



**Condition Survey / report**

On

**An agricultural building**

At:

**Hill Farm, Main Road, Mappleton, HU18 1XS**

**BY**

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& SON**

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Hill Farm, Main Road, Mappleton, HU18 1XS**

**GENERAL INTRODUCTION AND BRIEF**

The overall site comprises of various building used / formerly used for agricultural purposes. The agricultural building (brick & tile) was surveyed. The survey was carried out on Monday 17<sup>th</sup> April 2023 to assess the building's structural condition. Trial pits were hand dug to expose the foundations.

**SURVEY**

The building surveyed is located as shown on imagery below and is a building formerly used for agriculture.

The structure forms a rectangular shape in footprint and generally consists of solid brick walls generally nom. 230mm thick. The walls of the building are built off shallow brick spreader 'footings'. The roof of the building is covered with clay pantiles. Generally supporting the roof covering in the building are timber rafters with purlins supported on inner and outer brick walls.

**AERIAL IMAGES OF THE SITE**

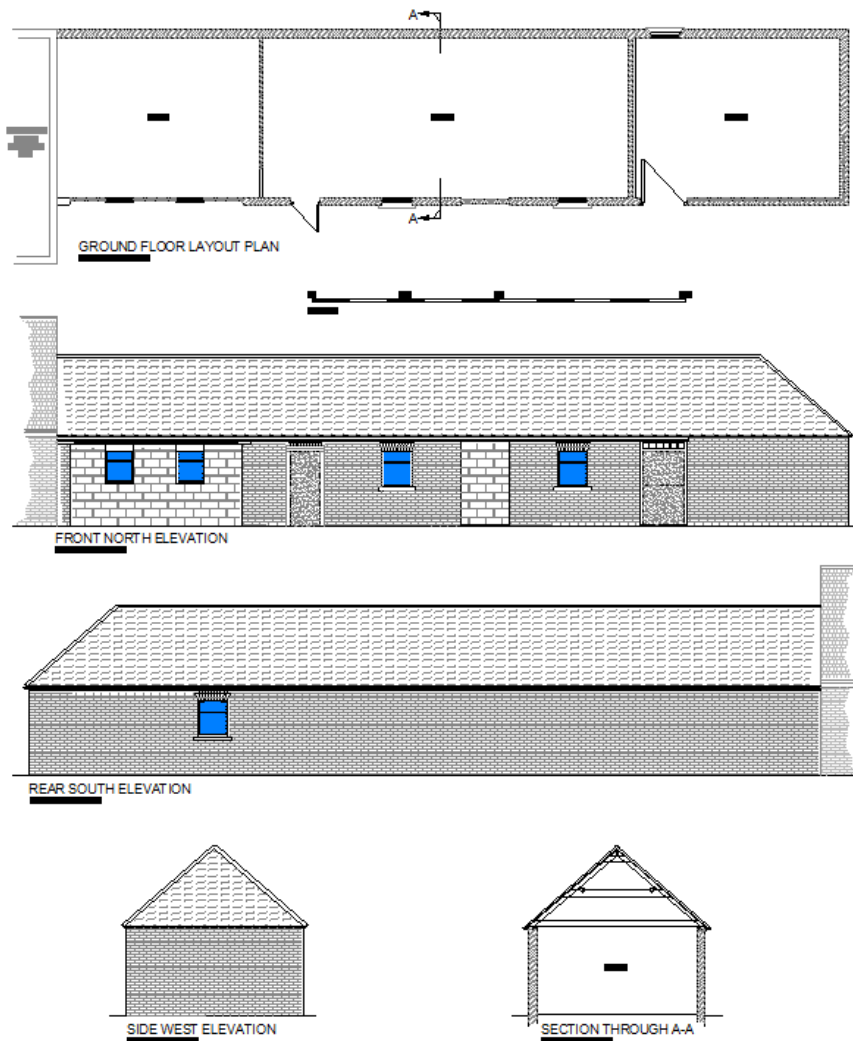
Image below shows the site outlined in red and its location within the village of Mappleton



Image below shows the site outlined in red and its location to the area



Detail below showing the plan, elevations and sections through the existing outbuilding (not to scale shown)



## **The Building**

### **North elevation**

The wall to this elevation is mainly brick consisting of nom. 230mm thick solid brick construction built off a brick spreader footing. The brick work is built in English Garden Wall bond. This wall is in generally good condition and plumb with no signs of cracking to this elevation wall. Modern concrete blocks have been used to infill some of the original apertures. Doors, frames and window frames are timber with signs of decay.

### **West Elevation**

The wall to this elevation is brick consisting of mainly nom. 230mm thick solid brick construction built off a brick spreader footing. The brick work is built in English Garden Wall bond. This wall is in generally good condition and plumb with no signs of cracking to this elevation wall. Window frames are timber.

### **South Elevation**

The wall to this elevation is brick consisting of nom. 230mm thick solid brick construction built off a brick spreader footing. The brick work is built in English Garden Wall bond. This wall is in generally good condition and plumb with no signs of cracking to this elevation wall.

### **Roof**

The main roof consists of a traditional timber 'cut' roof with rafters spanning from a timber wall plate to the ridge with intermediate support on timber purlins. The roof covering is clay pantiles with tiled pointed ridge. Some cement fibre rainwater goods. The roof timbers show no signs of woodworm and are sound.

### **Floor**

Internally, the building consists of a concrete floor at ground level. The concrete appears to be relatively thick and is in good condition.

### **Foundations**

A trial pit was hand dug to expose the foundations to determine their depth and spread, if any. The walls to the building founded at around 500mm on a brick / cobble spread footing.

## **CONCLUSIONS & RECOMMENDATIONS**

The existing building has predominantly brick walls that are in very good condition structurally and are all plumb. The main roofs timbers are sound with the roof covering mainly slate are all intact and are in a neat, tight state.

It is recommended that the whole building is formed with a sound structure and is easily capable of conversion.

Report Ends

### **Carl Chapman**

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