

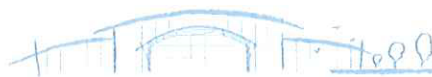
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**INSPECTION OF A BARN AT
HIGH BARNS, WHITBY LAITHES,
HAWSKER, WHITBY**

FOR

MR. & MRS. COLE

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CHARTERED ENGINEER**



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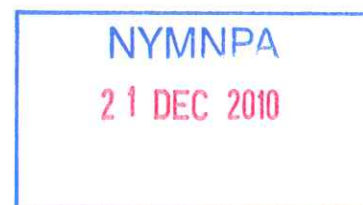
Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

1.0 INTRODUCTION

- 1.1 We confirm that we made an inspection of a Barn at High Barns, Whitby Laithes, Hawsker, Whitby (see photograph 1) on 9th September 2010.
- 1.2 The walls all consist of sandstone at least 400mm thick.
- 1.3 The roof will be removed and rebuilt and so the existing roof details are not referred to in this report.

2.0 OBSERVATIONS

- 2.1 The front (north east facing) elevation can be seen in photograph 2. It can be seen that the property consists of a main building with a high pitch roof and an extension to the east with a low pitch roof. The stonework on the main building is in reasonable condition. The stonework on the extension is poorer quality and not bonded to the main building, see photograph 3.
- 2.2 The rear (south west facing) elevation can be seen in photograph 4. The stonework on the main building is in reasonable condition. The stonework on the extension is poorer quality and the mortar joints have weathered. There is no bonding of stonework between the main building and the extension.
- 2.3 The main side elevation (north west facing) can be seen in photograph 1. The stonework is in reasonable condition.
- 2.4 The other side elevation (south east facing) can be seen in photograph 3. The stonework on this elevation is of poorer quality than the main building.
- 2.5 Two trial pits were excavated on the front elevation. The foundation consisted of sandstone blocks 500mm to 600mm wide and 500mm to 600mm below ground level on firm clay.
- 2.6 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.



3.0 CONCLUSIONS & RECOMMENDATIONS

- 3.1 We are satisfied that the Barn at High Barns can safely be converted into a dwelling subject to the recommendations set out below.
- 3.2 As stated in 1.3 above, the existing roof should be removed and replaced with new traditional roofing. The new roof should be designed to fully comply with current Building Regulations and to prevent any roof spread.
- 3.3 The roof and suspended floor should be supported on, and strapped to, new block walls. The block walls should also be tied to the existing stone walls using stainless steel ties, resin bonded.
- 3.4 The new blockwork walls should be founded on a new raft floor slab which should be constructed using reinforced concrete on compacted hardcore.
- 3.5 Any cracking in the stonework joints should be carefully repaired. Some of the stonework in the existing extension will need to be locally rebuilt and the remainder re-pointed.
- 3.6 All exposed timber embedded in the wall should be carefully removed and replaced with sandstone.
- 3.7 Any timber lintels should generally be replaced with concrete or hidden steel lintels.
- 3.8 All aspects of the conversion should comply with current Building Regulations.





PHOTOGRAPH 1
HIGH BARN, WHITBY LAITHES, HAWSKER, WHITBY



PHOTOGRAPH 2
HIGH BARN, WHITBY LAITHES, HAWSKER, WHITBY

RYMAIDA
21 DEC 2010



PHOTOGRAPH 3
HIGH BARNS, WHITBY LAITHES, HAWSKER, WHITBY



PHOTOGRAPH 4
HIGH BARNS, WHITBY LAITHES, HAWSKER, WHITBY