

**Consulting
Engineers Ltd.**

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VISUAL INSPECTION

OF

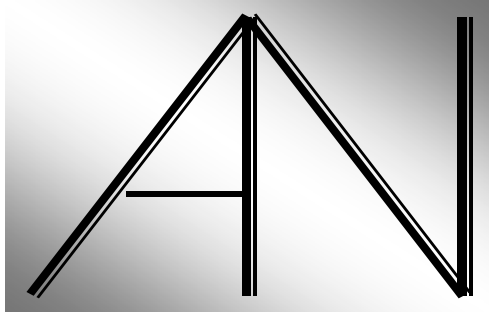
**THURNSCOE HOTEL
HOUGHTON ROAD
ROTHERHAM
SOUTH YORKSHIRE
S63 0JX**

1st DECEMBER 2020

1.0 INTRODUCTION

This report has been produced following a site visit by AN Consulting Engineers Limited on the 20th November 2020 and report dated 1st December 2020. AN Consulting Engineers Limited were contacted with regards to a derelict commercial property, Thurnscoe Hotel, along Houghton Road, Rotherham (vacant pub/hotel) and were instructed to carry out a visual inspection of the property following multiple fire incidents.

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COMPANY REG. IN ENGLAND NO. 04727086**



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2.0 REPORT ON A VISUAL INSPECTION

2.1 **Scope of Works**

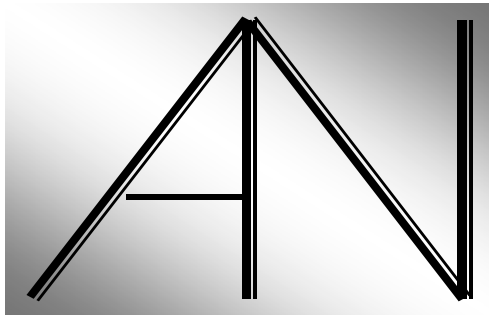
The objective of the site visit was to:

- ❖ By visual observations only identify structural defects to the property following multiple fire incidents, 10 fire incidents recorded to date. This report only covers the areas available for access at the time of the report. We have not integrity tested woodwork or other parts of the structure i.e. foundations, first floor timber joists, metal beams, gutters, roof, drainage etc which were covered or inaccessible and we are therefore unable to report that any such part of the structure is free from defects.
- ❖ Reference to the front, side and rear elevations, where used in this report, are as viewed facing the property from Houghton Road unless stated otherwise.
- ❖ No physical testing was carried out in association with this report.

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2.3 Third Party Disclaimer

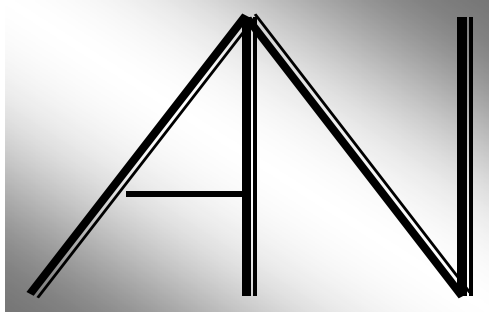
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2.4 General Observations

Thurnscoe Hotel is a three-storey detached commercial property, in a predominant residential - mix use area and is currently unoccupied. The age of the property is unknown. Visual observations to the front, side and rear elevations of the property indicate, a traditionally built, full height cavity wall construction in facing brick with a pitch roof over. Dominant window openings are located along the front and side elevations.

- The property comprises of a derelict pub- hotel with single storey out buildings.
- The property is currently vacant.
- Off street car parking is provided.
- There have been numerous vandalism attempts.
- The building has been set on fire 10 times.
- The fire brigade have flooded the building with water from roof level.
- The roof is no longer water tight, with numerous openings as a result of fire damage, compromising the structural integrity of the support structure.
- The timber roof has collapsed in many areas.
- The timber floors and roof have limited structural capacity. Fire and rainwater damage again.
- The property is no longer watertight.
- The basement is full of water as a result of the fire's and rainwater.
- There is no heating and plumbing system within the building.

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- The electrics have been disconnected.

3.0 REMARKS

- ❖ **The local authority and the fire department have both stated the building is no longer safe to enter and work from.**
- ❖ **The overall structural integrity has been compromised following numerous fires.**
- ❖ **There is a strong possibility of the total roof collapse in the short term leading to damage to the lower floors also.**
- ❖ **The building is not safe.**
- ❖ **The local authority and the fire department have advised to close all access into the building with the upper floors no longer safe to walk upon.**
- ❖ **Hence the building should be demolished.**

We hope that the aforementioned information meets with your requirements and should you require any further information or assistance please do not hesitate to contact the under signed.

Yours sincerely

Asif Neki
Director