

LPA

Dear Sir / Madam

01.06.21

Ivy Cottage, Chinley

Further to my site inspection dated 20th May 2021, we have the following comments relating to the current structural condition of the property.

We have reviewed the initial survey & subsequent report prepared by Rhodes & partners dated 7th April 2020.

In summary, they deemed a conversion viable with

- the reconstruction of all roofs &
- removal of all internal walls along with the tie bars that are pinning the 2 main elevations
- local reconstruction of the centre section of rear wall.

It is now apparent that over the course of the last 12 months, the structure has deteriorated significantly. Sections of the roof covering have come away & in conjunction with open surfaces to the 2 main elevations, has lead to strong winds over the winter in particular whipping up internally.

Whilst the 2 main walls are tied together, the rear facing elevation appears to have moved further, this in turn has pulled on the other wall that is now leaning internally.

The movement noted has affected the gable walls with significant distortion and twisting noted.

It is our opinion now that the structure is dangerous and should not be entered, particularly as there are roof panels hanging precariously from roof timbers.

An attempt to commence demolition of sections of wall panel with the aim of local rebuilding, in all likelihood lead to a full collapse of the structure.

As such we would recommend the demolition of the entire structure down to current floor level.

The demolition could be done by setting aside and cleaning of all stonework prior to rebuilding in a safe manner.

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A record should be kept through the demolition process with stonework separated in order to rebuild like for like.

We trust the above is satisfactory, should you require any further information, please do not hesitate to contact us.

Regards

Andrew Gaskell, BSc Civil Engineering
ARG Design