

**SPL STRUCTURAL DESIGNS**  
**CONSULTING STRUCTURAL ENGINEER**  
**CAIRN HOUSE MEAVER ROAD MULLION**  
**HELSTON CORNWALL TR12 7DP**  
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to : Mr. M. French ~ c/o Quay Architectural Services  
12b Trezela Road Penzance Cornwall TR18 2RU

2021 . 034

3rd. May 2021

Dear Mr. French,

TREGARTHEN COTTAGE, TREGARTHEN, LONGROCK, PENZANCE,  
CORNWALL, TR20 8YH : VISUAL STRUCTURAL APPRAISAL.

Further to verbal and email instruction from the Client's Architect, Jeff Lapinskis, I now report concerning the Visual Structural Appraisal carried out on the 2nd. May 2021.

This report is made for the sole use of the Client, Mr. M. French, and is private and confidential to him.

At the time of the inspection the cottage building was not in use, and it could be described as derelict.

Only aspects that are considered to be relevant for the purposes of this report are mentioned below ~ it follows, therefore, that there may be cracking, old defects and blemishes which may have been visible but are not mentioned in this report.

The site was heavily vegetated both externally and internally, including the existing remaining stonework walls.

The remaining building consisted of significant proportions of the main envelope walls.

The existing remaining walls were generally of stonework construction, but a quite large proportion of the long rear wall was cavity blockwork.

The visible wall surfaces appeared to be generally intact and vertical.

An initial work item for the renovation of this cottage building would be the wholesale removal of the vegetation, and this would reveal the full extent of the further works required to these walls.

cont'd.

Having stated that, all such works would be relatively 'standard' for a renovation project such as this ~ the main positive point being the basic vertical stability of the remaining wall panels.

Further detail of the existing building, and the proposed conversion works, may be obtained from the Architect's drawings.

In conclusion, it is my opinion and recommendation that this cottage building is structurally suitable for retention / renovation / conversion and partial re-building, subject to the above points and the competent implementation of a sympathetic and compatible scheme of repair, refurbishment works, new works etc. as applicable, and should then result in attractive domestic accommodation.



STEVE LIESKE  
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issue : three copies to the Architect for information and distribution.