

POC/LCN/5442

9th July 2018

Mr E Atkinson
Barton NWL Properties Ltd
Hill Crest
Over Old Road
Hartpury
Gloucestershire
GL19 3BJ



Dear Ed

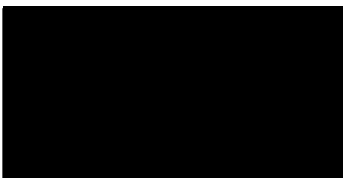
The former Boars Head Public House, Garstang Road, Barton, PR3 5DR

With reference to our original Building (Structural) Condition survey dated 31st August 2017, we are concerned that over the last 10 months the building's condition has continued to worsen.

To reiterate, on undertaking our previous structural survey, elemental cost breakdowns and reinstatement cost assessments, the building was deemed financially unviable for conversion or reinstatement as a public house.

In addition to this, on review this summer further damp ingress over the winter has resulted in the collapse of internal linings to roofs / ceilings. As a result of this, previously concealed structural issues have been uncovered which pose a significant risk of undermining the principal structural elements of the building, increasing the risk of areas of uncontrolled structural collapse. Primary structural timbers in the form of purlins are illustrating signs of significant rot / decay and subsequently the strength and structural capabilities of these members can no longer be guaranteed.

As such, we stress urgent action be taken as the structural stability of the building should not be relied on with a risk of future collapse and as such, in our opinion the building should not be accessed without seeking advice from a specialist demolition contractor. Given the location of the building, it is essential that steps are taken to ensure there is no risk of injury to members of the public arising as a result of unlawful access into the building



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