

**STRUCTURAL APPRAISAL**  
OF  
**FORMER METHODIST CHAPEL**  
STAINTONDALE, SCARBOROUGH  
NORTH YORKSHIRE  
FOR  
**MR C BIRD**

NYM/NPA

24 AUG 2010

Prepared by

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of Arbitrators



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**TABLE OF CONTENTS**

1.0 BRIEF:-.....	2
2.0 INTRODUCTION:-.....	2
2.1 Grid Reference:-.....	2
2.2 Date of Visit:- .....	2
2.3 Weather:- .....	2
2.4 Topography:-.....	2
2.5 Geology:- .....	3
3.0 GENERAL:- .....	3
3.1 Type of Building:-.....	3
3.2 Overall Stability:-.....	3
3.3 Past Alterations:-.....	3
4.0 OBSERVATIONS:-.....	3
4.1 East Gable:-.....	3
4.2 South Elevation:- .....	4
4.3 West Gable:- .....	4
4.4 North Elevation.....	5
4.5 Internal:-.....	5
4.5 Other (Outbuilding):- .....	6
5.0 CONCLUSIONS:- .....	6
6.0 RECOMMENDATIONS:- .....	6
6.1 Roof:- .....	6
6.2 Walls:-.....	7

NYMNPA

24 AUG 2010

NYM / 2010 / 0 6 7 6 / F L

**1.0 BRIEF:-**

This report was originally prepared for another client in July 2008. We have since re-visited the site and are able to confirm that observations and views expressed in July 2008 remain valid. This report is therefore substantially as our earlier report of July 2008 ref 2.093.

This updated report has been prepared on the instruction of Mr C Bird. The report is required to provide supporting information regarding a planning application to convert a redundant methodist chapel into a holiday cottage.

The objective of this report is:-

- to provide a general appraisal of the current structural status of the outbuilding.
- to comment on the structural implications, if any, of the proposed change of use.

This report is NOT a full structural specification for carrying out the works.

We have not inspected the 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.

Dimensions noted in this report are rough visual estimates for identification purposes only. No actual measurements have been taken at the site.

**2.0 INTRODUCTION:-**

The outbuilding that is the subject of this report is a masonry built chapel situated in the village of Staintondale near Scarborough, North Yorkshire.

Until quite recently the building was used as a chapel for worship.

**2.1 Grid Reference:-**

The Ordnance Survey grid reference is SE 988 / 988.

**2.2 Date of Visit:-**

The site was visited for the purpose of this report on the 23<sup>rd</sup> June 2010 and as noted above previously visited on 17<sup>th</sup> July 2008.

**2.3 Weather:-**

The weather was warm and dry.

**2.4 Topography:-**

The site is situated on the North York Moors approximately 1500 metres from the Cliffs facing the North Sea and approximately 160 metres above sea level.

NYMNPA

24 Aug 2010

NYM / 2010 / 0676 / FL

Land generally slopes gently down towards the North Sea to the East. Surrounding vegetation is modest comprising agricultural use.

### 2.5 Geology:-

The British Geological Survey one-inch series sheet 44 indicates that the subsoil should comprise Boulder Clay overlying Shale and Sandstone beds of the Lower Oolite series.

At this stage no subsoil investigations have been carried out.

### 3.0 GENERAL:-

#### 3.1 Type of Building:-

The building is a small detached chapel in a very rural location.

Walls appear to be solid masonry construction approximately 450mm thick.

The traditional timber purlin roof is covered with slates.

#### 3.2 Overall Stability:-

Overall stability is generally provided by the external masonry walls.

#### 3.3 Past Alterations:-

There does not appear to have been any significant past alterations to the building.

### 4.0 OBSERVATIONS:-

Where appropriate we have classified the visible signs of damage/movement to the building in accordance with Building Research Establishment digest no. 251 (BRE 251) "Assessment of damage to low-rise buildings". The digest has six categories '0' (negligible) to '5' (very severe).

All dimensions quoted in this report are approximate for identification purposes only.

#### 4.1 East Gable:-

This elevation faces East and is reasonably exposed to any inclement weather.

The main wall has a dominant circular window at high level.

The front portion is in need of some general minor re-pointing.

Timber fascias are in need of pointing. Some minor joinery repairs may also be required.

NYMNPA

24 AUG 2010

NYM / 2010 / 0 6 7 6 / F L !

Guttering to the Southern corner is loose.

The entrance path is becoming covered in weeds.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 1 (very slight) for which the digest remarks "...*fine cracks which can easily be treated during normal decoration. Perhaps isolated slight fracturing in building....*".

#### 4.2 South Elevation:-

*(Access on this later 2010 visited much improved, notes remain as previous report)*

Access is hampered a little by the amount of weed growth etc.

Guttering at the East end is loose as noted earlier.

Along the whole length of this elevation are a number of vertical cracks. We noted at least 6 nr. The cracks are predominantly vertical and run along the mortar joints. Generally they are less than 2mm wide and of uniform width over their length. (One was approximately 5mm wide).

The nature of the cracks is typical of thermal/moisture movement. However, the number of cracks is more than one would expect for a relatively short length of wall.

We will be advising the installation of stainless steel bars, checking the damp proof course, checking the drains from the rain water pipes and also general clearing of adjacent vegetation.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 2 (slight) for which the digest remarks "...*some external pointing required to ensure weathertightness ....*".

#### 4.3 West Gable:-

Generally this elevation appears in reasonable condition. The fascia needs painting and it is likely that close inspection will reveal some repairs may be required to external joinery.

The masonry flue on the lean-to extension appears loose and it would be advisable to re-build the flue if it is to be kept.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 1 (very slight).

NYM NPA

24 AUG 2010

NYM / 2010 / 0 6 7 6 / F L

#### 4.4 North Elevation

This wall generally appear reasonably level and plumb. It is in need of some minor re-pointing in some locations.

There is a shallow masonry arch over each of the windows, all of which need re-pointing.

There are a number of bird nests in the overhanging eaves. External joinery (including windows) needs some repairs and general re-painting.

The ridge line to the roof has only quite minor undulations. An area of slates centrally on the roof appears to have been patched. It may advisable to re-work this past patching.

A lean-to at the West end appears quite neglected. Although in much poorer condition, the main structure of the lean-to appears quite repairable.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 1 (very slight).

#### 4.5 Internal:-

There is a uniform, hairline width, vertical crack running from the entrance door to the circular window at high level.

The lower parts of the walls generally have been lined with timber boarding, which restricts inspection of this area.

There is a fine vertical crack at the head of the arch to each of the internal windows.

All windows also show signs of damp penetration at sill level.

At the South West corner there is a minor vertical crack running the full height of the intersection between the South and West walls.

The rear wall is covered in wood chip paper and, therefore, inspection is restricted.

There are some minor cracks to the ceiling on the Northern sloping roof below the area of patched slates noted earlier.

In accordance with BRE 251 we would classify the visible evidence of damage on this elevation as category 1 (very slight)

NYMNPA  
24 AUG 2010

#### 4.5 Other (Outbuilding):-

NYM / 2010 / 0 6 7 6 / F L

There is a small, low-level detached outbuilding to the South of the chapel. Much is covered with Ivy etc. A full inspection was not carried out of this outbuilding, but from a simple external walk-around inspection, our view is that the outbuilding is dilapidated and 50 to 75% of the walls would need re-building.

The outbuilding structure is unlikely to be suitable for conversion. It may be possible to approach the planning authority to discuss replacing the building with a similar and sympathetic structure for a garage etc.

#### 5.0 CONCLUSIONS:-

The building is effectively complete and intact.

The building has been neglected in recent years. Most defects recorded were minor and typical of recent neglect.

Generally we did not note any evidence of recent significant movement to cause us serious concern.

Cracking along the South wall could be the result of thermal/moisture movement. We will be advising repairs.

The building has stocky proportions with few and modest openings and, therefore, overall stability characteristics may be described as inherently good.

The proposed domestic use of the building is unlikely to produce loadings in excess of those that the building has already been subjected to. The building's structure appears quite suitable for conversion to a dwelling without any major demolition or re-building works.

#### 6.0 RECOMMENDATIONS:-

##### 6.1 Roof:-

- Re-work patch repair to Northern slope.
- Fascia, guttering etc. to be overhauled. General painting. Some joinery repairs are likely to be required.

NYMNPA

24 AUG 2010

NYM / 2010 / 0 6 7 6 / FL

6.2 Walls:-

- Externally rake out all joints to a depth of 15mm and re-point with a mortar no stronger than 1:2:9 cement:lime:sand.
- Install 6nr x 3 sets (i.e. 18nr) of stainless steel bars to various vertical cracks along the South elevation.

*Cut out horizontal bed in masonry 50 mm deep. Afford min 48 hours notice for inspection by the contract administrator. Fix 6 mm diameter stainless steel 'helifix' resin anchor bars 1000mm long or similar approved. Repoint with gauged mortar to match existing.*

*Final details may vary slightly depending on materials found on site*

- Check drains, clear weeds etc.
- Excavate small trial hole below central window so that foundations can be inspected. Although we think it unlikely, we would advise the client to allow a budget for possible underpinning to this wall.
- Painting and some repairs to external joinery.

Signed for  
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