

Our Ref: 24-000-L3
Your Ref: -



1st October 2024

Mr J Roberts
J R Planning Consultants
Velocity Point
Wreakes Lane
Dronfield
S18 1PN

Head Office:
Dunster Consulting Limited
Larchbank
Bewerley
Harrogate
HG3 5HS

Chartered Civil and Structural
Engineers, Registered in
England - 06741190

Design Office:
18-22 Micklegate
Pontefract
WF8 1QG

T. [REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Roberts,

**Remedial Works to Building A
Thurlestone Road, Sheffield, S36 9QQ**

We would refer to our recent visit to the above property to assess the structural condition of the existing building, to subsequently provide advice as to whether any immediate remedial works are required.

You will note from our enclosed report there are a few areas which will require remedial works, however, the majority may be best completed during the primary conversion works, as they would be very much dependant on the proposed construction materials, build-ups and overall design; these areas are mainly attributed to the roof structures of the single storey units. The areas which we feel do need consideration at this time, are as follows:

Primary Barn Door Reveal:

The right-hand reveal to the barn door has experienced lateral movement above the level of the single storey attached unit. We would propose the installation of a vertical steel post behind the reveal to restrain the wall and prevent further movement. Refer to the attached sketch SK01 for details. As discussed in the report, an alternative to the above would be to reconstruct the wall panel above the single storey roof to re-align the walling; this would provide a more visually appealing solution however would also require the reconstruction of the stone arch.

Stone Arch to the Primary Barn Door:

The right side stone adjacent to the central keystone has nominally dropped, which may have been an effect of the adjacent wall panel having bulged outward. Should reconstruction of the arch not be an option then remedial 'HeliBar' ties should be installed to prevent further movement. Refer to the attached sketch SK02 for details.

Cont.

Gable Wall Corners (4 No.):

Both the north and south gable walls have displaced horizontally causing widened mortar joints toward the head of the walls. External remedial 'HeliFix' bed joint ties are required to reinstate integrity between the gables and side elevations. Refer to the attached sketches SK03 and 04, which show the typical arrangement principle which should be adopted to all four corners of the building.

We trust the above is self-explanatory, however, should you require any clarification, please don't hesitate to contact me.

Yours sincerely,

Darren Chapman (Digitally Signed)

Director

E. [REDACTED]

T. [REDACTED]