

**Confidential to:**

Mr J Mayhew

**By Email: [larti@me.com](mailto:larti@me.com)**



**Surveyor's Name**

I R Johnson MRICS, Chartered Building Surveyor

**Inspection Date**

The property was inspected on 1 October 2021.

**Our Reference**

IRJ/AH/P1446/SR

**Weather**

The weather at the time of the inspection was dry and bright.

## 1. Inspection Generally

- 1.1. For ease of identification all descriptions given in the report will be as though facing the front of the property, with rear left and right being described accordingly.

## 2. Brief History and Description

- 2.1. The property is a detached former joiner's shop built in the second half of the 19<sup>th</sup> Century.
- 2.2. There were previously two buildings, one of which has become derelict and has been removed.
- 2.3. The building is of traditional construction comprising load bearing stone masonry walls supporting a timber framed pitched roof.

## 3. Observations

- 3.1. The roof structure has been replaced as part of recent repairs following partial re-building of the front elevation.
- 3.2. The original roof structure comprised principal trusses and purlins supporting a profiled sheet roof, the latter replacing a former slate or tiled covering.
- 3.3. The new roof structure is traditional comprising principal trusses supporting two rows of purlins to each roof slope with a new profiled metal sheet covering.



**Photograph 1**

- 3.4. An area of re-building has been undertaken to the front elevation to the left side of the vehicular entrance door.
- 3.5. All other elevations are original and in sound condition.
- 3.6. A former door opening has been built into the front corner of the right-side elevation.

- 3.7. Two window openings have been created to each of the gable walls as part of recent repairs.



**Photograph 2**




**Photograph 3**

#### **4. Discussion**

- 4.1. Within the scope of the examination undertaken to this property in that it has been restricted to a visual inspection only and no exploratory work has been conducted, I conclude my findings and recommendations as follows.
- 4.2. The structural integrity of the property is considered to be in sound condition with no structural works considered necessary to facilitate conversion to a dwelling.
- 4.3. Please note that the report is confidential to the Client and may not be reproduced or passed on without the written prior approval of both Surveyor and Client.

- 4.4. Should you wish to discuss this report, please do not hesitate to contact this office.

A handwritten signature in black ink, appearing to be 'I R Johnson', written in a cursive style.

**I R Johnson MRICS  
Chartered Building Surveyor  
For JohnsonClark**

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