

**PROPOSED ALTERATIONS TO FARMHOUSE
AND CONVERSION OF GARAGE AND PART OF FARMHOUSE
TO FORM DWELLING**

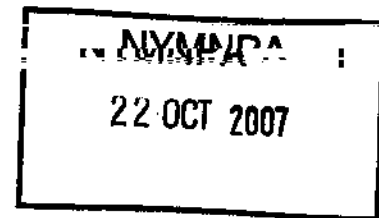
AT

WESTLANDS FARM, WEST BARNBY, WHITBY

FOR

MISS S. C. & MISS J. R. WOODWARK

BUILDING CONDITION SURVEY



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1. INTRODUCTION

The original property was likely to be a 19th Century Farmhouse with outbuildings which has been altered on a number of occasions since that time.

The house and garage lie parallel to the village road but are set a long way back from it approximately 20 metres.

The rear outbuildings run west at 90° to the rear of the farmhouse and form a partial courtyard at the rear thereby reducing the open aspect and the possibility of anyone viewing the rear elevation in full.

The farmhouse consists of a mix of stone and rendered brickwork walling with a pitched roof clad in concrete interlocking tiles.

The garage and outbuildings are of traditional local stone walls and roofs of red clay pantiles on timber pitched roofs.

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2. FARMHOUSE

2.1 Roofs

- a) The existing roof structure is sound and the roof runs level and true. The timber rafters are set on purlins on traditional timber trusses which are to be retained.
- b) The existing concrete interlocking roof tiles, whilst structurally sound, have lost their colour and therefore have an unattractive appearance.

- 2.2 The chimney stacks are built of brick and are of a single flue and pot. These are currently off-set at the ridge and appear to have been rebuilt at sometime, (probably when the roof was re-tiled) and the stacks reduced from two flues to one which results in the odd appearance.

2.3 Front Elevation

- a) The wall consists of a stone plinth which varies approximately 350 to 600mm high with rendered brickwork above and a string course at mid height.
- b) The lintels above the windows appear to consist of solid bricks and a keystone. There is evidence of this above the ground floor window at the north end where some render has been removed.
- c) The original windows have been removed and upvc casement windows installed. However these do not appear to fit the original openings and the gaps between the top of the windows and underside of the lintels varies between 20mm and 35mm approximately, which have been filled and patched over with render.

- d) There is evidence of vertical cracks at the ends of the lintels which extend up and through the stone string course and up to the bottom corners of the bedroom window above.
- e) The key stone is misplaced and cracked render patched around it. The string course ~~above is out of place and the wall bulges out over in this location.~~
- f) There is evidence of similar structural problems above the other ground floor window with cracks in the render at the end of the lintels, through the string course, up through the render to the first floor window cill and around the key stone.

2.4 End Elevations (North and South)

- a) The mortar pointing to the verges of both elevations is cracked and some is missing.
- b) ~~There is a note in the file for the south end at high level with evidence of smoke damage to the wall and render.~~

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2.5 Rear Elevation (West)

- a) The stone plinth at 750mm high to window cill height is sound but some pointing is cracked and missing to the bottom right corner around the soil pipe and rainwater pipe.
- b) The rendered brickwork above the stone string course appears generally sound.
- c) The stone string course and stone walling above is also generally sound.
- d) The first floor window incorporates a painted timber lintel which appears reasonably sound.

2.6 Rear Conservatory/Porch

- a) The conservatory/porch consists of stone walling to window cill level, timber framed glazing, and a flat felt covered roof.
- b) The stone plinth wall is severely cracked vertically following the mortar joints from ground level to cill level on the south elevation at mid-length approximately and also on the west elevation at mid-length approximately.

3.0 GARAGE/PART OF FARMHOUSE

3.1 Roofs

- a) The pitched roof consists of clay pantiles on timber rafters and purlins with stone ridges.
- b) The pantiles are in poor condition and heavily pointed with mortar and with some missing tiles on the rear elevation (west).
- c) There are no lead flashings at the abutment with the farmhouse (north) or below the coping stones on the gable end (north). The mortar joint at the abutment is very weak.
- d) The timber loft floor above the garage/log store is affected by timber rot and infestation.

4. OUTBUILDINGS

4.1 Roofs

- a) Generally the roofs are in a very poor state of repair with large areas missing and with loose tiles etc.
- b) The pantiled roof over the coal/fuel shed and store immediately adjoining the farmhouse is relatively sound however some stone ridges are loose and there is a mortar joint at the abutment with the farmhouse.

4.2 Walls

- a) The walls are of natural stone.
- b) The walls of the outbuilding adjacent to the farmhouse are of good quality herringbone stone in good condition. Although some pointing is loose or missing.
- c) The walls to the remaining buildings are of poorer quality stone which require full re-pointing and making good.

4.3 Doors and Windows

- a) These are generally in poor condition and are rotten or damaged.

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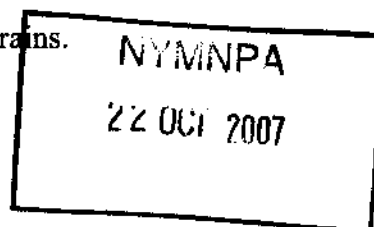
5. CONCLUSION AND RECOMMENDATIONS

5.1 Farmhouse

- a) The front elevation between the window openings are structurally inadequate due to the new windows not matching the original openings and destabilisation of the lintels ~~and walling above.~~
- b) The existing windows should be removed, new steel lintels inserted and soldier bricks and the key stone reinstated above the windows.
- c) The string course and walling above to cill level of the first floor window should be ~~removed and rebuilt to the cill level reusing the existing stone string course and tying the new walling to the existing masonry.~~
- d) The hole in the flue to the south gable wall should be repaired.
- e) ~~The proposed scheme includes the insertion of rooflights and dormer windows within the roof therefore recovering of the roof with red clay pantiles is recommended.~~
- f) The proposals also include rebuilding of the chimney stacks to locate these in line with the centre of the ridge.
- g) ~~The windows should be replaced within structurally stable openings and to suit the proportions of the original dwelling.~~
- h) Renewal of gutters and rainwater pipes. Clean out all gullies and drains.
- i) Reduction of ground level in front of house to below floor level.

5.2 Conversion of Garage and Part of Farmhouse

- a) The roof tiles have deteriorated due to age and should be removed and replaced with ~~new traditional clay pantiles on timber battens on a breathable felt and stone ridges re-bedded and made secure.~~
- b) The mortar joints at the abutments should be removed and replaced with lead flashings.
- c) The walling is sound but a lining wall of concrete blockwork built off a reinforced concrete floor slab should be incorporated to provide a means of supporting the first floor loadings and to assist in supporting the roof structure.
- d) Under pinning of the south gable wall of the farmhouse is likely to be required in order to support the wall following excavation and lowering of the existing farmhouse floor level adjacent to the garage. This work will be designed and managed by a structural engineer.
- e) All new lintels will have a minimum of 150mm end bearing.



- f) Renew all gutters and rainwater pipes. Clean out all gutters and drains.

5.3 Outbuildings

- a) Generally the stone walls should be re-pointed using a traditional lime mortar mix.
- b) The tops of the walls should be repaired and made good using matching stone to provide a level top.
- c) New timber wall plates, rafters and purlins should be constructed in the areas of missing roofs to match existing.
- d) ~~The existing timber roof structure should be inspected and repaired using matching timbers.~~
- e) The existing areas of tiled roofs should be repaired and made good.
- f) The existing areas of missing roofs should be retiled using red clay pantiles on battens ~~on rafters~~
- g) Lead flashings should be incorporated at all abutments and below coping stones.
- h) All gutters and rainwater pipes should be renewed and gulleys and drains cleaned out and cleared.
- i) All timber windows and doors should be repaired or replaced.

5.4 All structural and building works to be carried out in accordance with Building Regulations 2007.

