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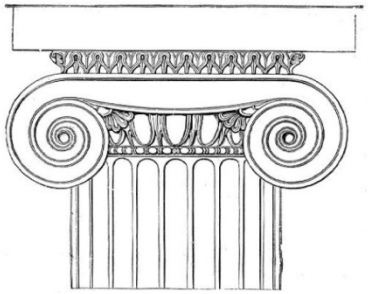

Heaton Lowe Farm, Swythamley, Rushton Spencer

Structural Survey of Buildings to be Demolished

Scope of Survey

This report has been prepared in support of a planning and Listed Building Consent application for the demolition of the rear kitchen lean-to extension and adjacent garage extension to the original farmhouse and is confined to these two areas. The survey was carried out by Ian Ankers MCIOB on 19 September 2018.

Survey Report

The single-storey kitchen extension comprises stone masonry walls supporting a hipped lean-to timber and tiled roof. The building is currently occupied and is structurally sound with no evidence of distress in either the walls or the roof.

The garage, which incorporates a WC, has a stone frontage. The north west corner, including the WC compartment, appears to be the only element of original construction, the garage door opening have been formed at a later date together with the rear extension which is constructed with solid concrete block walls and a lightweight profiled asbestos-cement roof supported on timber bearers. The building is currently in use and is structurally sound.

Conclusions

The areas surveyed are currently structurally sound. Demolition is, however, entirely feasible without affecting the structural integrity of the original farmhouse, especially as the areas in question appear to be later additions to the original house.