

Hill Top Farm,
Eastfield Lane,
Thurgoland,
S35 7AY.

2nd August 2018

For the attention of Mr. I. Robinson:

Dear Mr. Robinson,

Ref: Inspection of the Structure of the Agricultural Buildings at Hill Top Farm.

I write as promised following my inspection at the premises last Friday 27th July.

By way of preamble you explained that conversion into accommodation of some of the outbuildings was in prospect. Whilst, clearly, this would involve extensive alteration, you anticipated incorporating the steel frames into the new structures. You required a professional opinion as to the condition of the steel superstructure as a precursor before preparing your scheme.

To help our understanding of the layout I have prepared sketches of the outbuildings in prospect. These are described as Buildings A and B. These are shown on sketch 0718-11/1. In brief these are the later structures at the north-west corner of the site, nearest the road.

Layout: Buildings A and B are each about 36m long by 15m wide. Their steel frames comprise 7 portals at 4.6m centres having internal columns of 178mm by 102mm UB (Universal Beam) sections with rafters of 152mm by 89mm UBs. At the ends of these rafters, posts also 152mm by 89mm, are housed within the depth of the elevations. The lower section of the internal posts is provided with protection being encastre within concrete 300mm in diameter.

Observations on Condition: I checked and found all posts to be plumb – both the free- standing posts and those set within the thickness of the walls. Blockwork walls are plumb (some sections are battered – built with face leaning back). The floor slab was level where checked. Although cracked in places it is solid and in good condition. The steelwork is in good condition. It has been painted with red oxide. In all internal areas this is virtually unblemished. The ends of rafters and flanges exposed in the elevations exhibit light surface corrosion – but they have not deteriorated to any material extent.

Summary: Although, clearly, the conversion of these outbuildings into accommodation will demand extensive alteration, it is my opinion that, providing measures are taken to prepare and protect the steelwork, this can be incorporated into the new arrangement. It is my view that the floor slabs could also be incorporated, being a satisfactory base for damp proofing measures and insulation, ready for an overlay.

If you have any queries or comments, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "Keith J. Groom". The signature is written in a cursive, flowing style.

Keith J. Groom
NASHMEAD Ltd.