Bell Snoxell Building Consultants Ltd

12th August 2011
Our Ref LS/SK/Pattinson

Mr & Mrs D Pattinson
Hogarth Hall
Fylingdales
Whitby
North Yorkshire
Y022 4QQ

Dear Mr & Mrs Pattinson

Re: Hogarth Hill Farm, Boggle Hole, Fylingdales, Whitby, North Yorkshire - Conversion of Existing Garage Building to 2 dwellings

Further to your recent instructions in respect of the above, we have now visited the site and can respond as follows:

The subject building is currently utilised as a garage/storage facility attached to the rear of the former hotel structure and accessed by the existing driveway which continues down from the main house.

The building is a substantial single storey structure with external walling finished in traditional stone construction with a flat roof. It has window openings to the rear elevation together with 6 timber garage doors to the front which face on to the car parking area. At the present time the interior is divided into six large garages/storage areas. From information provided by the current owner it is understood that the building was initially constructed as a function hall together with kitchen facilities and a small cellar. During the construction of the extension the specification of the walls and foundations was upgraded to enable further accommodation to be constructed at first and possibly second floor levels.

The walls of the building are of cavity construction to the perimeter with an outer face in traditional stone. The inner leaf is constructed from 9 inch thick Thermalite blockwork leaving a nominal 50mm cavity. Openings through the external walling are supported via steel beams internally with precast concrete elements externally.

The roof structure is formed in a non traditional design with wide precast concrete beams supported off substantial steel girders spanning from front to rear at equally spaced intervals. Large masonry pillars are noted internally supporting the bearing ends of the steel beams which in turn support the roof. These columns are constructed from 9 inch concrete hollow blocks and it is believed that the centres of the hollow blocks have been filled with concrete. There is a staircase in the end garage which has been blocked off. This type of construction supports the information provided that additional accommodation at first and possibly second floor level was to be added to the structure.

The external roof covering is a single skin ruberoid material laid to a nominal gradient.

The internal floors are constructed with concrete supported off the ground beneath.

It should be noted that the building did operate as a fully licensed function facility for up to 200 people for a number of years.

The general state of repair is fair for an outbuilding/garage. There are sections of minor hairline cracking identified to the mortar joints of the traditional stone outer leaf however this is due to slight thermal movement in the precast lintel elements and re-pointing only is necessary. Sections of the external masonry also incorporate damp proof membranes at varying levels.

Minor alteration works have been undertaken internally to a number of the concrete pillars supporting the roof and minor making good only is necessary. The internal walls separating the garages are of a timber stud specification with one side finished in orientated strand board (OSB or stirling board). As it is understood that the existing openings through the perimeter walls are to be retained with new windows and doors fitted, making good of the reveals and closing the cavities accordingly will be necessary. Insulation at the present time is minimal and again further improvements in this respect will be necessary in order to comply with current Building Regulation standards.

No detailed information is available for the foundations but it is anticipated that they comprise of concrete strip footings at a depth of between 700mm and 1.2m. There was no evidence of any settlement to the masonry walls indicating any failure of the foundations.

In summary, the building is in a satisfactory structural condition to enable conversion of the internal accommodation without significant structural repairs to the principal building elements. Making good in a number of areas is required and upgrading to meet current Building Regulation standards.

Our inspection and letter are concerned with the structural aspects of the building, such as the walls, floors and roof but we have not concerned ourselves with the details of other elements such as doors, windows and other fittings. Similarly we have not commented on dampness or timber infestation or services such as electricity, plumbing, heating or drainage.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we therefore are unable to report that any such part of the property is free from defects.

We trust that the information contained in this letter is sufficient for your requirements but if you have any queries or require further advice please do not hesitate to contact us.

Yours sincerely

NYMANDA
-6 SEP 2011

Louis Stainthorpe BSc (Hons), MRICS, RMaPS, MBEng (Director)