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MA11/44

NYMNPA 1,1 JUL 2011

STRUCTURAL REPORT

OLD COASTGUARD LOOKOUT BUILDING

ROBIN HOODS BAY

<u>FOR</u>

MRS SALLY STRAWS

NYMNPA 11 APR 2011

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

Ref: MA11/44



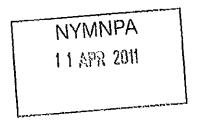
Dear Mrs Straws,

Re: Old Coastguard Lookout Building, Robin Hoods Bay

As requested, I carried out an inspection of the above property on the 28th 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 plateaud hill top.





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1.1 JUL 2011

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 plateaud 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)

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Further Information

m fenby

From:

Roger Bickerstaff |

Sent: Tue 30/11/2010 07:56

To: Cc:

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 NYMNPA.

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 NYMNDA 11 JUL 2011

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NORTH YORKSHIRE BUILDING CONTROL

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



NYMNIDA NYMNIDA

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



