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Structural Report for the Removal of an Internal Wall

At the premises:

Highgate Hall, Highgate Road, Hayfield SK22 2JW

Prepared for:

Mr Simon Potkins

Prepared by:

Simon Jones BSc (Hons), MRICS
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04th December 2023

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1.0 Introduction

The purpose of this report is to comply with HPBC's Validation Guidance (2016) and assess the structural condition of the proposed building to be demolished.

The property was inspected on 19th October 2023 by Simon Jones BSC (Hons), MRICS.

The limitations of the report are:

- External inspection was carried out from ground level only.
- No liability can be accepted for areas of the property which were unseen due to restricted access.
- No foundations were inspected

For the purpose of this report the front elevation of the property is North facing to Highgate Road. It is assumed the property was constructed Circa 1800.

The building is of traditional construction with a pitched roof covered in slate and natural stone external walls.

2.0 Inspection

2.1 Internal Walls

The internal wall to be removed is load bearing (assumed to carry part of the first floor structure) and constructed of masonry, assumed to be brick.

With the introduction of an adequately sized structural beam to support the floor structure, the removal of the wall (as identified on the application drawings) will have no detrimental effect on the building.