Floor South Wall**



**Photo 29 – First Floor – Window**

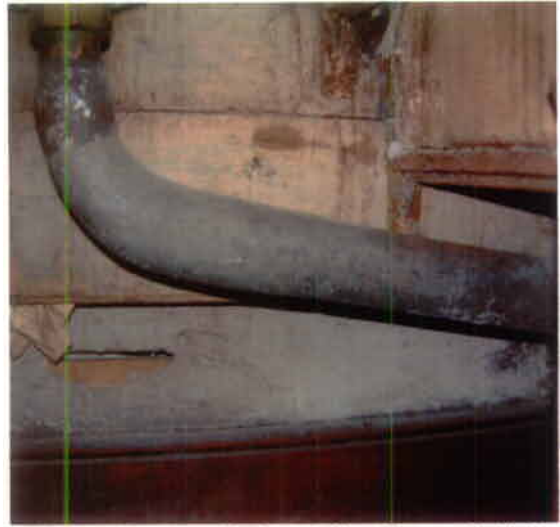


**Photo 30 – First Floor – East Wall**

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**Photo 31 – Large Hole in West Wall**



**Photo 32 – Lead Waste Pipe Beneath Sink**



**Photo 33 – Lead Pipework Below Sink**



**Photo 34 – First Floor Light Fitting**



**Photo 35 – Concrete Steps upto First Floor**



**Photo 36 – Missing Glass to First Floor Staircase Peephole**

## DUFFTOWN CLOCK TOWER



Photo 37 – Understair Cupboard



Photo 38 – Ground Floor West Wall –  
Tourist Information



Photo 39 – Water Ingress NW Corner  
Ground Floor



Photo 40 – Water Penetration Ground Floor  
Slapping



Photo 41 – Ground Floor Wall Panelling



Photo 42 – Ground Floor Display Area

**DUFFTOWN CLOCK TOWER**



**Photo 43 – Roof / Wall Flashing – North Elevation**



**Photo 44 – Flat Roof – North Side**



**Photo 45 – North Facing Parapet Wall to Single Storey Roof**



**Photo 46 – Stone Band at First Floor Level**



**Photo 47 – West Facing Wall**



**Photo 48 – North Elevation**

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**Photo 49 – North Elevation**



**Photo 50 – North Facing Window to Ground Floor**



**Photo 51 – Window to East Wall**



**Photo 52 – Defective Pointing – NE Corner of Tower at Junction with Flat Roofed Section**



**Photo 53 – East Elevation**



**Photo 54 – Pointing at Single Storey West Wall**

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**Photo 55 – String Course at First Floor Level**



**Photo 56 – String Course at First Floor Level West Elevation**



**Photo 57 – Lead Flashings to Single Storey Roof**



**Photo 58 – Cracked Cement to Turret at NE Corner of Single Storey Roof**