



DLR Engineering
Structural Engineering Report

For

3-4 Bath Road

Buxton

SK17 6HH

On Behalf Of

CC Property Projects

DLR REF: 260023

DLR Engineering attended the site of 3-4 Bath Road on Monday 9th February 2026. I was then escorted round the building with the building manager.

No intrusive works were carried out as this was just a visual inspection.

The majority of walls appeared to be of masonry construction.

The ground floor of the building was mainly offices and there appeared to be no clear signs of distress. All walls and ceilings were plastered so the main structures could not be viewed, however, there no signs of significant cracking or deterioration as you would expect to find if a structure was failing.

Moving upstairs the 1st and 2nd floors were mainly used as residential accommodation with various flats throughout. Again all walls and ceilings were plastered, however there appeared to no signs of significant cracking / deterioration .

The loft area was a kitchen space, and this also had no clear signs of distress.

I was able to view the proposed locations for wall removals (see attached photos). These areas appeared to be in good condition and providing an adequate and safe design proposal is supplied, it is not thought these proposed wall openings will have a detrimental impact on the building structure.



Figure 1 - Wall to be removed entrance area



Figure 2 - Wall to be removed bedroom area