

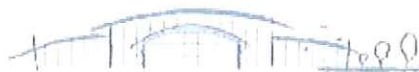
NYM / 2011 / 0 2 3 0 / FE - 1

**INSPECTION OF EXISTING GARAGE AT  
HIGH BARNs, WHITBY LAITHES,  
HAWSKER, WHITBY**

**FOR**

**MR. & MRS. COLE**

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## **1.0 INTRODUCTION**

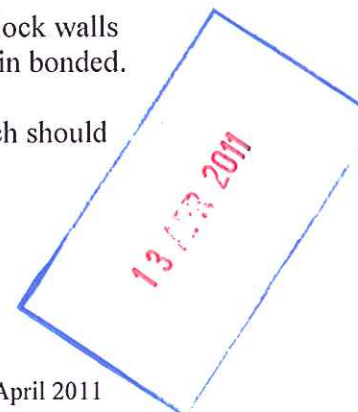
- 1.1 We confirm that we made an inspection of the existing garage at High Barns, Whitby Laithes, Hawsker, Whitby (see photograph 1) on 6<sup>th</sup> April 2011.
- 1.2 The walls all consist of sandstone at least 400mm thick.
- 1.3 The roof will be removed and rebuilt and so the existing roof details are not referred to in this report.

## **2.0 OBSERVATIONS**

- 2.1 The front (north west facing) elevation can be seen in photograph 1. The sandstone piers are in good condition. The lintels over the doors consist of timber.
- 2.2 The south west facing gable wall can be seen in photograph 2. The sandstone walling is in good condition but the stone lintel over the door does not have any bearing, see photograph 3.
- 2.3 The rear (south east facing) elevation can be seen in photographs 4 and 5. The wall is slightly out of level but otherwise in good condition. A previous window opening has been filled in with stone at some point in the past, see photograph 6.
- 2.4 The north east facing gable wall can be seen in photograph 7. The wall is in good condition except for some cracking near the eastern corner, see photograph 8.

## **3.0 CONCLUSIONS & RECOMMENDATIONS**

- 3.1 We are satisfied that the existing garage 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 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.

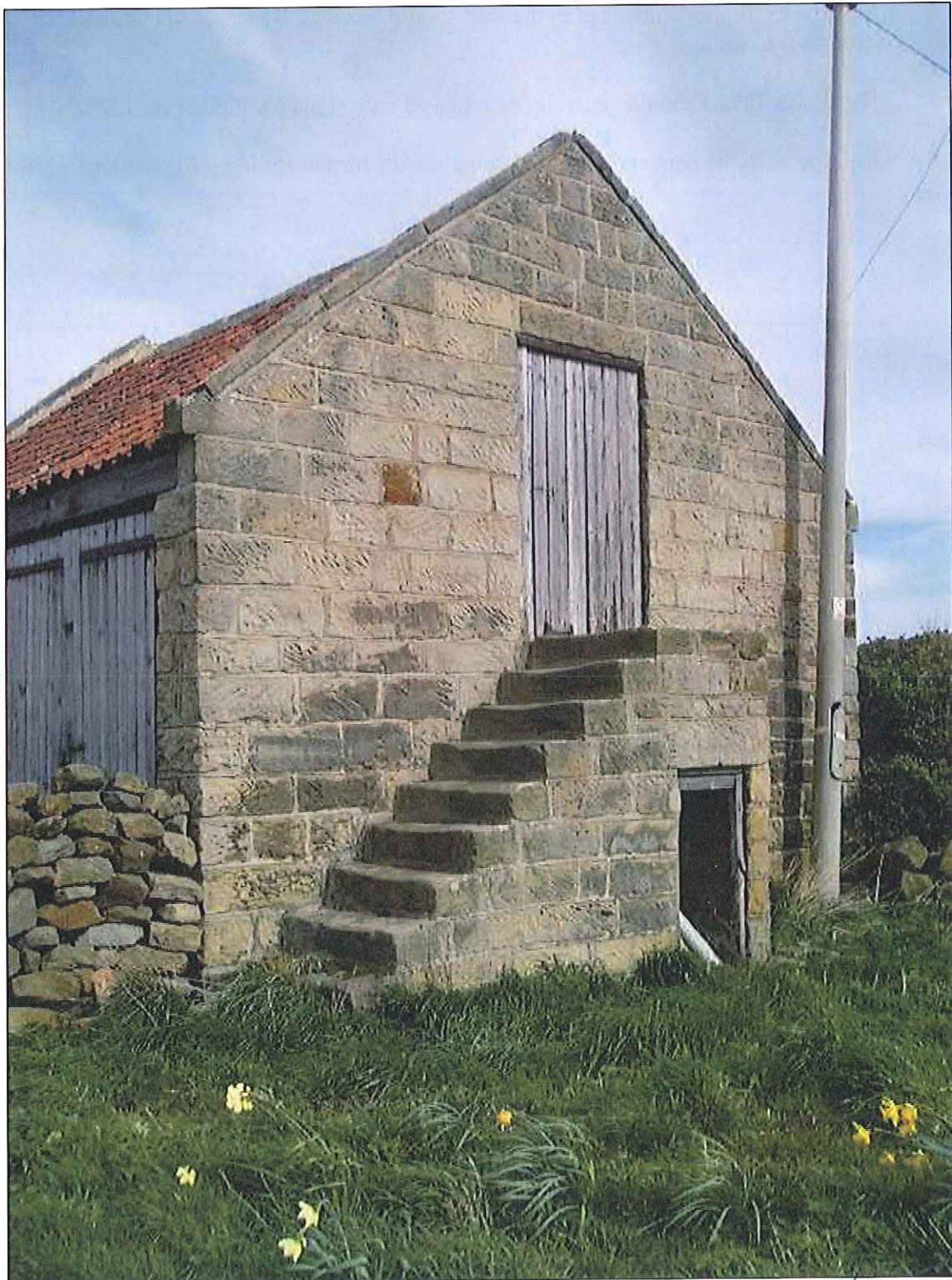


- 3.6 All exposed timber embedded in the wall should be carefully removed and replaced with sandstone.
- 3.7 The timber lintels should generally be replaced with stone on hidden steel lintels.
- 3.8 All aspects of the conversion should comply with current Building Regulations.



**PHOTOGRAPH 1**  
**EXISTING GARAGE, HIGH BARNS, WHITBY LAITHES**

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13 APR 2011



**PHOTOGRAPH 2**  
**EXISTING GARAGE, HIGH BARNS, WHITBY LAITHES**

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**PHOTOGRAPH 3**  
**EXISTING GARAGE, HIGH BARNES, WHITBY LAITHES**

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**PHOTOGRAPH 4**  
**EXISTING GARAGE, HIGH BARNES, WHITBY LAITHES**



**PHOTOGRAPH 5**  
**EXISTING GARAGE, HIGH BARNES, WHITBY LAITHES**



**PHOTOGRAPH 6**  
**EXISTING GARAGE, HIGH BARNES, WHITBY LAITHES**

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**PHOTOGRAPH 7**  
**EXISTING GARAGE, HIGH BARNS, WHITBY LAITHES**



**PHOTOGRAPH 8**  
**EXISTING GARAGE, HIGH BARNS, WHITBY LAITHES**

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