

**MAUGHAN ASSOCIATES**

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Civil & Structural Design Engineers

29 August 2012

Mr & Mrs Milnes  
8 Lancaster Way  
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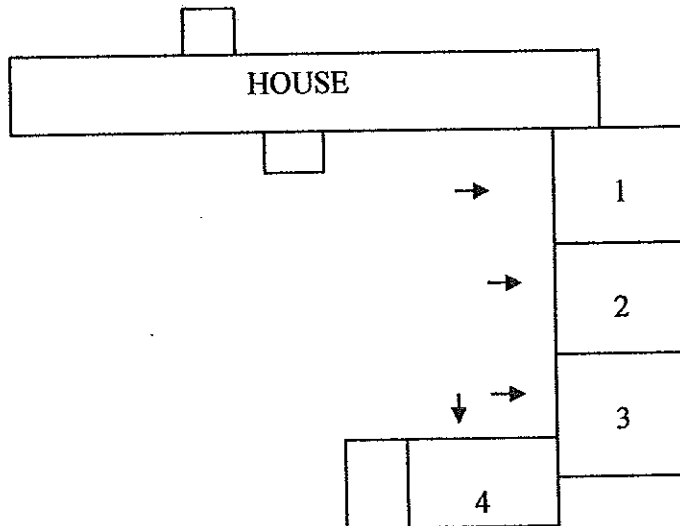
Ref: MA12/74

Dear Mr & Mrs Milnes,

**Re: Cliff Farm, Iburndale, Sleights, Whitby**

As requested I carried out an inspection of the outbuildings at the above property on the 8<sup>th</sup> August 2012, to assess the existing structural condition of the units and their suitability for conversion

1)



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Front Elevations as viewed from courtyard →

**R Maughan MIET**

*Established 1985*

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**Re: Cliff Farm, Iburndale, Sleights, Whitby**

- 2) The buildings are single storey with coursed dressed stone walls, approximately 450mm thick, with pantile covered roofs, and are situated on a gently sloping site. The indications are that the property is in excess of 100 years old.

3) **Unit 1 (Garage)**

The front wall and left hand gable are substantially plumb with no signs of recent movement or distress, but the rear elevation is masked by vegetation and prevents inspection. However, all walls internally are acceptably plumb.

*Re-pointing and some making good is required. The pantiled roof is partly overgrown with Ivy and although the indications are that re-roofing has been carried out in recent years, further remedial works would be required to upgrade the roof to modern standards.*

4) **Unit 2 (Stable)**

The front elevation is a little uneven but acceptably plumb with no apparent sign of recent movement. Re-pointing is required. The exposed upper section of the left hand side gable (adjoining Unit 1) is substantially plumb but again, re-pointing is required. It is not possible to inspect the outer face of the rear wall. Internally, the front wall and both gables are satisfactory, but re-pointing and some repair is required. The rear wall, however, is in a very poor condition with an inward belly and top out movement showing a stepped displacement in excess of 90mm. All the indications are that the damage is due to roof spread, but mainly the close proximity of a mature tree and various vegetation.

*Re-roofing is required and re-building of the rear wall, is required.*

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5) **Unit 3 (Stable)**

Again, the front elevation is acceptable, only requiring re-pointing. The right hand gable is partially masked by roofing materials and although the wall is substantially plumb it is clear that there are voids in the stonework and replacement and repair is required.

Internally, the rear wall is uneven but acceptable and the remaining walls are substantially plumb. General re-pointing and some patching is required. Re-roofing is required.

6) **Unit 4 (Stable)**

Vegetation covers most of the right hand side of the elevation but the wall is substantially plumb with no indication of recent distress. Re-pointing is required.

The right hand gable wall is also acceptably plumb with no signs of movement, and again only re-pointing is required.

Stones are missing from the left hand gable and replacement and repairs are required, but the wall is generally substantially plumb.

The top three to four courses of stonework to the rear elevation show an outward inclination due to roof spread. The affected courses should be removed and re-built to achieve a vertical profile.

Internally, with the exception of the rear wall, the walls are acceptably plumb but the wall surface is a little uneven and remedial work to the stonework is required.

The roof dips and timbers are undersized and re-roofing is required.

7) **Discussion**

*Re-roofing of the units is required and re-building of the rear wall of unit 2 and part re-building of the rear wall to unit 4 is necessary, but the remainder of the units only require general stone repair and upgrading.*

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**Re: Cliff Farm, Iburndale, Sleights, Whitby**

*It is therefore considered that the units 1 to 4  
are generally acceptable for conversion to  
domestic use.*

I trust that the above is adequate for your present purpose, but if you require anything further  
please do not hesitate to contact me.

Yours sincerely,

(R Maughan) ✓

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07 SEP 2012