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Date: 13.06.08

Dear Sirs,

RE: Proposed Redevelopment of Hall Farm, High Hoyland

We refer to our recent site visit and inspection of the various outbuildings at Hall Farm, High Hoyland with a view to re-development as domestic dwellings. Your drawing 2062/1/A is used as a point of reference.

Unit 3

These single storey barns are built in 450mm thick stone walls with dual pitched stone slated roofs supported on king post trusses. The structure is sound and we foresee no difficulties in conversion with little remedial work required. The height to the underside of the king post trusses is somewhat restrictive at 2.250metres.

Unit 5 & 6

These single storey cart sheds are built in stone with a portion of brick infill/re-build at the extreme south end of unit 5 on the east elevation, which along with the timber lintel inserts, would need replacing. The dual pitched stone slated roofs are supported on King Post Trusses which lean to the north and would need to be re-set. Apart from the brick in-fill areas, re-generation as domestic dwellings should present no structural difficulties.

Units 6 & 7

These are two-storey buildings, stone buildings built in 1718. The roof is dual pitched stone slate. The south wall of unit 7 had fractured over a timber lintel and the wall has bulged. There is some outward movement in the west gable affecting 15% of the wall so some limited repair and reinstatement will be necessary. The rear (north) wall at present retains 1metre of earth. This will be improved when the rear gardens at ground floor level are added. There is a lean-to extension to unit 8 off the south wall.

Unit 9

A corrugated roof has replaced the original stone supported off steel trusses and the south elevation stonework is weathered in parts. Otherwise structurally sound. Conversion would appear to be feasible without undue restitution.

Units 10, 11 & 12

The roof is a corrugated modernish affair off steel trusses. The ridge line is not quite in line with units 8 and 9. At present there is no first floor, the installation of a first floor in the proposed development would ensure the stability of these buildings in the long term. The south elevation is weathered in parts and door infills (without proper bonding) need to be addressed, otherwise the buildings appear stable and structurally sound and capable of re-development.