Structure Only Survey

For: Duchy of Lancaster

c/o Mr D Steel Smiths Gore 40 Bootham YORK YO30 7WZ

Property: Clouhgton Fields Farm Outbuildings, Scarborough

Inspection Date:

Monday 18th January 2010

Weather: Torrential rain and overcast.

Brief: In accordance with your instructions of 5th January 2010, and your agreement

of our Conditions of Engagement, a Structure Only Survey to include load bearing walls, floors and roof only of the above mentioned property has now

been undertaken by Mr J A Cowie FRICS ACIArb of this practice.

Introduction The premises are redundant and vacant farm buildings.

The inspection is not intended to be a Schedule of Condition which would cover items of a general nature relating to routine maintenance and repair.

Whilst endeavours have been made to determine the condition of concealed areas, the comments in the report can only be conclusive for the areas inspected.

This redundant range of farm buildings probably date from around the mid 1800's, and will have at one time have had a relationship with the original Cloughton Fields Farm. It can be seen that some protection and maintenance to these buildings has been undertaken, but unfortunately they are now redundant and occupy an extremely exposed and prominent location on the edge of the North Yorkshire Moors with views onto the North Sea.

There have been various buildings attached onto the surviving footprint and large mounds of loose stone scattered in particular to the south east side of the site it, it being apparent that the original layout was larger.

To the north east side of the site there is a small detached stone built building, but the attached location plan shows the main grouping of the outbuildings.

All descriptions are as though following the north point designation so that the front elevation, travelling onto the site, is the south east elevation and the rear, for example, the north west elevation.

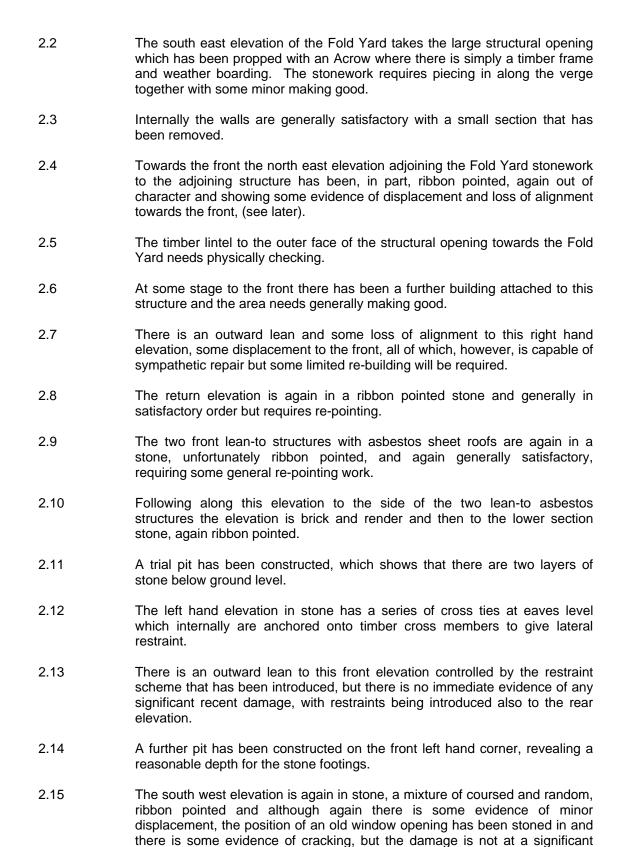
The attached photographic evidence also adequately shows the identification of the structures.

1.0 External – Main Roofs

- Travelling around these outbuildings in a clockwise direction, starting from the north east corner where there is an attached Fold yard, or similar, which has a hipped gable onto the north west elevation, this is all covered with a metal corrugated sheet, of a fairly modern arrangement, in satisfactory order but obviously completely out of keeping with the original vernacular architecture of the area.
- Travelling round the structure the north east elevation, extending to the front is all covered in a clay pantile, and whilst the tiles themselves are in reasonable order they have been side pointed, are lifting and undulating and as part of the scheme for the proposed upgrade of these buildings they will all be stripped off and re-covered.
- 1.3 The return elevation onto the south west side is a similar tile and in similar condition.
- To the front south east elevation the lower section contains two lean-to structures covered with asbestos cement sheet roofing, again to be stripped off and re-covered.
- 1.5 To the long run behind the two lean-to structures the coverings are again a pantile but in much better condition with blue ridge cap tiles to the ridge lines, and it would be possible for many of these tiles, subject to Planning, to be salvaged and re-used. (This section has been re-covered in recent times).
- 1.6 The lower section, (single storey), to the south east elevation again has good quality clay tiles with a stone ridge, all capable of being salvaged, with the alignment of the roof slopes being generally satisfactory.
- 1.7 The tiles are a mixture of a clay pantile and a flat plain, interlocking clay tile and not considered original.
- 1.8 To the rear elevation of these two structures again the tile coverings are in satisfactory order but have been replaced and again capable of re-use.
- 1.9 It can be seen internally to the mid section that there is a sarking or roofing felt to the underside of the tiles, indicative of fairly recent replacement.

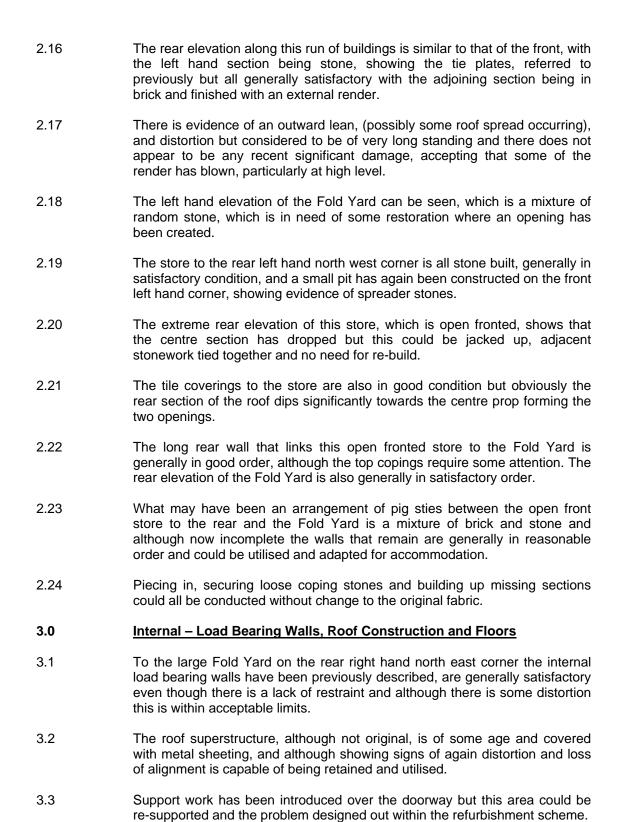
2.0 External – Load Bearing Walls

2.1 Returning to the Fold Yard on the rear north east corner, this is a stone built structure, a small section of walling has been removed, and the roof superstructure is not considered original and spans onto the outer walls with no intermediary piers giving lateral support. Although there is some bulging to the load bearing walls there is no significant evidence of spread, with the right hand north east wall showing some cracking and displacement towards the rear, but capable of repair and need not be taken down and re-built.



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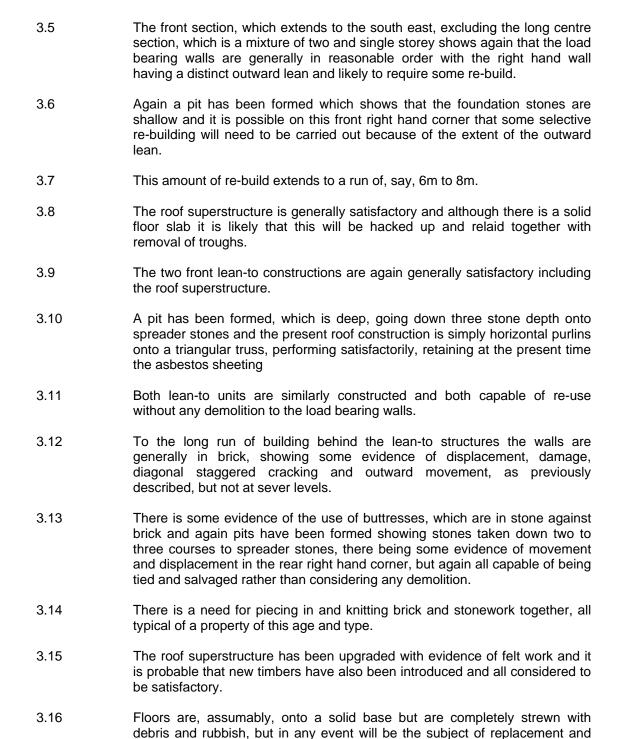
level and would not necessitate the need for re-build.



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The floor is unmade and obviously within any scheme needs to be surfaced.

3.4



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upgrade.

4.0 Conclusion

- 4.1 Within the scope of the examination that has been undertaken to these buildings, in that our instructions have been confined to a Structure Only Survey to include load bearing walls, floors and roof only we would comment as follows.
- 4.2 This is an impressive range of traditional, mainly stone but some brick, agricultural buildings, typical of the vernacular architecture of the area.
- Whilst it is appreciated that some changes have been introduced, such as metal sheet roofing and limited areas of render, as well as the removal of some sections of the original footprint, it is considered that the basic fabric is capable of being retained with no significant depletion to the original appearance.
- In fact by removal of the corrugated metal sheet roof area, which is fairly dominant, and replacing in a clay pantile or whatever is agreed by the Planners, would only improve the aesthetic appearance.
- 4.5 The site/buildings are a landmark location and improvement of the present appearance would improve the visual impact.
- 4.6 Fortunately there is a fair amount of stone on site where buildings in the past have been demolished and, therefore, capable of re-use.
- 4.7 There is one area to the front right hand corner of the north east and south east elevation where some limited, selective re-building will need to be considered, but bearing in mind the overall dimension and scale of this range of outbuildings the extent of any re-build is minimal and will amount to a run of approximately, say, 6m to 8m.
- 4.8 The pits that have been constructed generally show that there is a reasonable depth down to spreader stones or stone footings and generally the roof superstructures are in good order.
- The present arrangement, therefore, is capable of re-use without any major re-construction and with a more sympathetic approach the building could be returned to its more original appearance.
- 4.10 Any piecing in or introduction of retaining details internally would also improve the integrity of certain load bearing walls and, therefore, improve the life expectancy.
- 4.11 Some restraint has been introduced but this could easily be improved internally and not affect the outside of the structure.
- 4.12 Similarly by complying to Building Regulation requirements this would also assist the integrity and future life of this range of what are considered important agricultural buildings, common to the landscape of North Yorkshire. These buildings are, therefore, considered as a good example for retention and bringing back into use without significant re-build or removal of the present footprint.

4.13	We trust that this report is sufficient for your present requirements but you may wish to discuss the contents and, therefore, if you require any further help or assistance please do not hesitate to contact me.
4.14	Enclosed is certain photographic evidence for your assistance and existing location plan.
4.15	The report is confidential to the client and may not be reproduced or passed on without the prior approval of both the client and the surveyor.

J A Cowie FRICS ACIArb Survey & Building Pathology