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Mrs J Bastow/Mr E Freedman
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
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YO62 5BP

26th May 2017

Dear Mrs Bastow and Mr Freedman

Your ref: NYM/2016/0709/FL and NYM/2016/0715/LB Conversion of outbuildings to form residential annexe accommodation at Troutdale Mill Farm, Troutdale, YO13 9PS

Further to my discussions and telephone conversations with Mrs Bastow and Mr Freedman I am pleased to provide the following information in respect of discharge of conditions.

Clients cheque for £97.00 is enclosed as the conditions discharge fee.

Condition 1: The development will be commenced before the expiration of three years from the date of the permissions.

Condition 2: The work will be carried out in strict accordance with the documents described in the permissions condition.

Condition 3 0709 FL: This condition will be complied with.

Condition 4 0709/FL and condition 3 0715/LB: It is no longer proposed to demolish and reconstruct that part of the East wall marked on the approved plans. The wall will be repaired insitu using Thor Helical remedial stainless steel 6mm bars.

Thor Helical are part of the Wykamol Group of companies.

This form of crack stitching and repair is widely accepted as a much preferred structural solution to dismantling and rebuilding.

Condition 5 0709/FL and condition 4 0715/LB: The roof clay pantile roof coverings will be carefully removed and set aside for inspection and reuse. Battens and felt will be removed and all structural timbers cleaned down for inspection.

Inspection already carried out suggests that 80% of the clay pantiles are beyond practical reuse. The tiles are badly spalled and delaminating on their top and under surfaces.

It is anticipated that sufficient sound tiles can salvaged for reuse to cover the South elevation roof slope facing onto the Yard area.

All ridge and hip cappings will be salvaged for reuse.

All wallplates are beyond repair as a result of extensive woodworm infestation and decay from wet rot. Wall plates will therefore be renewed.



Rafter feet are also expected to be in poor condition although considerable rafter feet renewal was carried out in the 1970s. Decayed rafter timber will be cut away but remaining sound timber will be left in place.

New rafters will be placed alongside existing timbers where original rafter structural support has been lost.

Purlins and the roof truss timbers will be repaired insitu although inspection reveals that little if any structural repair is required.

The ridge boards over Store 4 and 5 are totally decayed and will be need to be renewed

100x50 mm timber collars will be fitted and nailed to the rafters directly under the ridge boards Directly and centrally under the collars a 125x175mm timber ridge purlin will be fitted to all roofs except that over Store 3.

The ridge purlins will assist in stabilising the outward movement of external wall tops.

Proctor Roofshield breathable membrane will be fitted over the rafters.

The roof slopes will be finished with William Blyth Barco handmade natural red clay pantiles apart from the roof slope previously described as being covered with sound tiles salvaged from the existing roof coverings.

Existing ridge and hip cappings will be reused.

The valley will be lined with code 5 lead.

Flashings and aprons will be formed using code 4 lead.

Condition 6 0709/FL and condition 5 0715/LB: The internal surfaces of the external walls will be dubbed out with a lime plaster/render mix. Breathable woodfibre based insulation boards will then be fitted and finished with lime plaster.

Existing concrete floors will be broken up and removed. A limecrete flooring system will be used throughout. The earth floor (Store 5) and part stone/cobble floor (Store 1) will be covered with a breathable geo-textile membrane before the build up of the new floors is commenced. Polythene damp proof membrane will not be used.

Condition 7 0709/FL and condition 6 0715/LB: All new window frames, glazing bars, external doors and door frames will be of timber construction.

Conditions 8 and 9 0709/FL and conditions 7 and 8 0715 LB: Details from S Taylor joinery are attached for your consideration. Further details will be provided in due course.

Condition 10 0709/FL and condition 9 0715 LB: Please see attached sheet. These colours match those of the adjoining dwelling.

Condition 11 0709/FL and condition 10 0715/LB: The external faces of the frames to the windows to the Living Room and Bedroom 2 will be set in reveal a minimum of 450mm from the front face of the adjacent stonework.

Condition 12 0709/FL and condition 11 0715/LB: The roof windows will be conservation roof windows manufactured and supplied by The Rooflight Company. Window reference CR1.

Conditions 13 and 14 0709/FL and conditions 12 and 13 0715/LB: All rainwater goods will be of cast iron and painted black. Gutters will be fixed directly to the stonework using rise and fall spiked brackets. Fascia boards will not be fitted.

Condition 15 0709/FL and condition 14 0715/LB: Please see attached plan for external lighting details and position of the oil fired boiler balanced flue outlet. It is not proposed to provide/install meter boxes, signage, roof flues, television antennae or satellite dishes.

William Blyth Barco handmade natural red clay pantile vent tiles will be used for Bathroom and Kitchen fan outlets and for a soil-vent pipe outlet.

Condition 16 0709/FL: A formal landscaping scheme is not proposed as the site is too small for such.

The existing timber gates to the Yard area will be renewed with similar five bar timber gates opening inwards.

The Garden area will be enclosed by a timber post and rail fence with a timber access gate. A mixed blackthorn/holly/dogrose hedge will be planted inside of the post and rail fence.

Condition 17 0709/FL: This condition will be complied with and be in accordance with the specifications of the Highways Department of North Yorkshire County Council.

Condition 18 0709/FL: The works will be carried out in accordance with the mitigation measures of the Bat Survey. If requested confirmation can be provided by Giles Manners of MAB Ecology.

Please contact me if you require further information/clarification.

Yours sincerely

William J Stockdale