



Colin Fenby Design & Consultancy Services

6, Meadowlands Close,

Easington,
Saltburn,
TS13 4PF
Tel

Email ;

12th June 2016

Redmire Farm , Tranmire, YO21 2BW
Conversion of Outbuildings

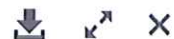
To whom it may concern

In April 2016 I was requested by the Architect Don Watt, on behalf of the farm owners , Mr & Mrs Harrison, to review the basic structure of the existing single storey farm outbuildings which are to be converted into a 2 bed annexe to the farm.

Having carried out a visual survey of the existing buildings it is apparent that they are in a varying state of structural condition.

I would therefore recommend that all the roofs be replaced with new rafters, ridges, purlins, underfelt, tiles , ceiling ties and insulation to comply with modern standards.

Whilst some of the existing solid sandstone external / internal walls can be retained others are in such poor structural condition (cracking, significantly out



of plumb, bulging, poor materials etc) as to need demolition and rebuilding – see the attached plan giving specific details.

The rebuilt external walls should be of cavity construction , off new foundations, with an external coursed sandstone leaf to match , as far as possible, the existing walls. The inner leaf should be in blockwork and, together with cavity insulation, comply with modern Building Regulation's thermal requirements.

The rebuilt internal wall should be in 200mm blockwork, suitably tied to the new timber ceiling joists.

Retained walls will require internal lining/insulating.

All new/retained window/door openings should incorporate appropriate proprietary lintels.

Colin Fenby CEng., FICE, MStructE

12th June 2016