



CONSULTING STRUCTURAL & CIVIL ENGINEERS
24 Cresswell Grove, Didsbury, Manchester M20 2NH

Our Ref: JNL/23291

Your Ref:

17 July 2023

FAO Tim Boote

Catswall Farm
Huntley Lane
Denford
ST13 7JX

C/O Hewitt and Carr Architects, David Deakin

Dear Sirs

Visual Structural Inspection of Barn A, Catswall Farm, Denford, ST13 7JX

An instruction was received from HCA Architects on 30th May, on behalf of the client Mr Tim Boote, to carry out a visual structural inspection of Barn A, Catswall Farm Huntley Lane ST13 7JX. A previous visual structural inspection was carried out and a Structural Inspection Report produced by us dated 2nd April 2017 entitled 'Barn 1 Catswall farm, Denford, Leek, ST13 7JX. The original report was produced in support of the then, proposed redevelopment of the Barn to form 2 Holiday Lets. The current proposal is to convert the barn into a single residential unit as shown on Hewitt and Carr architects drawing number 0101 PL (0) 15 (attached to the back of this letter report). The purpose of the inspection was to confirm any changes or deterioration to the structure in the 5 years since the 1st inspection was carried out and provide advice and recommendations for any additional remedial work.

The visual non intrusive structural inspection of the property was carried out on 05/06/2023. The weather was dry and sunny. Photographs take during the inspection have been included in this letter report.

Discussion & Recommendations

The visual structural inspection confirm that there were no obvious signs of significant changes in the condition of the building since the initial inspection report dated 02/04/2017. The defects discussed in the original report do not appear to have got any worse and there were no signs of any significant deterioration in the building structure.

It is considered that the building in its present condition remains suitable for conversion to the current plans of a single residential property, subject to all of the recommendations in our original report dated 02/04/2017.

Detailed structural design calculations and drawings were prepared for the previous scheme of proposed holiday lets. These should be updated as required to suit the current proposals of a single residential property.

We trust this is satisfactory for your purposes, but should you wish to discuss or have any queries please do not hesitate to the writer.

Yours sincerely,

Jolyon Lacey CEng MStructE BEng(Hons)
Director
SBS Structural & Civil Engineers
M 07545 815462



Photo 1 North elevation



Photo 2 West gable elevation