

## **Structure Only Survey**

**For:** Duchy of Lancaster  
c/o Mr D Steel  
Smiths Gore  
40 Bootham  
YORK  
YO30 7WZ

**Property:** Cloughon Fields Farm Outbuildings, Scarborough

**Inspection Date:** Monday 18<sup>th</sup> January 2010

**Weather:** Torrential rain and overcast.

**Brief:** In accordance with your instructions of 5<sup>th</sup> 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 ACI Arb 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**

- 1.1 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.
- 1.2 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.
- 1.4 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.

- 2.2 The south east elevation of the Fold Yard takes the large structural opening which has been propped with an Acrow where there is simply a timber frame and weather boarding. The stonework requires piecing in along the verge together with some minor making good.
- 2.3 Internally the walls are generally satisfactory with a small section that has been removed.
- 2.4 Towards the front the north east elevation adjoining the Fold Yard stonework to the adjoining structure has been, in part, ribbon pointed, again out of character and showing some evidence of displacement and loss of alignment towards the front, (see later).
- 2.5 The timber lintel to the outer face of the structural opening towards the Fold Yard needs physically checking.
- 2.6 At some stage to the front there has been a further building attached to this structure and the area needs generally making good.
- 2.7 There is an outward lean and some loss of alignment to this right hand elevation, some displacement to the front, all of which, however, is capable of sympathetic repair but some limited re-building will be required.
- 2.8 The return elevation is again in a ribbon pointed stone and generally in satisfactory order but requires re-pointing.
- 2.9 The two front lean-to structures with asbestos sheet roofs are again in a stone, unfortunately ribbon pointed, and again generally satisfactory, requiring some general re-pointing work.
- 2.10 Following along this elevation to the side of the two lean-to asbestos structures the elevation is brick and render and then to the lower section stone, again ribbon pointed.
- 2.11 A trial pit has been constructed, which shows that there are two layers of stone below ground level.
- 2.12 The left hand elevation in stone has a series of cross ties at eaves level which internally are anchored onto timber cross members to give lateral restraint.
- 2.13 There is an outward lean to this front elevation controlled by the restraint scheme that has been introduced, but there is no immediate evidence of any significant recent damage, with restraints being introduced also to the rear elevation.
- 2.14 A further pit has been constructed on the front left hand corner, revealing a reasonable depth for the stone footings.
- 2.15 The south west elevation is again in stone, a mixture of coursed and random, ribbon pointed and although again there is some evidence of minor displacement, the position of an old window opening has been stoned in and there is some evidence of cracking, but the damage is not at a significant level and would not necessitate the need for re-build.

- 2.16 The rear elevation along this run of buildings is similar to that of the front, with the left hand section being stone, showing the tie plates, referred to previously but all generally satisfactory with the adjoining section being in brick and finished with an external render.
- 2.17 There is evidence of an outward lean, (possibly some roof spread occurring), and distortion but considered to be of very long standing and there does not appear to be any recent significant damage, accepting that some of the render has blown, particularly at high level.
- 2.18 The left hand elevation of the Fold Yard can be seen, which is a mixture of random stone, which is in need of some restoration where an opening has been created.
- 2.19 The store to the rear left hand north west corner is all stone built, generally in satisfactory condition, and a small pit has again been constructed on the front left hand corner, showing evidence of spreader stones.
- 2.20 The extreme rear elevation of this store, which is open fronted, shows that the centre section has dropped but this could be jacked up, adjacent stonework tied together and no need for re-build.
- 2.21 The tile coverings to the store are also in good condition but obviously the rear section of the roof dips significantly towards the centre prop forming the two openings.
- 2.22 The long rear wall that links this open fronted store to the Fold Yard is generally in good order, although the top copings require some attention. The rear elevation of the Fold Yard is also generally in satisfactory order.
- 2.23 What may have been an arrangement of pig sties between the open front store to the rear and the Fold Yard is a mixture of brick and stone and although now incomplete the walls that remain are generally in reasonable order and could be utilised and adapted for accommodation.
- 2.24 Piecing in, securing loose coping stones and building up missing sections could all be conducted without change to the original fabric.

### **3.0 Internal – Load Bearing Walls, Roof Construction and Floors**

- 3.1 To the large Fold Yard on the rear right hand north east corner the internal load bearing walls have been previously described, are generally satisfactory even though there is a lack of restraint and although there is some distortion this is within acceptable limits.
- 3.2 The roof superstructure, although not original, is of some age and covered with metal sheeting, and although showing signs of again distortion and loss of alignment is capable of being retained and utilised.
- 3.3 Support work has been introduced over the doorway but this area could be re-supported and the problem designed out within the refurbishment scheme.
- 3.4 The floor is unmade and obviously within any scheme needs to be surfaced.

- 3.5 The front section, which extends to the south east, excluding the long centre section, which is a mixture of two and single storey shows again that the load bearing walls are generally in reasonable order with the right hand wall having a distinct outward lean and likely to require some re-build.
- 3.6 Again a pit has been formed which shows that the foundation stones are shallow and it is possible on this front right hand corner that some selective re-building will need to be carried out because of the extent of the outward lean.
- 3.7 This amount of re-build extends to a run of, say, 6m to 8m.
- 3.8 The roof superstructure is generally satisfactory and although there is a solid floor slab it is likely that this will be hacked up and relaid together with removal of troughs.
- 3.9 The two front lean-to constructions are again generally satisfactory including the roof superstructure.
- 3.10 A pit has been formed, which is deep, going down three stone depth onto spreader stones and the present roof construction is simply horizontal purlins onto a triangular truss, performing satisfactorily, retaining at the present time the asbestos sheeting
- 3.11 Both lean-to units are similarly constructed and both capable of re-use without any demolition to the load bearing walls.
- 3.12 To the long run of building behind the lean-to structures the walls are generally in brick, showing some evidence of displacement, damage, diagonal staggered cracking and outward movement, as previously described, but not at sever levels.
- 3.13 There is some evidence of the use of buttresses, which are in stone against brick and again pits have been formed showing stones taken down two to three courses to spreader stones, there being some evidence of movement and displacement in the rear right hand corner, but again all capable of being tied and salvaged rather than considering any demolition.
- 3.14 There is a need for piecing in and knitting brick and stonework together, all typical of a property of this age and type.
- 3.15 The roof superstructure has been upgraded with evidence of felt work and it is probable that new timbers have also been introduced and all considered to be satisfactory.
- 3.16 Floors are, assumably, onto a solid base but are completely strewn with debris and rubbish, but in any event will be the subject of replacement and 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.
- 4.3 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.
- 4.4 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.
- 4.9 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 ACI Arb**  
**Survey & Building Pathology**