

3 February 2026
Our Ref: MDL – 12562

Mrs. Rachael Gibbs
61, Leymoor Road
Golcar
Huddersfield
HD3 4SW

Dear Rachael

Structural Inspection of Outbuilding at 61, Leymoor Road, Golcar

Further to our meeting at your property on the 28th January, I can confirm that a structural inspection of the outbuilding adjacent to 61, Leymoor Road has been undertaken.

Executive Summary

The outbuilding is in a very poor state of disrepair, it is derelict and structurally unsafe. It is our advice and recommendation that the building is carefully demolished as soon as possible.

Structural Commentary

A photographic summary of the outbuilding and defects noted in included in appendix 'A'.

Constructed using traditional methods of the period when it was constructed, the outbuilding comprises stone and brick masonry walls, a tradition timber cut roof with a blue slate roof covering.

The structural inspection was limited to easily accessible places only, as much of the building is overgrown with vegetation which has also penetrated through the roof structure.

Major structural movement defects, including partial collapse of some structural elements was in evidence, with movement cracking and walls bulging defects noted throughout.

Wet rotting defects and historical infestation was noted to the nearly all the timber elements within the building, timber doors, frames, casing and lintels etc.

Inspection of the roof structure was limited, however, when all the vegetation penetrating through the out fabric of the roof structure is removed, the collapse of blue slate covering is most likely.

The outbuilding adds no architectural or historical value to the surrounding properties, and it is our opinion that the most cost effective solution, to ensure the safety of the property, would be to carefully demolish the existing structure.

Yours faithfully,

D. Haigh B. Eng (Hons)
Director
For and on behalf of
MARSH DESIGN LIMITED

Appendix 'A'

Photograph Summary of Structural Defects Noted



















