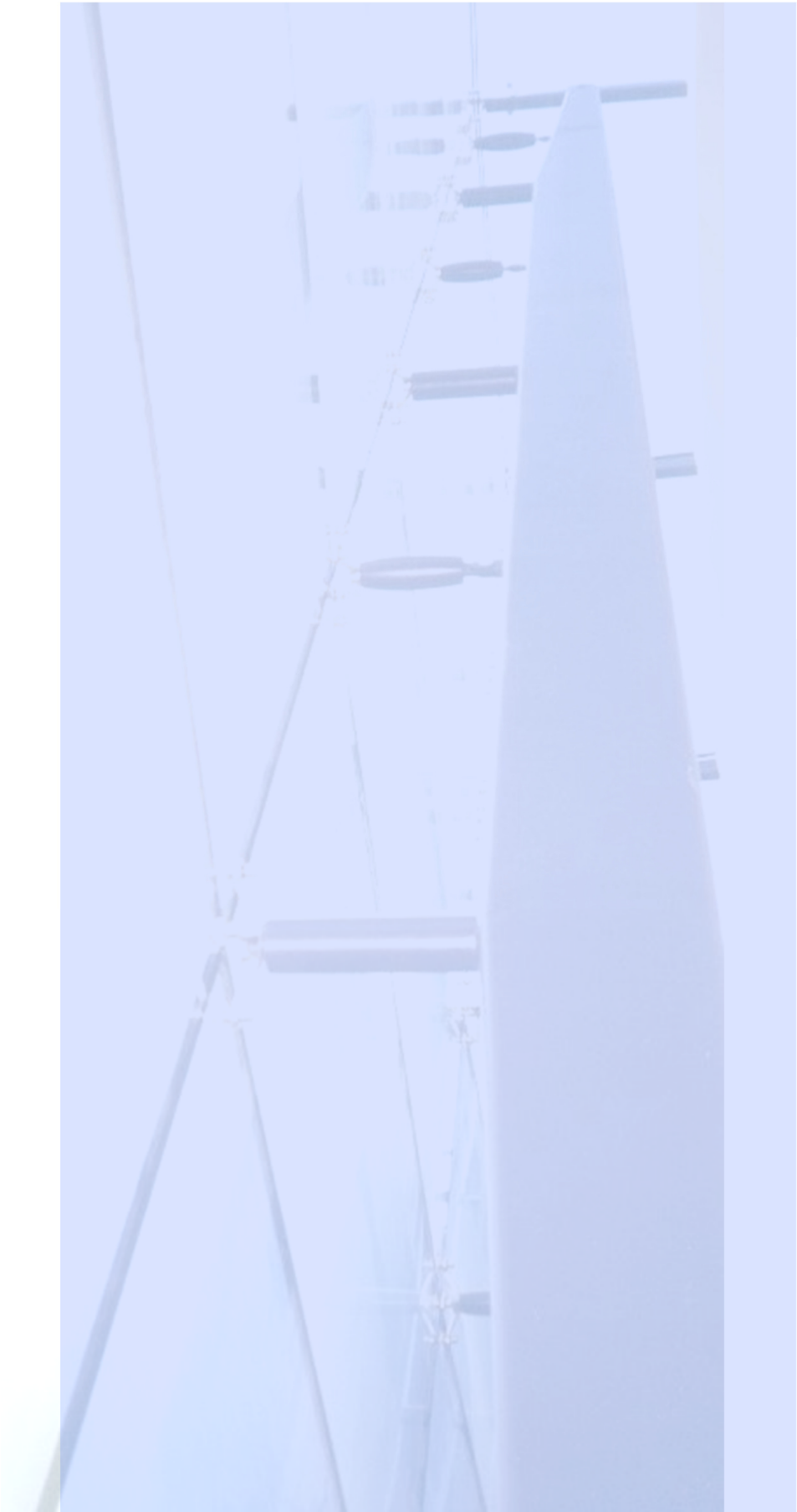




(dp)²

**Lower Eastfield Farm
Thurgoland, Sheffield
Existing Farm and Outbuildings
Visual Structural Survey**

DP Squared Ltd

Second Floor
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Hebden Bridge
HX7 8AH

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Visual Structural Survey of Existing Farm and Out Buildings

At Lower Eastfield Farm, Thurgoland, Sheffield

For

Jessica and Josh Miller

And

Group Ginger

May 2019

Ref : dp2 / 1718

Report Prepared by D.Paine

B.Eng C.Eng MICE



Rev	Date	By	Comment
00	31-5-19	DEP	First Issue

This report has been prepared for the sole use of the Jessica and Josh Miller. This report should not be passed to or relied upon by any Third Party without the express written permission of DP Squared Ltd.

Existing Farmhouse and Out Buildings to Lower Eastfield Farm

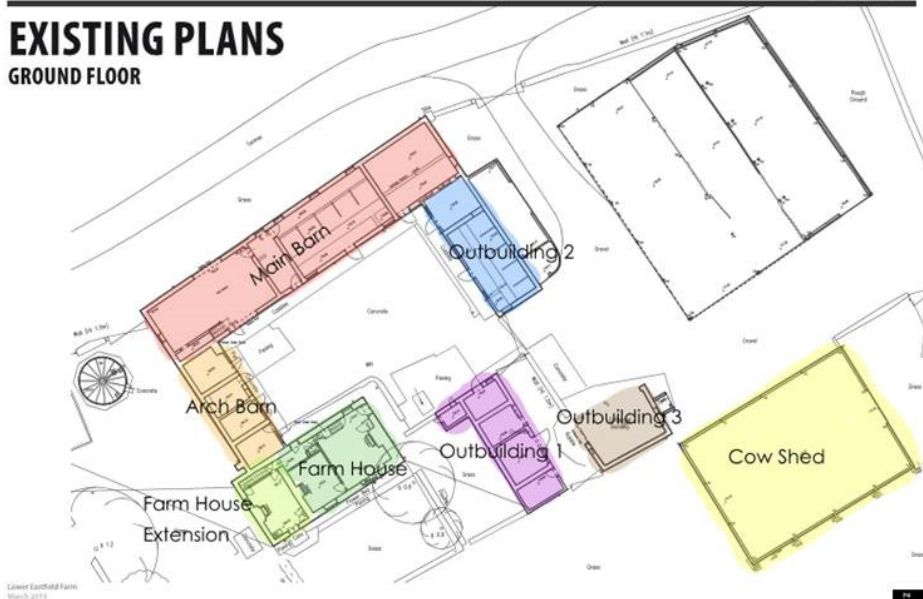
Contents

- 1. Executive Summary**
- 2. Introduction**
- 3. Visual Survey**
- 4. Recommendations**
- 5. Survey Notes**

1. Executive Summary

The following terminology has been adopted for the building references in this report:

EXISTING PLANS GROUND FLOOR



Farmhouse – Generally in good condition, some minor cracking to the external stone, but nothing structural. Internally there is a timber beam supporting a masonry wall, this has deflected significantly. The beam could be replaced, or the wall removed and replaced with stud. The roof appears to have two trusses, but access to the roof space was not possible.

Farmhouse Extension – Generally in a good condition, but the party wall to the extension is built up from the farmhouse wall and could cause issues if the farmhouse was to be removed. The roof timbers look okay. The flue and chimney are in poor condition and should be rebuilt in parts and then lined if to be re-used. The basement is damp but otherwise okay.

Arch Barn – The stone is in very poor condition but is in the prevailing weather direction. The western elevation is not plumb but should be okay to accept new openings. The courtyard elevation is in poorer condition and if to be retained should be rebuilt with strengthening lintels to the arches. The floors are rotten, and the roof has part collapsed at one end. The trusses appear to be okay and could be reused. A new floor will help stabilise the west elevation and enhance the overall robustness.

Main Barn – Generally in a good condition only minor repairs required. The floorboards at first floor are in poor condition and access should not be permitted on to this. We have assumed the joists and floor will be replaced. Roof timbers and trusses look to be in good condition with only minor repairs.

Outbuilding 1 – This is two buildings, an original stone building and an extension in brick. The eastern side with openings is very hap hazard and most of the elevation may need to be rebuilt.

Outbuilding 2 – The brickwork appears to be okay. The roof has collapsed in part, a new roof will be required.

Outbuilding 3 – This is very precarious and could collapse at any time. It will be difficult to safely install any propping and it may be prudent to request to take this building down sooner rather than later under the dangerous buildings section of the Building Regs

Cow Shed – This is a lightweight steel frame building with exposed foundations above ground. These buildings are typically designed as open sided with very light weight roofs. It would be possible to do a design check on the existing sizes and check compliance with current regulations if this was deemed appropriate. There will be a need for additional bracing, but this may provide an economic solution to maintaining the existing structure. Several of the columns are buried and showing signs of corrosion that may impact on the frame's capacity. These would need to be fully exposed as part of the assessment of the building.

2. Introduction

DP Squared Ltd have been appointed to undertake a visual survey of the Farmhouse and Outbuildings at Lower Eastfield Farm, Thurgoland, Sheffield.

The survey was visual only. No opening up works were undertaken, and some areas were inaccessible due to damage or deterioration.

The survey was completed on the 14th May, the weather was bright and clear.

All the buildings are traditional in construction with the main components consisting of:

- Slate roof on timber rafters, purlins and trusses
- Load bearing masonry walls
- Timber floors
- Concrete or Stone floors
- Foundations are assumed to be relatively shallow on the underlying strata

The survey should be read in conjunction with the following notes:

CONDITIONS OF INSPECTION
Instructions are in all cases (unless any variation is agreed in writing by the Company) accepted based on the following conditions which shall govern the inspection and report, and any related matters.
The Report is confined to an inspection of the clients specified structural elements of the property alone, i.e. foundations (if exposed), walls, floors, roof members (if accessible), and other such members providing structural support to the property, that may be deemed necessary for inspection by the Company.
The report will not cover such items as damp proofing, heating and ventilation, plumbing and electrical circuits, doors, window frames, plasterwork, fitted furniture, decoration or items of general serviceability, unless expressly agreed with the Company before the inspection is undertaken.
We shall not investigate woodwork, or other parts of the structure, which are covered, unexposed or inaccessible. We are therefore unable to report that any such part is free from defects.
It must be clearly understood by the client that the degree of inspection referred to above will not reveal all defects. Defects in concealed parts such as foundations, under floor areas, and areas covered by wall coverings, plaster or render, will not be revealed. It is, of course, possible to make more detailed investigations and where there is evidence to warrant this, recommendations for further investigations will of course incur further costs and may require the lifting of floorboards, breaking out brick work or digging trial holes.
Externally the building will be inspected from ground level only, ladders will not be used to inspect roofs
Internally, where appropriate, exposed surfaces of rooms will be inspected as far as reasonably possible. The engineer will not move or disturb furnishings, fittings, fitted carpets or furniture, and no responsibility will be accepted for defects which are concealed.
If requested by the client or judged necessary by the Company and a trap door access exists, the roof spaces will be inspected so long as it is considered safe to do so and crawler boards, ladders etc, are available. Note that high or low confined parts of the roof space will not be inspected.
No inspection will be made of services such as drainage, gas, electricity and central heating.
Outbuildings, including detached garages, sheds, greenhouses and similar structures will not be inspected, unless expressly requested prior to the inspection.
Easements, planning and other proposals by statutory authorities are outside the scope of this structural survey.
The report is provided for the sole use of the named client and is confidential to the client and professional advisors. The Company accepts responsibility to the client alone and accepts no responsibility whatsoever to any person other than the client himself.

3. Visual Survey

3.1 Farmhouse

Location	Description
	Rear elevation of the original farmhouse building. The adjacent barn and farmhouse extension have been built on top of the existing walls to the farmhouse. Care should be taken when demolishing or rebuilding these elements to not disturb the support to the adjacent structures. The stone is in good condition. There are no signs of movement or cracking, and the pointing appears to be in a reasonable condition.
	Side elevation The quality of the stone cannot be assessed due to the presence of the render. However, there are no signs of any cracking within this.



Front elevation

There is a vertical crack running up the corner of this elevation.

It is not significant and could be repaired with bed joint reinforcement. The movement is likely a result of poor drainage in the corner.



Front Elevation

The stonework is in poor condition - heavily pitted in several places due to exposure. Damp issues identified within ground floor space due to retaining earth externally.

The roof structure couldn't be accessed, but there are no signs of movement, however roof tiles are a concrete product.

Several lintols severely cracked and require replacement.



Kitchen

The large timber beam across the kitchen supports a masonry wall at first floor level. The wall doesn't appear to be supporting the roof, but the weight of the masonry has caused long term creep in the timber and significant deflection in the beam.

If the wall is to be kept the timber beam should be replaced with a steel one. If the wall is to be removed then new timber joists could be installed to level the floor.



Second Floor

The bottom boom of the truss can be seen above the wall. There are two trusses equally spaced supporting the roof.

It was not possible to access the roof space and view the timber.

As works progress with the refurbishment a timber specialist should be appointed to survey and check the timber for rot, infection and decay.

3.2 Farmhouse Extension

Location	Description
	The Farmhouse extension has been built off the party wall to the original house. The chimney stack on the junction serves the original farmhouse. There is a vertical joint between the two properties, but no signs of movement or settlement. If the original farmhouse is to be taken down then the party wall will need to be tied in to the extension to minimise any future movement.
	Side elevation The stone to the back of the chimney is heavily stained with soot. The chimney stack should be rebuilt and a new flue liner installed if the chimney is to be reused.
	There is a cellar under the extension, with a stone flagged floor. The walls are damp as they are built back to the earth. It's not clear whether there was originally a cellar under the existing house, as the party wall follows through to the rooms above. However, there are no signs of movement in either building, so the construction has not affected the property.



At roof level the timber around the chimney has deteriorated and these are now open to the elements. This should be patched up to prevent any further water ingress causing deterioration of the floor.



The chimney to the outer gable should be rebuilt.

3.3 Arch Barn

Location	Description
	The arched gable to the courtyard is in a poor condition with displaced arches, poor quality stone, and significant deflection in the walls. This elevation should be taken down and rebuilt with new support to form the arches.
	A lot of the stone is severely weathered. Where it has been used in the slender piers it should be replaced with new or reclaimed stone.
	The upper section leans in at a significant angle and should be rebuilt.



The barn is built over the external walls of the farmhouse and extension.

The roof is in a poor condition and should be taken off and rebuilt.



Although the stone is heavily weathered there are no signs of movement or settlement on the rear elevation.



The stone could be sealed to prevent any further deterioration, but advice should be sought from a specialist to see if this is possible.

The structural integrity of the wall isn't affected by this pitting, but the longer term performance as a weather barrier may be affected, and the recessed shape leaves the wall more susceptible to frost damage.



The internal floors are in a poor condition due to water ingress from above.

All the timber should be replaced.



The internal walls have separated from the external wall.

All the internal walls should be rebuilt.



Some of the roof timbers look okay.

Once the building has been made safe they should be inspected to confirm that they can be reused in the rebuilt structure.



The roof has failed in several places and this has caused deterioration to other elements.



The trusses appear okay, subject to further testing.

3.4 Main Barn

Location	Description
	The Main Barn is in a relatively good condition. The end gable has the same pitted stone as the Arch Barn and this should be similarly protected.
	There are two large doors into the barn. The lintel is a steel plate bedded into the wall. This appears to be okay, but should be cleaned and painted to protect it.
	All of the stone lintels appear to be in good condition with no splits or cracks. There are no signs of settlement in the walls. The foundations are likely to be relatively shallow and the new floor build up will need to take account of this when setting new internal levels.



The roof adjoining the barn has failed, but it has not impacted on the main barn.



The rear elevation appears to be in good condition with no signs of settlement.

The embankment against the external wall will be causing damp to penetrate the wall and this should be pulled back to prevent any further deterioration.



Side elevation



The roof trusses appear to be in good condition, but all of the bearings should be checked for rot and decay.



The roof structure is in good condition with no signs of movement.



The purlins are "halved" over the trusses, but do not appear to have deteriorated.



The floors are supported on joists from the main walls. There are signs of decay and deterioration and the floor should not be accessed until it is propped and has been inspected.



There are signs of rot and decay in all of the floor boards.



Some of the floor joists are supported on improvised props. The floor should be removed and replaced.



View of the steel plate to the main doors. It is possible that this has an upstand element buried in the wall. The steel appears to be in good condition. It should be cleaned and painted to prevent any future deterioration.

3.5 Outbuilding 1

Location	Description
	This outbuilding consist of three smaller buildings joined together. There is the main long barn, an extension to the end gable and a garden shed to the side.
	End gable of the small extension to the end.
	The roof is in a mixed condition and should be replaced.



The side elevation with the openings consists of a mix of piers in poor condition. This elevation should be rebuilt.



Subject to a timber inspection some of the roof timbers could be reused in the rebuilt structure.

3.6 Outbuilding 2

Location	Description
	The section of roof adjacent to the main barn has failed. We would recommend that the entire roof is rebuilt to provide a more robust structure.
	The brickwork and stone is in a reasonable condition and could be repaired or rebuilt where necessary.
	The rear gable is behind the small extension. The section that is visible looks to be in a reasonable condition and may only need patch repairs.



The roof structure is in a very poor condition and should be replaced.



View of the failed section. It would be prudent to install a second prop under the upper failed purlin.

3.7 Outbuilding 3

Location	Description
	This building is in a very precarious state and could collapse at any moment.
	The small timbers at the end will fail leading to a progressive collapse of the entire building. It is not safe to access the building to prop it, and a method should be sought to take the structure down and store the material on site.
	The elevation to the field is in relatively good condition and if the roof is taken down carefully it could be kept.



Similarly, the side elevation could remain if the roof is removed safely.

3.8 Cow Shed

Location	Description
	The Cow Shed will have been designed as a typical agricultural building, with minimal capacity for additional loads. The main features of the design would be: -Lightweight roof and cladding -Minimal bracing -Open sides to reduce wind loading -Shallow foundations
	The foundations appear to be cast at the existing ground level. Whilst this is okay for an agricultural building it would not be acceptable for a dwelling.
	The steel stanchions are cast in to the concrete. This could trap rainwater leading to decay of the steelwork.



The barn features large openings and slatted cladding. These help minimise the wind loading on to the structure.



Open side and retaining wall to elevation.



Internally the structure appears to be in a relatively good condition, but with little sign of any maintenance.



The side bracing connects the steel stanchion to a timber purlin. This would not be permitted under current regulations.



Open sided elevation.



There are signs of deterioration to the stanchions.



It would be possible to check the existing structure for conversion subject to the following proviso's;

- Full dimensional survey of the existing steel sections
- Replace existing side bracing with steel bracing
- Expose foundations and possibly recast at the correct level.
- Protect existing steelwork to be cast in to concrete by exposing the full section to allow cleaning and suitable protection to be applied.
- Full re-analysis of the structure for new roof loads and updated wind/snow loads.

If the design only marginally fails the checks then it could be more economic to install additional strengthening elements rather than rebuilding.

4. Recommendations

We would recommend the following works are undertaken:

Area	Remedial Measure
Urgent repairs to be carried out immediately	
Arch Barn	Prevent access to first floor structure until a safe access route has been provided.
Main Barn	Prevent access to first floor structure until a safe access route has been provided.
Out Building 2	Prop the upper failed purlin
Out Building 3 – VERY URGENT	Take down the roof and failed gable, make remaining walls safe. If this work cannot be done immediately provide a secure hoarding line around the full building, approximately 5m from each elevation.
Works to be undertaken to improve the long term performance as part of the general refurbishment of the buildings in to dwellings.	
All Areas	Full timber inspection for rot, decay and infestation
Farmhouse	- Remove brick wall at first floor and replace supporting timber beam - Repair crack to external elevation
Farmhouse Extension	- Rebuild chimneys - Check floors for rot/decay
Arch Barn	- Rebuild arched elevation - Rebuild internal walls - Replace floor - Replace/reinstate roof
Main Barn	- Clean and protect steel lintel to existing large openings - Replace first floor
Out Building 1	- Replace/Repair roof - Rebuild elevation with openings
Out Building 2	- Replace roof - General masonry repairs
Out Building 3	- Carefully take down
Cow Shed	- Dimensional survey of existing steelwork - Re-analysis of steel frame to updated standards - Strengthen or replace structure.

5. Survey Notes



NOTES

KEY

Grid & Datum: Local Plane Grid related to OS National Grid & Datum
By GNSS RTK Observations

STANDARD ABBREVIATIONS

[illegible]

SYMBOLS

	HEDGE		GATE		BUILDING
	TREE CANOPY		CONTROL STATION		FACILITY PAVING
	TREE				

Rev	Date	Drawn	Description	Drawn

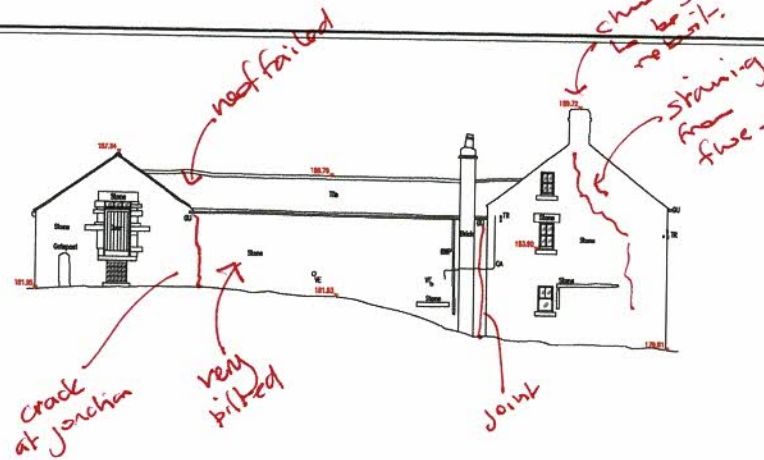


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GROUP GINGER
THE TETLEY
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LS10 1JQ

Title EASTFIELD LANE
 THURGOLAND
 SHEFFIELD S35 7AY
 TOPOGRAPHICAL SURVEY
 SHEET 1 OF 1

Surveyed	P.G.	Drawn	S/W	Others Data
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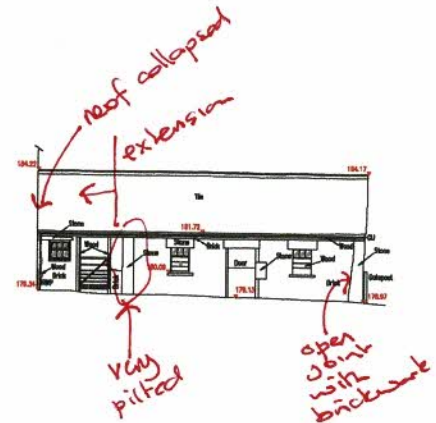
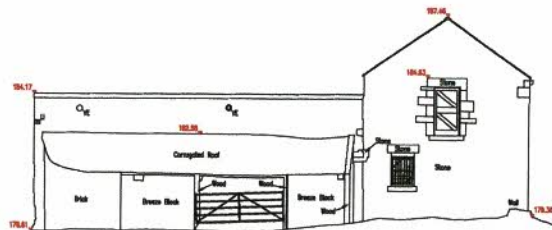
QUESTION



all links are
newer, but
have probably
always been
like that

Jayla Hawk, 21 Reebur Lane, S.W., Mendocino, MD 257
T: 0161 962 3485 F: 0161 962 6919
E: mail@nashua.com www.nashua.com

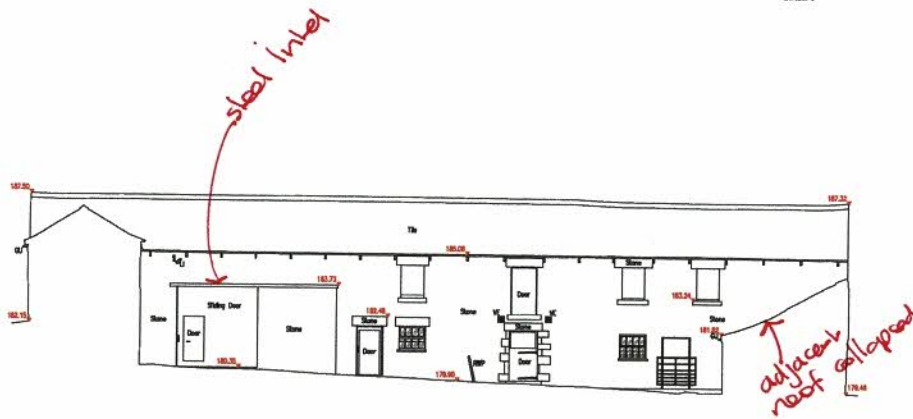
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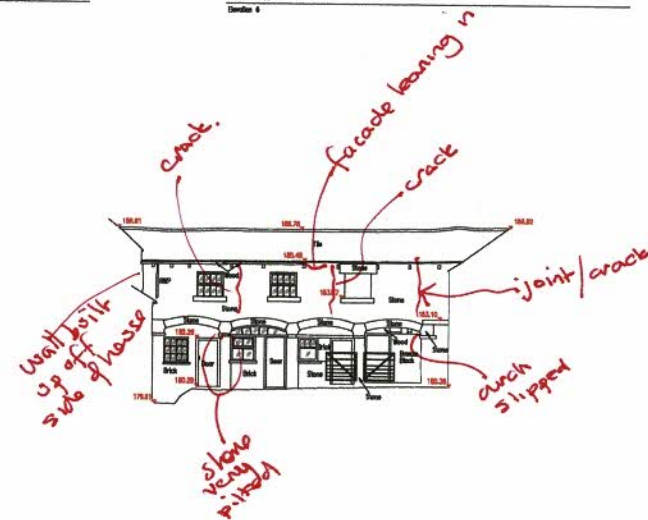
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Elevation 4

179.00m AOD
Elevation 5

179.00m AOD
Elevation 6



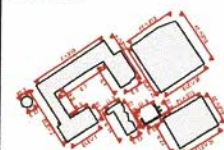
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179.00m AOD
Elevation 8

NOTES

REFERENCE DIAGRAM



KEY

Grid & Datum: Level Plans Grid related to OS National Grid & Datum
By OHS RTK Observations

STANDARD ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	WALL	10	OPENING
2	DOOR	11	GLASS
3	ROOF	12	GLASS BLOCK
4	CHIMNEY	13	GLASS CURTAIN WALL
5	CHIMNEY	14	GLASS CURTAIN WALL
6	CHIMNEY	15	GLASS CURTAIN WALL
7	CHIMNEY	16	GLASS CURTAIN WALL
8	CHIMNEY	17	GLASS CURTAIN WALL
9	CHIMNEY	18	GLASS CURTAIN WALL

SYMBOLS

1 WALL 2 DOOR 3 ROOF 4 CHIMNEY 5 CHIMNEY 6 CHIMNEY 7 CHIMNEY 8 CHIMNEY 9 CHIMNEY 10 OPENING 11 GLASS 12 GLASS BLOCK 13 GLASS CURTAIN WALL 14 GLASS CURTAIN WALL 15 GLASS CURTAIN WALL 16 GLASS CURTAIN WALL 17 GLASS CURTAIN WALL 18 GLASS CURTAIN WALL

Rev	Date	Drawn	Description	Check	Notes



Justine Hanks 21 Paddock Lane, S. Side, Macclesfield, M23 7EY
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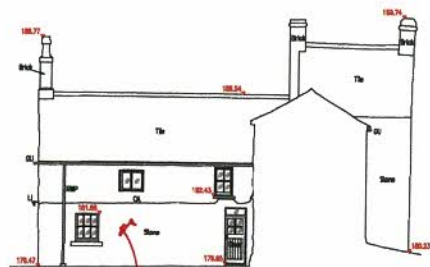
Client

GROUP GINGER
THE TETLEY
HUNBLETON ROAD
LEEDS
LS10 1JQ

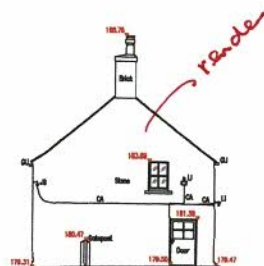
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EASTFIELD LANE
THURGOLAND
SHEFFIELD S35 7AY
ELEVATION SURVEY
SHEET 2 OF 6

Prepared	PG	Drawn	Rev	Drawn Date
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		/ADP/10126/003/2		ORIG
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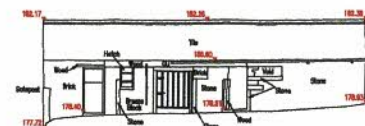
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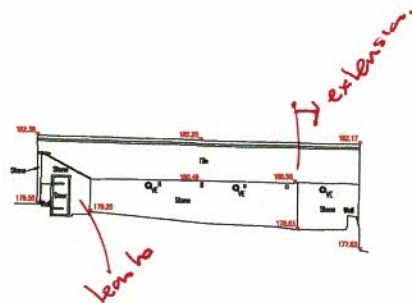
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176.00m AOD
Elevation 13



176.00m AOD
Elevation 14



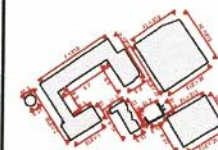
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Elevation 15



176.00m AOD
Elevation 16

NOTES

REFERENCE DIAGRAM



KEY

OS & Datum: - Local (Papa St) and OS 66 National Grid & Datum
By EMB & EMB, Newcastle

STANDARD ABBREVIATIONS

1.1	1.1	1.1	1.1	1.1	1.1
2.1	2.1	2.1	2.1	2.1	2.1
3.1	3.1	3.1	3.1	3.1	3.1
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SYMBOLS

LEVEL: INTRUSION

No.	Date	Drawn	Description	Check	Notes



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LS10 1JQ

T149
EASTFIELD LANE
THURGOLAND
SHEFFIELD S35 7AY
ELEVATION SURVEY
SHEET 3 OF 6

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Drawn By	JK	Check By	AW	ORIG
Project No.	10126 / 003 / 3	Rev.	0	



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1200 @ A1	CAD File			ORIG
Drawing No	10126 / 003 / 4			Rev
				0



IN ROOM
OR OUT

Rev.	Date	Drawn	Description	Class



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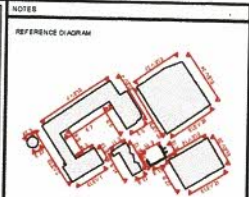
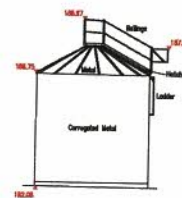
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THE TETLEY
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EASTFIELD LANE
THURGOLAND
SHEFFIELD S35 7AY
ELEVATION SUR
SHEET 5 OF 6

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1:200 @ A1	10126			ORIG
	CAD File			
Drawing No	10126 / 003 / 5			Rev
				0



KEY

Onl & Data - Later Phase I-III related to C4 National Onl & Data
by 6-ME R1 Observations

STANDARD ABBREVIATIONS

ACC	AGE GROUP/ADDRESS	TS	TIME PERIOD	NA	NEIGHBORHOOD
AD	ADULT	TR	TRAIL	NA	NEIGHBORHOOD
AL	ALBINO	UM	UNDER MOUNTAIN	NA	NEIGHBORHOOD
AP	APPROXIMATE	UN	UNKNOWN	NA	NEIGHBORHOOD
AS	ASIAN	UP	UPPER	NA	NEIGHBORHOOD
BL	BLACK	UR	UNDER	NA	NEIGHBORHOOD
BR	BROWN	US	UNDER	NA	NEIGHBORHOOD
CA	CANADIAN	UT	UNDER	NA	NEIGHBORHOOD
CL	CLERICAL	VA	VARIABLE	NA	NEIGHBORHOOD
CM	COMMUNITY	VB	VARIABLE	NA	NEIGHBORHOOD
CS	COUNCIL	VC	VARIABLE	NA	NEIGHBORHOOD
CT	CITY	VD	VARIABLE	NA	NEIGHBORHOOD
CU	CUBAN	VE	VARIABLE	NA	NEIGHBORHOOD
CV	CIVIL	VF	VARIABLE	NA	NEIGHBORHOOD
DA	DATE	VG	VARIABLE	NA	NEIGHBORHOOD
DB	DEB	VI	VARIABLE	NA	NEIGHBORHOOD
DC	DECEMBER	VJ	VARIABLE	NA	NEIGHBORHOOD
DD	DECEMBER	VK	VARIABLE	NA	NEIGHBORHOOD
DE	DECEMBER	VL	VARIABLE	NA	NEIGHBORHOOD
DF	DECEMBER	VM	VARIABLE	NA	NEIGHBORHOOD
DG	DECEMBER	VN	VARIABLE	NA	NEIGHBORHOOD
DH	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
DI	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
DJ	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
DK	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
DL	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
DM	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
DN	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
DO	DECEMBER	VV	VARIABLE	NA	NEIGHBORHOOD
DP	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
DQ	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
DR	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
DS	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
DT	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
DU	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
DV	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
DW	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
DX	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
DY	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
DZ	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
EA	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
EB	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
EC	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
ED	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
EE	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
EF	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
EG	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
EH	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
EI	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
EJ	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
EK	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
EL	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
EM	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
EN	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
EO	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
EP	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
EQ	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
ER	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
ES	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
ET	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
EU	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
EV	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
EW	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
EX	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
EY	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
EZ	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
FA	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
FB	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
FC	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
FD	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
FE	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
FF	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
FG	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
FH	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
FI	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
FJ	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
FK	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
FL	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
FM	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
FN	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
FO	DECEMBER	VQ	VARIABLE	NA	NEIGHBORHOOD
FP	DECEMBER	VR	VARIABLE	NA	NEIGHBORHOOD
FQ	DECEMBER	VS	VARIABLE	NA	NEIGHBORHOOD
FR	DECEMBER	VT	VARIABLE	NA	NEIGHBORHOOD
FS	DECEMBER	VU	VARIABLE	NA	NEIGHBORHOOD
FT	DECEMBER	VO	VARIABLE	NA	NEIGHBORHOOD
FU	DECEMBER	VP	VARIABLE	NA	NEIGHBORHOOD
FV	DECEMBER	VQ	VARIABLE	NA	NEIGHBOR

SYMBOLS

 NOISE  SAFE  WATER  GAS

Rev	Date	Drawn	Description	Qty	Assn

N D OLIVER & CO
CHARTERED GEOMATIC SURVEYORS

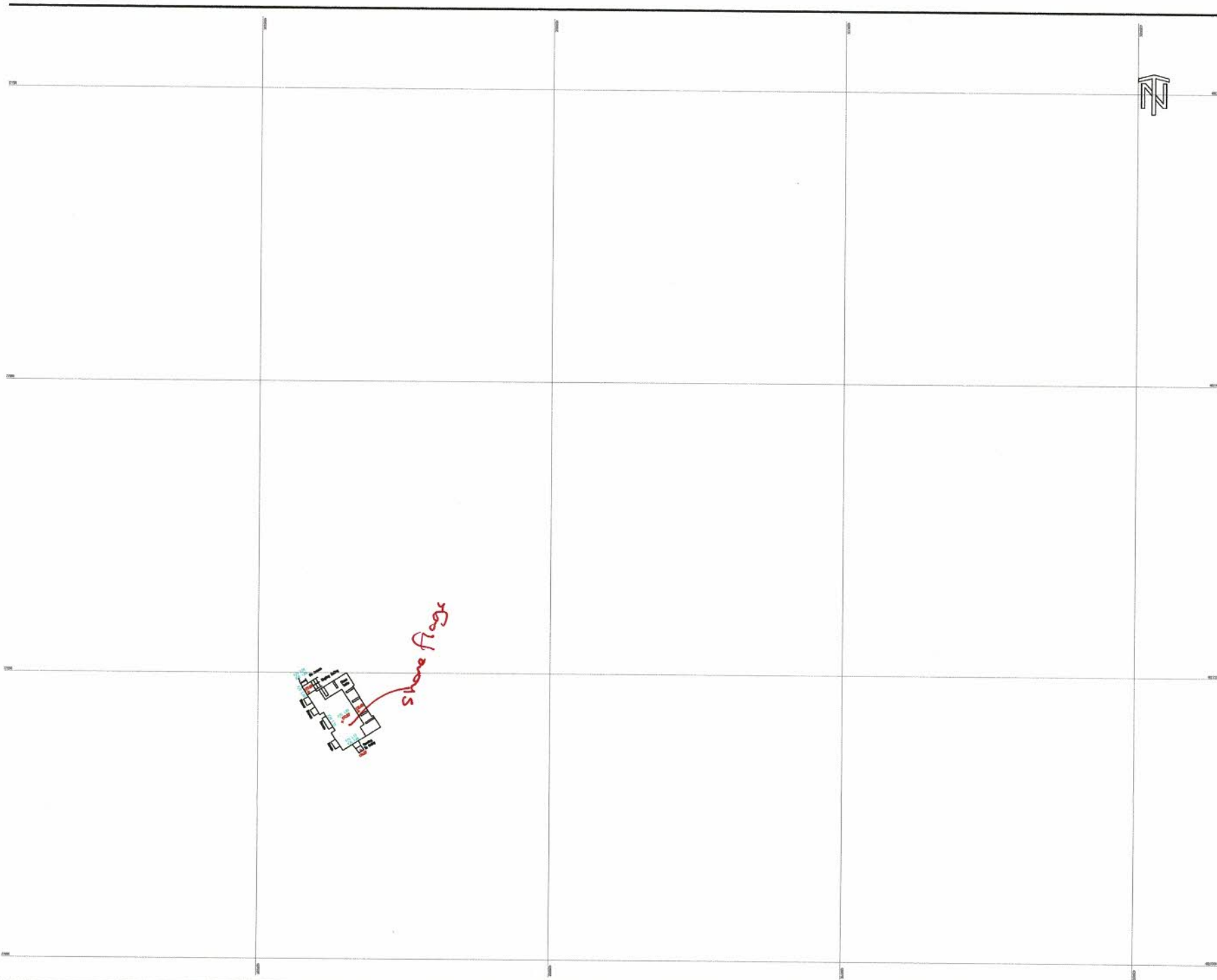
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Title EASTFIELD LANE
THURGOLAND
SHEFFIELD S35 7AY
ELEVATION SURVEY
SHEET 6 OF 6

Surveyed	PG	Drawn	PK	Drawn Date
Checked	AM	Approved	NDO	13/03/2019
Scale	Project 10126			Status
1:200 @ A1	CND File: www.mhfrp.com/10126/10126-003.dwg			ORIG
Drawing No	10126 / 003 / 6			Rev
				0



NOTES

KEY
 DIM & Datum - Level Point One relative to OS National Grid & Datum
 B - BENCHMARK

STANDARD ABBREVIATIONS
 DIM - DIMENSION
 DWT - DRAINAGE WATER TREATMENT
 F - FLOOR
 G - GROUND
 H - HORIZONTAL
 L - LEVEL
 P - POINT
 R - ROAD
 S - SURFACE
 T - TYPICAL
 V - VERTICAL
 W - WALL
 Z - ZONE

SYMBOLS

	DOOR		TOILET		RAMP
	WINDOW		STAIR		VERANDA
	STRUCTURAL		ACCESS		

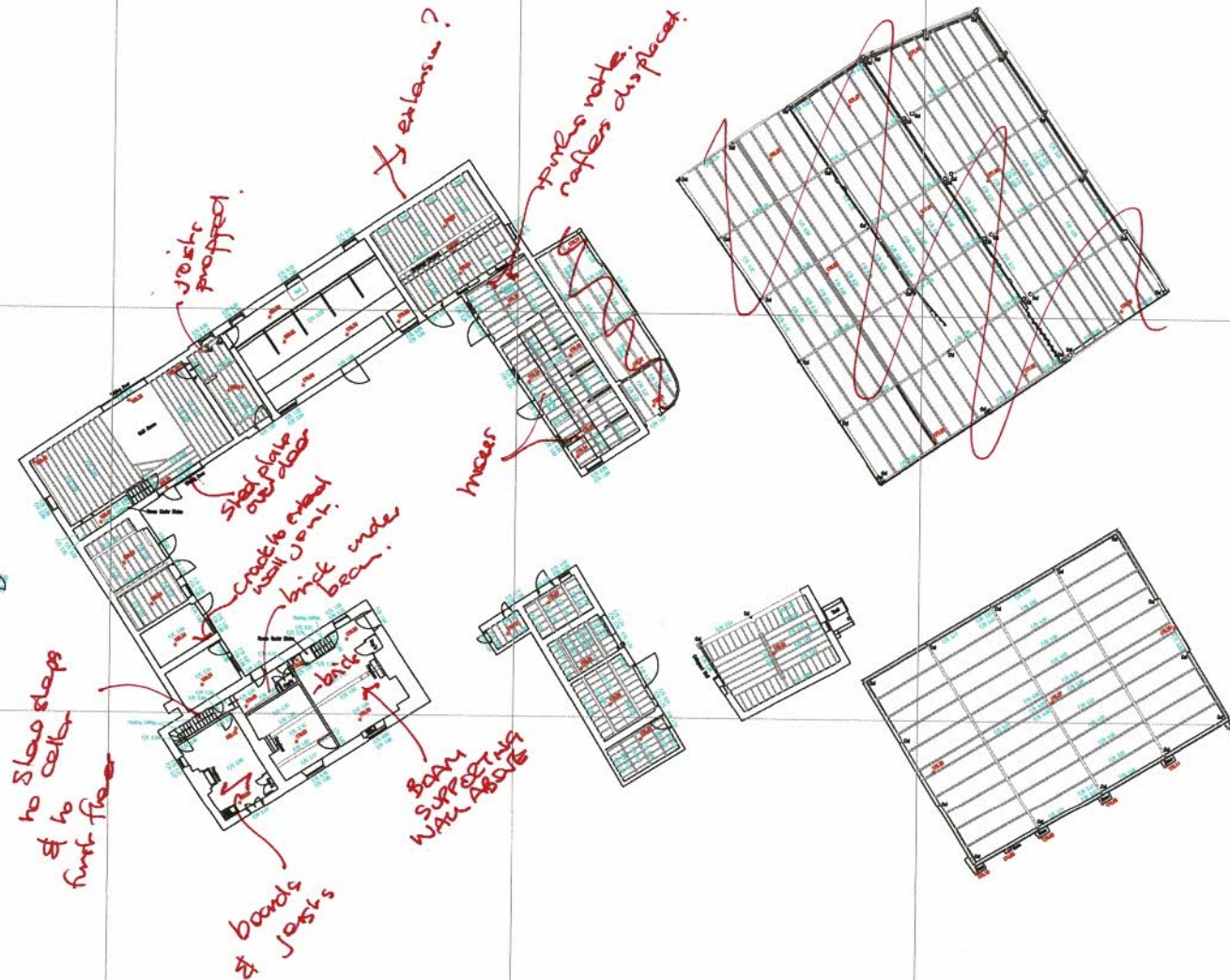
No.	Date	Drawn	Description	Drawn

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Site
 EASTFIELD LANE
 THURGO LAND
 SHEFFIELD S35 7AY
BASEMENT FLOOR PLAN
 SHEET 1 OF 1

Survised	PD	Drawn	BN	Drawn Date
Checked	AN	Approved	NDG	11/03/2011
Scale	1:150 @ A1	Project	10126	Drawn
		CA/176	www.ndoliver.com	OR
Drawing No	10126 / 002 / 1			



NOTES

KEY

Ground Floor Plan of the building shown in the attached photos and drawings by N D Oliver & Co.

STANDARD ABBREVIATIONS

100' = 100' 0" (30.48m)
 120' = 120' 0" (36.58m)
 140' = 140' 0" (42.67m)
 160' = 160' 0" (48.77m)
 180' = 180' 0" (54.86m)
 200' = 200' 0" (60.96m)
 220' = 220' 0" (67.06m)
 240' = 240' 0" (73.15m)
 260' = 260' 0" (79.25m)
 280' = 280' 0" (85.34m)
 300' = 300' 0" (91.44m)

SYMBOLS

Room, Bath, Kitchen, Living, Dining, Bedroom, Staircase, Entrance, Window, Door, etc.

No.	Date	Drawn	Description	Drawn
1	11/03/2011	ND	Ground Floor Plan	ND

N D OLIVER & CO
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 LEEDS
 LS10 1JQ

T18 EASTFIELD LANE
 THURGO LAND
 SHEFFIELD S35 7AY
GROUND FLOOR PLAN
 SHEET 1 OF 1

Drawn	PD	Drawn	SW	Drawn
11/03/2011	ND	ND	ND	ND

Scale: 1:150 @ A1

Drawing No: 10126 / 002 / 2



Rev	Date	Drawn	Description	Drawn



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THE EASTFIELD LANE
THURGOLAND
SHEFFIELD S35 7AY
FIRST FLOOR PLAN
SHEET 1 OF 1

Surveyed	PG	Origin	By	Collect Date
Checked	AM	Approved	NDO	11/03/2011
Book	Page# 10126			Serial
1:150 @ A1	CADD			CR
Drawing No.	10126 / 002 / 3			Rev
				0



KEY

CHAS.

Grid & Datum : Local Plane Grid related to OS National Grid & Datum
By GNSS RTK Observations

STANDARD ABBREVIATIONS

[illegible]

SYMBOLS



Rev	Date	Drawn	Descriptos	



Jap88 House, 21 Roadside Lane, Sale, Manchester, M30 7SY
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EASTFIELD LANE
THURGOLAND
SHEFFIELD S35 7AY
SECOND FLOOR PLAN
SHEET 1 OF 1

Surveyed	PG	Drawn	BN	Project Office
Checked	AN	Approved	NDO	11/03/2011
Scale 1:150 @ A1	Project 10126			Station OR
Drawing No. 10126 / 002 / 4		CAD File NDO_400_010.dwg (C:\ProgramData\Bentley\MapSource\MapSource\NDO_400_010.dwg)		