

CONDITION REPORT

FOR PROPOSED DEMOLITION OF OUTBUILDING AT:
CHERRY HALL,
MAIN STREET,
GRINDLETON,
BB7 4QT



Job No. 6753
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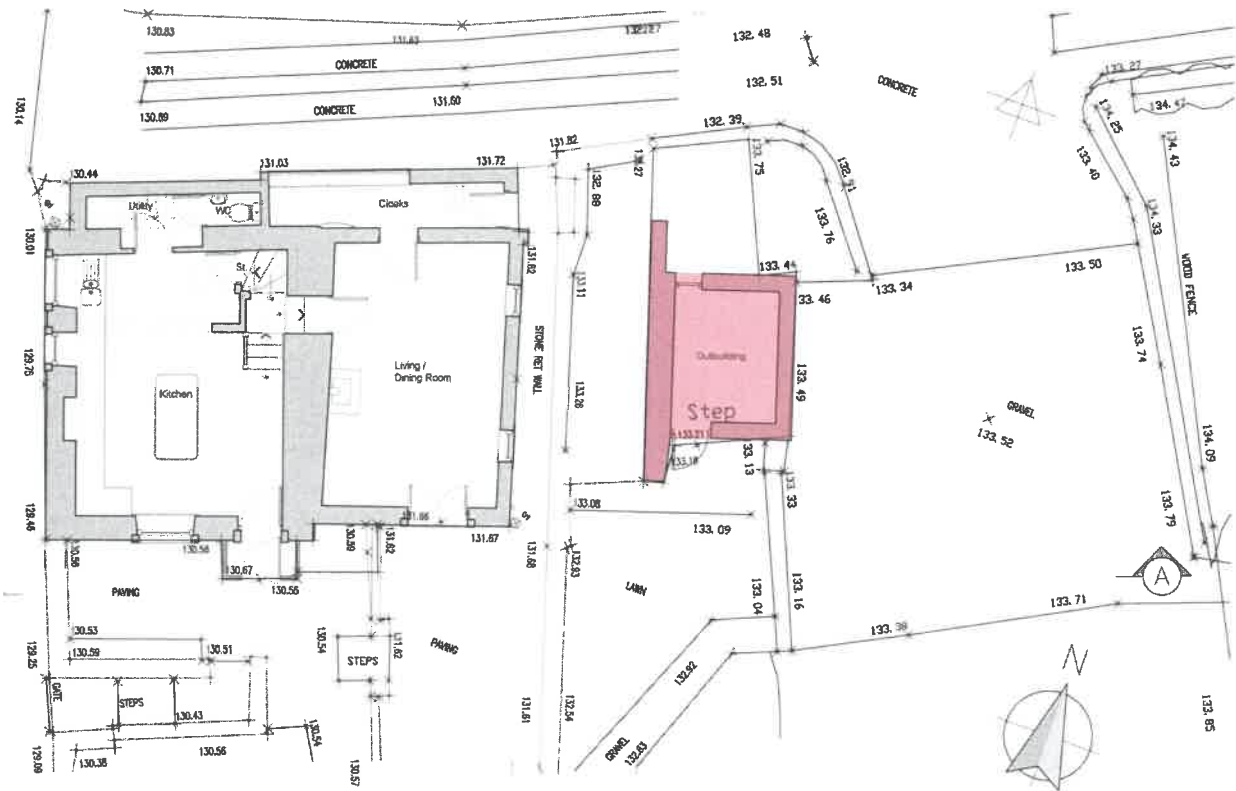
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1.0 INTRODUCTION

1.1 The site is situated off Main Street, Grindleton. The outbuilding is a detached structure located to the east of the Cherry Hall dwellinghouse.



PL01 – Extract of Existing Ground Floor/Site Plan. Outbuilding highlighted in red.

1.2 The outbuilding comprises of random stone walls supporting a monopitch felt roof. The building is utilised as a garden store.

2.0 PHOTOGRAPHS



PL02 - Photograph of the existing east elevation of the outbuilding



PL03 - Photograph of the existing north elevation of the outbuilding



PL04 - Photograph of the existing south elevation of the outbuilding



PL05 - Photograph of the existing south/east elevations of the outbuilding



PL06 - Photograph inside the outbuilding, showing the modern roof structure.



PL07 - Photograph inside the outbuilding, showing the ivy penetration internally.

3.0 WALL CONDITION

- 3.1 The existing walls are of random natural stone construction, exposed natural stone finish both externally and internally.
- 3.2 There are 2No. door openings to the north and south elevations, built with stone heads externally and little structural support internally. The window to the west elevation has a timber lintel over internally.
- 3.3 The walls are poorly constructed, with mortar and pointing absent in much of the walling. Structural cracks are present in multiple areas of the walls. The western wall of the building is scaled by ivy plants, which is penetrating the building and causing further structural cracks to form and open up. As a result of all of the above, the walls are not structurally sound.

4.0 ROOF STRUCTURE

- 4.1 The existing roof structure is mono pitched, consisting of modern timber rafters with plywood and felt roof finish over. No rain water goods are present. The roof appears to be a modern refurbishment attempt, using finishes of poor quality.
- 4.2 The roof is also subject to damage by the ivy plant growing up the west wall, compromising its integrity.

5.0 SUMMARY

- 5.1 It is proposed to take down the existing outbuilding to free up the space to construct the proposed extension to the existing dwellinghouse at Cherry Hall.
- 5.2 Having reviewed the existing structure and with due cognizance to the points raised within this report, it is considered that the existing outbuilding structure is of poor build quality, requires major structural intervention and has served its useful life. The building has no features of special merit thus it is proposed that the building be demolished, retaining the stone on site for reuse in the future development.

