

MA10/32

PROPOSED CONVERSION
OF OUTBUILDINGS
MOORGATE LEES FARM
HAWSKER
WHITBY
FOR
MRS A L ROSWALD

NYMNPA
12 APR 2010

MAUGHAN ASSOCIATES

25 Alma Square
 Scarborough
 North Yorkshire
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Civil & Structural Design Engineers

8 April 2010

Mrs A L Roswald
 Moorgate Lees Farm
 Hawsker
 Whitby
 YO22 4JU

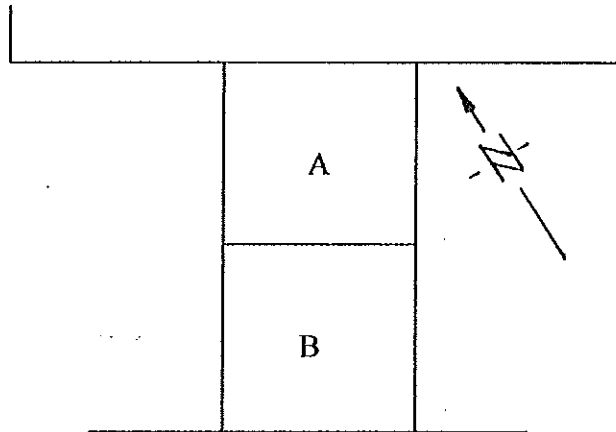
Ref: MA10/32

Dear Mrs Roswald,

Re: Outbuildings, Moorgate Lees Farm, Hawsker, Whitby

As requested, I carried out an inspection at the above property on the 30th March 2010 restricting my attention to the outbuildings A and B, as marked on sketch below.

MAIN BUILDING



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1) **General**

The single storey buildings have stone walls with, formerly a pantile covered roof, and are located on a steeply sloping site with stepped floor levels to suit the gradient.

Re: Outbuildings, Moorgate Lees Farm, Hawsker, Whitby**2) Building A**

The outbuilding is attached to the main building on the north elevation.

The roof has collapsed and has, in the main, been removed from site. With the exception of the double timber doors, existing window openings have been bricked up. Vertical cracking is noted to both elevations on the internal wall face, approximately 1.0 m away from the dividing wall, indicating some past movement. The top two courses of the east elevation show an outward lean, will have to be removed and rebuilt, and an area approximately 1.0m² around the lower window on the west elevation will also need rebuilding. Underpinning will be required together with stone repair if the building is to be retained.

3) Building B

The pantile roof is in a very poor condition and replacement is required.

Two no. piers form three openings in the west elevation and the two outer openings have been infilled with single skin brickwork. The openings are to be reinstated in the proposed conversion and both piers will need to be underpinned.

The east elevation is substantially plumb but the majority of the external is covered in foliage, preventing inspection. Some repairs will be required.

The dividing wall between units A and B has a top out lean towards Unit B and has two vertical cracks indicating past movement of the outer walls. Underpinning of the dividing wall and repair of the cracking will be required before any alteration work to the wall is carried out. The end gable wall is substantially plumb and the bottom retaining section shows an advantageous inward lean. Again, the top two courses of stonework require rebuilding together with repairs to open joints and a hole near ground level. The retaining wall to the right of the building can be upgraded but the existing tree roots should be removed. The retaining wall to the left of the gable elevation shows a marked, and unacceptable, outward inclination and rebuilding is required.

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Re: Outbuildings, Moorgate Lees Farm, Hawsker, Whitby

4) Conclusion

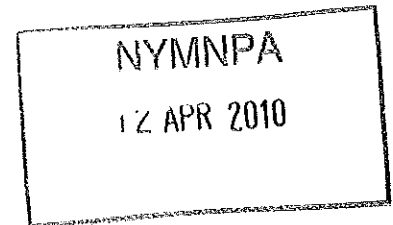
Both Units A & B have suffered due to neglect over many years and stone deterioration and settlement has taken place.

Due to the varying levels and movement noted, the whole of the footprint will require underpinning to ensure future stability. As noted above, distorted stonework at eaves level requires rebuilding together with general stonework repairs and re-roofing to both units, but the shell does form an acceptable basis for conversion.

I trust that the above is adequate for your purpose but if you have any queries or require anything further please do not hesitate to get in touch.

Yours sincerely,

(R Maughan)



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12 APR 2010