

Our ref: 17/163

10th January 2018

Mr & Mrs Rowland
The Barn
Little Padfield Farm
Glossop
Derbyshire
SK13 1ER

Dear Mr & Mrs Rowland,

RE: Little Padfield Farm, Glossop

Further to your instruction and my inspection of the subject property I can report as follows.

The elevations hatched in red on the attached sketch are considered to be structurally unsound, unsuitable for conversion and beyond repair.

The original wall to elevation X is exhibiting significant outward bowing, it has partially collapsed/settled and the original timber lintols are rotten and exhibit insect infestation throughout. This wall is in danger of imminent collapse and people should be prohibited from accessing the adjacent courtyard.

The blockwork wall to elevation X to the side of the lean to is not structurally suitable for conversion and would of course not aesthetically match the stone masonry to the adjacent properties.

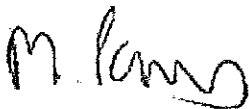
The original gable wall to elevation Y is exhibiting significant outward lean and general structural movement caused by thrust from the mono pitch roof.

The side elevation wall to elevation Z has suffered from structural movement and a general historical lack of maintenance, it also is not suitable for conversion.

Given the above it is my advice that these walls should be carefully demolished (*immediately in the case of the original wall to elevation X*) and re-built should the property be subject to conversion.

If you wish to discuss the above further then please do not hesitate to contact me.

Regards,



MORGAN PARRY BSc(Hons) MRICS

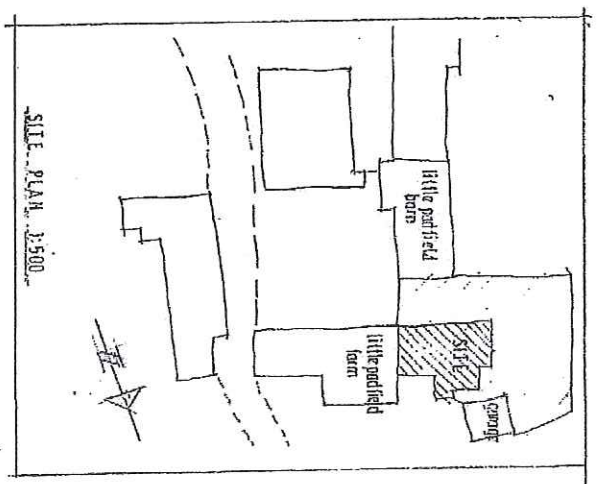
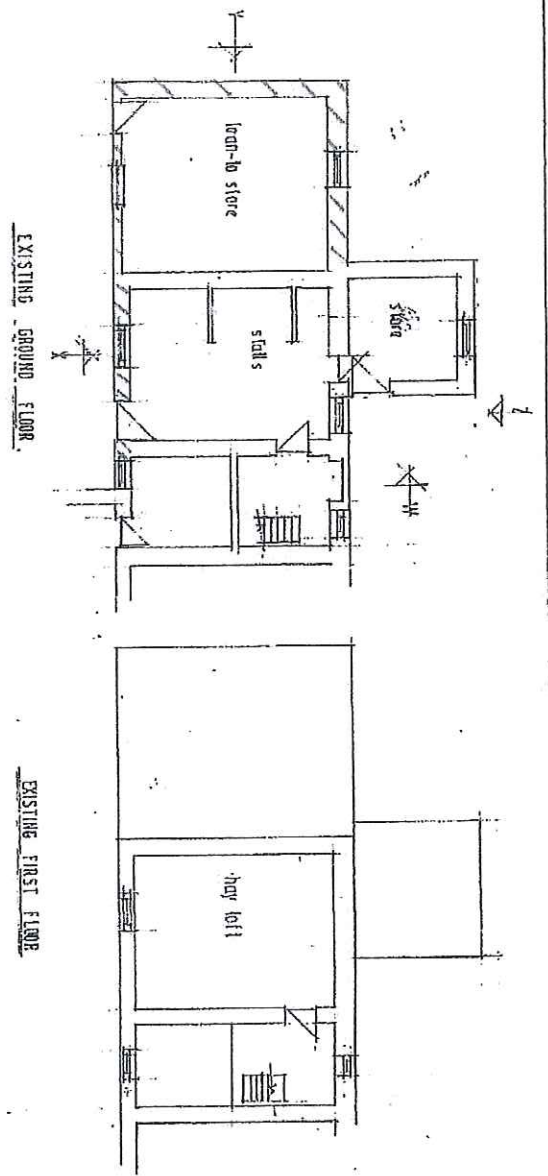
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Rotten timbers to front section of roof to be replaced and re covered with ex. flans

Concrete block iron to with asbestos cement roof to be taken down and re built with natural stone walls and stone flag roof covering

ELEVATION ON X

Structurally unstable sections of wall taken down and rebuilt

ELEVATION ON Y

ELEVATION ON Z

ELEVATION ON W