

# RICHARD RENIER

Consulting Civil & Structural Engineers

Your Ref:  
Our Ref: RMR/R6167/1  
Date: 29th. November 2021.

Orchard House  
Westfield Lane  
Tockwith  
York YO26 7PW

Mr. J. Robinson,  
JC ROBINSON ( YORKSHIRE ) Limited,  
The Old Twine Mill,  
Low Laith,  
HARROGATE. HG3 4BU.

Dear James,

Barn at Hatton House Farm, Harrogate HG3 3JA.

I confirm my site inspection of the above property on Thursday 18th. November 2021, concerning your proposals to convert it to domestic accommodation.

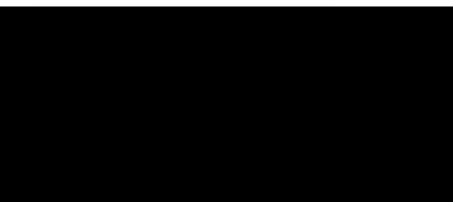
The structure of the property consists of 4no. frames, comprising 18" square brick piers supporting steel trusses fabricated from steel angles. The roof is clad in corrugated steel sheeting, supported on timber purlins spanning between the trusses. The elevations consist of vertical corrugated steel sheet cladding supported by timber cladding rails.

Internally, the brickwork forming the piers is in satisfactory condition. However, there is a horizontal crack to the 6th. mortar joint below the top of most of the piers, which will have been caused by movement of the roof under wind loading. Externally, the brickwork is weathered, especially on the South elevation, but this has not affected the structural integrity of the brick piers.

There is some minor corrosion to the steel roof trusses, but this has not compromised their structural integrity.

I consider that it will be possible to convert the building into domestic accommodation. As part of the conversion, it will be necessary to make good the cracks to the brick piers, and to undertake some external re-pointing. It will also be necessary to remove any corrosion from the steel trusses and to re-paint. However, the conversion can be achieved whilst maintaining the existing structure.

Yours sincerely,



R.M. Renier.  
B.Eng.,C.Eng.,M.I.C.E.,M.I.Struct.E.