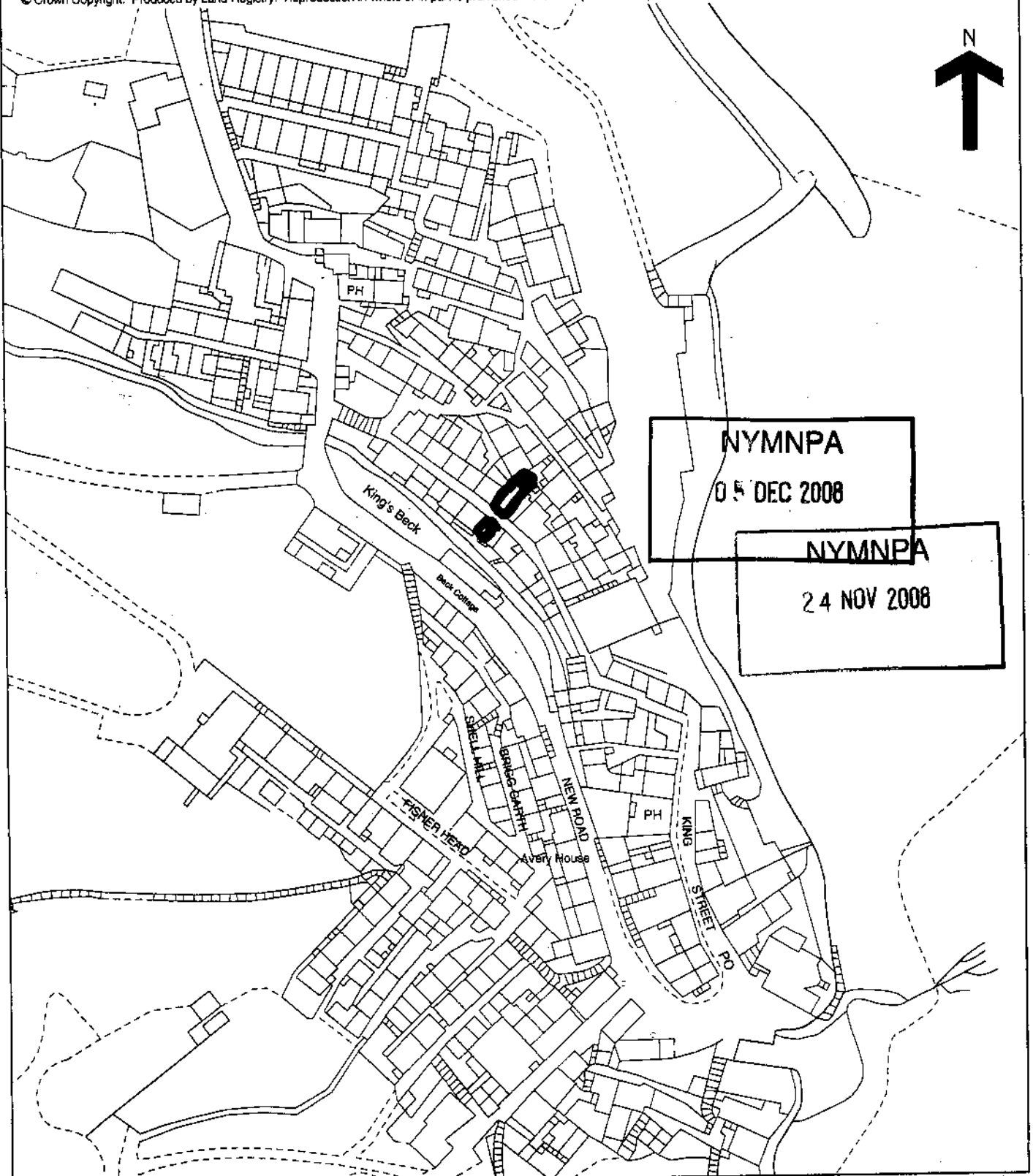


Land Registry
 Official copy of
 title plan

Title number **NYK270539**
 Ordnance Survey map reference **NZ9504NW**
 Scale **1:1250** enlarged from 1:2500
 Administrative area **North Yorkshire: Scarborough**

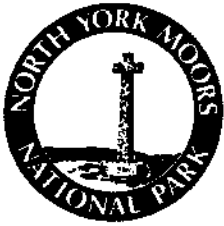


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This official copy issued on 22 April 2008 shows the state of this title plan on 22 April 2008 at 10:46:53. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
 This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Durham Office.





Grid ref NZ9S264, 04986

08/0861

Pt. 1

North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley
 York
 YO62 5BP

Telephone: 01439 770657
 Email: dc@northyorkmoors-npa.gov.uk
 Website: www.moors.uk.net

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title: <input type="text" value="MR"/>	First name: <input type="text" value="COLIN"/>	Title: <input type="text"/>	First name: <input type="text"/>
Last name: <input type="text" value="DUKE"/>		Last name: <input type="text"/>	
Company (optional): <input type="text"/>		Company (optional): <input type="text"/>	
Unit: <input type="text"/>	House number: <input type="text" value="9"/>	Unit: <input type="text"/>	House number: <input type="text"/>
House name: <input type="text"/>		House name: <input type="text"/>	
Address 1: <input type="text" value="ASHBURN CROFT"/>		Address 1: <input type="text"/>	
Address 2: <input type="text"/>		Address 2: <input type="text"/>	
Address 3: <input type="text"/>		Address 3: <input type="text"/>	
Town: <input type="text" value="WETHERBY"/>		Town: <input type="text"/>	
County: <input type="text" value="WEST YORKSHIRE"/>		County: <input type="text"/>	
Country: <input type="text"/>		Country: <input type="text"/>	
Postcode: <input type="text" value="LS 22 5RE"/>		Postcode: <input type="text"/>	

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

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Has the development or work(s) already started?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, please state the date when the development or work(s) were started (DD/MM/YYYY): (date must be pre-application submission)	<input type="text" value="22-9-08"/>
Have the development or work(s) been completed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, please state the date when the development or work(s) were completed (DD/MM/YYYY): (date must be pre-application submission)	<input type="text"/>

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No Unknown

Is a new or altered pedestrian access proposed to or from the public highway? Yes No Unknown

Are there any new public roads to be provided within the site? Yes No Unknown

Are there any new public rights of way to be provided within or adjacent to the site? Yes No Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No Unknown

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No Unknown

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: Yes No
- b) Demolition of a building within the curtilage of the listed building: Yes No
- c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

--

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
- b) Works to the exterior of the building? Yes No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)? Yes No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

--

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

- Grade I Ecclesiastical Grade I
- Grade II Ecclesiastical Grade II
- Grade II* Ecclesiastical Grade II*
- Don't know

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
- No
- Don't know

If Yes, please provide the result of the application:

	<p>NYMNPA 24 NOV 2008</p>
--	--------------------------------------

14. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

HOT APP

Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof covering	RBAR KITCHEN ROOF- RED PANTILES.	INSULATE - ROOFING FELT NEW FASCIA BOARD + SEE ATTACHED	<input type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
External doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls	LOUNGE / KITCHEN BATTENING + HARDBOARD	LOUNGE / KITCHEN DPC MEMBRANE BATTENING + PLASTERBOARD	<input type="checkbox"/>	<input type="checkbox"/>
Floors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	BELOW STANDARD EXISTING WIRING	REWIRING	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)	FIREPLACE - 1960's BRICK FIREPLACE, BROKEN FIRE BASE QUARRY	BACK TO EXISTING ORIGINAL BRICKWORK, MULTIFUEL STOVE, OAK BEAM.	<input type="checkbox"/>	<input type="checkbox"/>

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Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

16. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

17. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes
- No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No Unknown

How will surface water be disposed of?

- Sustainable drainage system
- Soakaway
- Main sewer
- Existing watercourse
- Pond/lake
- Unknown

18. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

19. Existing Use

Please describe the current use of the site:

HOLIDAY RENTAL

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

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When did this use end (if known)? (DD/MM/YYYY) 20-9.08
(date where known may be approximate)

Does the proposal involve any of the following:

- Land which is known to be contaminated? Yes No
- Land where contamination is suspected for all or part of the site? Yes No
- A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

20. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BSS837: Trees in relation to construction - Recommendations'.

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

22. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

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Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (A+B+C+D) =

Total proposed residential units (E+F+G+H) =

Total net gain / loss of residential units

23. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light Industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

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In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

24. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

25. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

26. Site Area

Please state the site area in hectares (ha)

29. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|--|--------------------------|--|--------------------------|
| 3 copies of a completed and dated application form: | <input type="checkbox"/> | The correct fee: | <input type="checkbox"/> |
| 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: | <input type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | <input type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | <input type="checkbox"/> | 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): | <input type="checkbox"/> |

31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

21.11.08 (date cannot be pre-application)

32. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

33. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

34. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

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24 NOV 2008

Design and Access Statement

For alterations to Brudenell Cottage, Chapel Street, Robin Hoods Bay.

Layout – To remain unchanged.

Scale – Existing sizes to remain.

Landscaping – To remain unchanged.

External Appearance –

Front elevation – addition of gas pipe, boiler vent and drain off pipe for central heating connection.

Rear of property – roof tiles and velux window to be replaced on rear extension due to severe leakage of rainwater into kitchen walls and units due to roof tiles badly aligned, causing rotten wood fascia as rainwater has been running down rear kitchen wall internally.

The plan is to felt the roof space, replace velux window which has been broken and is unsafe with equivalent velux, replace rotten fascia board and re tile using pantiles from recommended list – Greenwood Natural red pantiles.

Access – There is only pedestrian access to the property. All building goods are to be stored inside the property or in front garden and removed at the end of each day.

There are no changes planned for the main roof structure, windows, door, eaves or curved kneelers.

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24 NOV 2008

1-15
NYM / 2008 / 0 8 6 1 / F L

Tony Easton & Son

98 Coach Rd Sleights Whitby YO22 5EQ

Electrical Installation Engineers

Tel [REDACTED] / Mob [REDACTED]

Email [tonyelec7 @ aol.co.uk](mailto:tonyelec7@aol.co.uk)

Or visit our web site at www.tonyelec.co.uk

NICEIC Approved Contractor & Domestic Installer

FAO Mr E Astin

Ref: Brudunel Cottage
Chapel St
Robin Hoods Bay
02/05/2008

Y022 45A

Electrical report (Visual with earth loop test non NIC-EIC)

I have today visited the above property and given an electrical inspection. The findings are as follows.

The installation is dated about early to mid 1960s and is in need of an upgrade if not a rewire.

The lighting is in the worst condition with a mixture of early PVC-VIR and lead cabling, some of which is not earthed. The only solution is to rewire the lighting.

There are a few sockets in the building most of which are wired on a radial circuit, most date back to the late 60s or mid 70s.

There is no main earth bonding to the main services.

The fuse box is old and in need of replacing.

The building has storage heaters which are in a good condition although some of the wiring is loose and in need of a tidy.

To rewire the lighting, carry out main earth bonding and fit a new split phase circuit breaker board, I would place a PC sum of £2600.00. + VAT

To completely rewire a PC sum of £3500.00 + VAT.

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NYM / 2008 / 0 8 6 1 / F L

A PC sum is an approximate costing depending on the customers needs, it is for a fully flush rewire with all plaster work made good. It could be less if the customer wanted surface wiring.

We will await your reply and will make a £70.00 + VAT charge for this survey in two weeks, refundable if we are given the work.

We are NIC-EIC approved contractors and registered for Part P.

If we can be of any further help please do not hesitate to contact us.

Yours sincerely


Tony Easton & Son

NYMNPA

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DIETMILS OF GAS PIPE :-

BROUGHT IN AT GROUND FLOOR LEVEL.
WITH SMALL UPSAND AND PAINTED
BLACK. — METRIC.

BOILING CONDENSING PIPE BROUGHT
DOWN INSIDE OF HOUSE AND TAKEN
OUT AT FLOOR LEVEL PAINTED BLACK
in PLASTIC

WINDOW IN RIVER EXTENSION
LIKE FOR LIKE. REPLACEMENT BUT
METRIC SIZE. SEE ENCLOSURE
PICTURE.

NYM NPA

05 DEC 2008

HOMEBUYER THE SURVEY

Brudnell Cottage Chapel Street YO22 4SQ

**C3
DAMPNESS**

The damp proof course is a waterproof barrier at low level in the walls to stop moisture from the surrounding ground rising up through the structure to cause problems with internal dampness.

It is possible due to the age type of property that it may have been constructed without any provision for a damp proof course, and there was no evidence of any subsequent damp proof course being installed.

Your Legal Adviser should make formal enquiries to establish whether any such works have been carried out, and if so, the extent of such works, and whether there is a valid transferable guarantee available in respect of such works.

Our tests for dampness were carried out with a standard moisture meter however they were severely restricted as the majority of the inner face to the external walls and internal walls have been either dry lined (i.e. the internal surface of the walls is formed on timber panelling fixed to the inner face of the masonry walls) or tiled.

Both of these types of finishes can mask problems with dampness therefore we can give no assurance that the areas behind are free from such problems. It would also be normal to expect some form of protection against dampness to have been incorporated within the construction of the dry lining to reduce but not fully exclude the risk of rot to the timbers abutting the damp walls.

[REDACTED]

It is likely that other areas not readily accessible, will also be affected, however in the absence of timber floors at ground level there is limited potential for significant decay of nearby timber, but the risk of spoilt decorations and perished plaster remains.

We also suspect the property is likely to suffer from problems with penetrating dampness due to the fact that it is built on a steeply sloping site therefore sections of the external walls to the rear elevations are built below ground level therefore will be suspect to dampness percolating through from the raised ground levels.

[REDACTED]

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**C4
CONDENSATION
& INSULATION**

There was no evidence of any significant problems with condensation at the time of our inspection, although as an older property it will be prone to such problems therefore it would be prudent to ensure there is adequate ventilation particularly to the kitchen and bathroom to reduce the risk of such problems developing.

Although a detailed Energy audit has not been carried out, the general standard of the thermal insulation properties of the property is consistent with others of a similar age and type which over-all will be reasonable bearing in mind its age. The attic room is likely to have poor levels of thermal insulation therefore is likely to be excessively hot or cold in summer and winter weather conditions respectively.

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PLEASE READ THESE NOTES

C5 THE EXTERIOR

■ **Roof structure and covering**

C: THE BUILDING *(continued)*

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the Inspection if there is heavy rain.

The roof slopes are evenly laid and have an adequate pitch for the type of roof covering used.

The stone ridge tiles are in serviceable order and evenly laid although the pointing is weathered with an isolated missing section therefore will require some basic maintenance in due course.

The terracotta pantile roof to the front elevation appears to be of some age and to be man made (rather than machine made), the shape of which can vary immensely, which increases the risk of wind damage. The overall condition of this section of the roof covering is reasonable, although there is some slight damage to individual tiles, whilst others are slightly displaced which increases the risk of further damage and leaks developing.

The roof covering the rear elevations appears to be formed with more recently machine made tiles which are more consistent in shape than those to the front, they are evenly laid and in serviceable order with no evidence of any significant defect nor disrepair.

The stone cappings to the shallow parapet wall above the left hand wall of the property are evenly laid and appear to be in serviceable order, but are weathered. We cannot confirm whether there is any provision for a damp proof membrane beneath these coping stones therefore unless maintained to a high standard there remains a risk that they may suffer from problems with penetrating dampness which could affect the walls beneath.

The lead flashings at the junction at the main body of the property and roof of the off shoot appear to be recent adequately formed and in serviceable order.

■ **Chimneys**

The chimney is of brick construction surmounted with two older terracotta pots which has cement flaunching to the junction between the base of the stack and surrounding roof covering.

The overall condition of the stack, pots and cement fillets is serviceable for its age. However there is evidence of some weathering to the brick and cement work which will require pointing in due course.

It would also be prudent to fit capped and vented cowlings to the disused chimney pots in order to reduce the risk of penetrating dampness developing.

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■ **Rainwater fittings**

The property has cast iron gutters set in metal brackets to the front elevation which discharge into the guttering of the adjoining property; Cranford cottage.

Your Legal Adviser should confirm details of the rights and responsibilities in respect of the shared rain water fittings.

The overall condition of the roof covering is reasonable, although there is some slight damage to individual tiles, whilst others are slightly displaced which increases the risk of further damage and leaks developing.

HOME BUYER THE SURVEY

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PLEASE READ
THESE NOTES**C6
THE INTERIOR**

■ Roof space

There is no roof space to the property due to the construction of the attic room; the cupboard to the rear of the attic room which holds the water storage tank does not have afford any more access as this area is also lined, under drawn with hard board sheeting.

■ Ceilings

The ceilings are largely under drawn with some exposed floor joists and a section of exposed undersides of floor boards to the rear of the kitchen which is a typical cottage feature.

The overall condition of the ceilings and exposed floor joists is serviceable having regard to its age and type with no evidence of any significant defect nor disrepair.

■ Floors

Fitted floor coverings prohibited our inspection of the surface of the floors beneath therefore it would be prudent to inspect these as and when opportunities allow in order to access the true condition of these areas.

The ground floor appears to be of solid construction throughout where visible this appears to have a relatively modern concrete finish indicating it has been taken up and re-laid in recent times. There was no evidence of dampness to those small areas accessible indicating that they have probably been constructed with some form of damp proof membrane however this cannot be confirmed without extensive disruptive investigations.

The timber floors above are relatively firm but suffer some degree of distortion which is typical for a property of this age and type, which has suffered a minor degree of settlement. We cannot comment in detail upon the construction nor condition of the floor coverings due to the limitations of our inspection.

■ Internal walls
and partitions

Both the inner face of the external walls and the majority of the internal walls appear to be dry lined, as referred to in section C3 which appears to be of a basic quality and of some age. We cannot comment in further detail due to the limitations of our inspection although there remains the risk of hidden defects the extent of which cannot be confirmed from our limited inspection.

The internal wall between the bedroom and bathroom is of a light weight partition construction which appears to be in serviceable order but is likely to suffer from poor sound insulation qualities.

The property is fully decorated however, the finish to the surface of the dry lining/walls appears to be adequate bearing mind there type and overall quality.

■ Fireplaces etc.

We suspect the bedroom at first floor level would have also originally had an open fire place, but this has been sealed and boarded over. We cannot comment further due to the limitations of our inspection, but it would be prudent to provide some form of ventilation to the former flue to reduce the risk of a build up of moisture/condensation which can lead to problems with dampness developing.

The chimney breasts appear to be complete though our inspection was limited due to lining etc.

HOMEBUYER THE SURVEY

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- Internal joinery and decoration

The internal joinery is mainly of an older style with some recent replacement sections, the over-all quality is standard and its general condition satisfactory having regard to its age and type.

The staircase is of older timber construction whilst it appears to be firm there remains the risk, it may be affected by rot/decay to those areas not readily accessible.

The fitted units to the kitchen, are modern appear to be of a standard quality and in serviceable order. The appliances have not been tested as this falls outside of the scope of this type of report.

The internal presentation of the property is reasonable, the decorations are relatively modern and of an adequate quality, which appear to be in serviceable order.

- Other

There are no other internal elements which will require comment within the terms of this type of report.

PLEASE READ THESE NOTES

D: THE SERVICES & SITE

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

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D1 THE SERVICES

- Electricity

The property is connected to the mains electricity supply there are ~~two fuse boxes in the built-in cupboard to the front reception room, one of which has been upgraded.~~

- Gas

We are informed by the vendor that whilst gas is available in the locality, it is not connected to the subject property.

- Water

We are informed by the vendor that the property has mains water, the outside stop tap was not located the internal stop tap is in the kitchen.

Where visible the plumbing is in copper sections, which appears to be of a standard quality and in serviceable order. The waste pipes serving the sanitary fittings is, where visible formed in plastic sections which also appears to be of a standard quality and in serviceable order.

The header tank to the system is located in the built in cupboard to the rear of the attic room it is a modern plastic tank and appears to be in serviceable order although has not been fitted with a proper cover in accordance with current standards.

The hot water supply appears to be provided by electric immersion heaters situated in a modern firm lagged hot water cylinder which is located within the bathroom.

The system was not tested however the cylinder appears to be relatively modern with no evidence of any obvious defect nor disrepair.

The sanitary fittings to the bathroom are relatively modern and of a standard quality which appear to