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N Connolly
Old School House
Hague Street
Glossop
High Peak
SK13 8NR

Our Ref: 2186/NC-SUB2

27 August 2026

Dear N Connolly

**PROPOSED ALTERATIONS TO OLD SCHOOL HOUSE, HAGUE STREET, GLOSSOP, HIGH PEAK
SK13 8NR – STRUCTURAL REPORT**

Thank you very much for asking me to come and have a look at the above property on 11th August 2026, in anticipation of your proposed alterations to this property.

Further to my fee letter dated 3rd August 2026 with your instruction via email from you on 5th August 2026, I visited the above property. The purpose of my visit was to carry out a general structural survey of the property on the general structural implications of the proposed works, as set out on Swofo Architects drawings; A-OSH-L-100, S-200, E-150, E-300, E-301, E-302, E-303, E-304, E-400, E-401, E-402, E-403, P-300, P-P301, P302, P-303, P-304, P-400, P-401, P402 & P-403, for the purposes of submission to the conservation officer.

My inspection was of a visual, non-intrusive, nature and comprised a walk around the exterior and interior of the building, where access was safe.

Description of the Building

The building was a traditional, vertically offset / split level three storey, natural stone masonry built domestic property, connected via party walls to properties to both opposite sides, with a duo-pitch roof covered in natural stone overlapping flags.

The upper floors and roof appeared to be of traditional suspended timber construction.

Findings of the Survey

There did not appear to be any signs of undue substantial subsidence, substantial bulging or leaning, cracking or any other evidence of significant movement or distress within the walls.

The condition of the masonry was generally fair to all the walls generally.

The lines of the roof did not appear to show any adverse warping, sagging, dropping or spreading. The roof timber structure appeared to be in a fair condition. The stone flag covering appeared to be generally in a fair condition.

Conclusions and Recommendations

There did not appear to be any signs of undue substantial subsidence, substantial bulging or leaning, cracking or any other evidence of significant movement or distress within the structure.

The building appeared to be in a fair general overall condition, from a structural point of view, and did not appear to be outside of the potential for alteration in line with the proposed scheme.

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It should be emphasised that the above has been based on a brief visual inspection and in order to more accurately identify the condition and assess all remedial work requirements, it would be necessary to carry out a more detailed survey.

Timber and damp aspects are beyond the scope of the Brief, but there was potential for timber decay, mould, fungal growth and infestation as not all timbers were open to view. The presence, extent and details of any asbestos items is not covered by this report and should be assessed by a specialist, also with regards to the management of these items at all stages of the proposed scheme.

There has been no assessment upon the adequacy of any items to support loads or assessment of the suitability of the foundations.

It is also strongly recommended that separate advice be obtained from appropriate specialists in relation to building services, asbestos etc. that may be affected.

I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

I must stress that I have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified engineer.

I trust that this is satisfactory at this stage. If you have any questions or wish to discuss this in any further detail, please do not hesitate to contact me.

Yours sincerely



John Jordan
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Chartered Structural Engineer