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MA11/44

NYMNPA  
11 JUL 2011

**STRUCTURAL REPORT**

**OLD COASTGUARD LOOKOUT BUILDING**

**ROBIN HOODS BAY**

**FOR**

**MRS SALLY STRAWS**

NYMNPA  
11 APR 2011

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**MAUGHAN ASSOCIATES**

25 Alma Square  
Scarborough  
North Yorkshire  
YO11 1JR

Civil & Structural Design Engineers

6 April 2011

Mrs Sally Straws  
Windhill Farm  
Robin Hoods Bay  
Whitby  
North Yorkshire  
YO22 4QL

NYM/NPA  
11 JUL 2011

Ref: MA11/44

Dear Mrs Straws,

**Re: Old Coastguard Lookout Building, Robin Hoods Bay**

As requested, I carried out an inspection of the above property on the 28<sup>th</sup> March 2011 to assess its' structural condition and suitability for conversion.

**General**

The single storey building has a small footprint, purpose built for the Coastguard Service, with cavity brick walls, a slate covered roof, and is situated on a high level plateau hill top.

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**Re: Old Coastguard Lookout Building, Robin Hoods Bay**

All walls are plumb and there are no apparent indications of any cracking or movement. The brickwork is in good condition and only minor re-pointing is required.

The slate covered roof has a true profile and the building is considered structurally sound.

It is approximately 13.0 metres from the face of the bay window to the boundary fence at the edge of the plateau site, and the start of the banking, but there are no indications of any instability or movement to the site area.

It is therefore considered that the building is in an acceptable structural condition and is suitable for conversion.

I trust that this brief report is adequate for your present purpose, but if you have any queries or require anything further, please do not hesitate to contact me.

Yours sincerely,

(R Maughan)

NYM  
11 JUL 2011

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11 APR 2011

# Further Information

**m fenby**

**From:** Roger Bickerstaff | **Sent:** Tue 30/11/2010 07:56  
**To:** m fenby  
**Cc:**  
**Subject:** Coastguard Lookout, Robin Hoods Bay  
**Attachments:**

Dear Sally,

I refer to your letter dated 22 November, 2010, enclosing the details of your proposals for the conversion of the above property into a unit of accommodation, together with the comments from Hilary Saunders of the NYMNPAA.

Having looked at the drawings I would say that although the unit is very small in size, it would make a suitable studio type dwelling for a single person. We have allowed in the past similar units of accommodation within blocks of flats in Scarborough and would have no objections on environmental health grounds to this proposal should we be asked to comment on a planning application.

However the final say lies with the National Park Authority and ultimately the Members of the Planning Committee.

Yours sincerely

Roger Bickerstaff

Roger Bickerstaff  
 Environmental Health Technician  
 Environmental Services  
 Scarborough Borough Council

NYMNPAA  
 11 JUL 2011

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 2011 Census - Help Tomorrow Take Shape  
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<https://email2.btconnect.bt.com/exchange/m.fenby/Inbox/Coastguard%20Lookout,%20...> 30/11/2010

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**NORTH YORKSHIRE BUILDING CONTROL**

Suite 2 Coxwold House  
Easingwold Business Park  
Easingwold  
YORK  
YO61 3FB



Mrs S. Straw  
Windhill Farm  
Robin Hoods Bay  
Whitby  
North Yorks  
YO22 4QL



Your Ref  
Our Ref DT

14 December 2010

Dear Mr West

**Proposed Domestic Accommodation  
The Old Coastguard Station, Robin Hoods Bay**

I refer to the recent correspondence from you in connection with the above and wish to confirm that I have no objection to your proposal.

I can fully support the development, but whilst the project will need to comply with the Building Regulations I would like you to pay particular attention in ensuring that insulation to the property is installed wherever practical to ensure compliance with the Approved Documents, Part L.

If you have any further queries please do not hesitate in contacting me at North Yorkshire Building Control, Suite 2, Coxwold House, Easingwold Business Park, Easingwold, York, YO61 3FB. Telephone 07967 465384, e-mail david.todd@nybcp.org

Yours faithfully

David Todd  
Operations Manager  
NYBCP

North Yorkshire Building Control Partnership incorporates  
Hambleton, Richmondshire, Ryedale, Scarborough and Selby Councils Building Control

Head of Building Control - Les Chapman



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