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Your ref:

Our ref:

Date:

CONSULTING ENGINEERS & SURVEYORS

Heworth House
Melrosegate
Heworth
York YO31 0RP

MRS WENDY SIMPSON

SURVEY: BARN

BRIDESTONES

GROSMONT

WHITBY



REPORT NO. 5439

John Dossor & Partners Ltd. Established 1944

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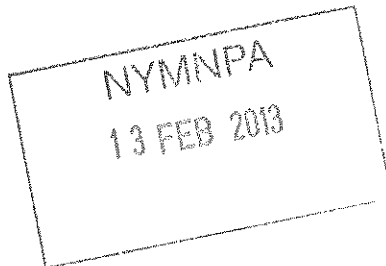
Your ref:

Our ref: **RT/MS/2013 7004**Date: **8th February 2013**

CONSULTING ENGINEERS & SURVEYORS

Mrs Wendy Simpson
Bridestones
Fairhead
Grosmont
Whitby
YO22 5PN

Heworth House
Melrosegate
Heworth

**Report No. 5439**

Dear Mrs Simpson,

Survey: Barn at Bridestones, Fairhead, Grosmont

In accordance with your instructions, we record having inspected the above property on Thursday 24th January 2013 and we now have pleasure in reporting as follows:

REPORT**1. INTRODUCTION**

- 1.1 The purpose of the survey is to report on the structural suitability for conversion of the single storey stone barn to domestic accommodation.
- 1.2 The barn is of traditional coursed stone block construction with timber and slate roof.
- 1.3 The barn is at the northern end of 'U' shaped single storey buildings arranged around a courtyard aligned on a north east to south west axis.

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Survey: Barn, Bridestones, Grosmont

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- 1.4 The south western corner of the buildings has already been converted to domestic accommodation.
- 1.5 The north western leg of the building is to be retained as a garage.
- 1.6 The proposed area for conversion is rectangular in plan with external side and end walls and internal division cross walls to the garage and existing domestic accommodation.

2. OBSERVATIONS

Front South East Elevation (Facing Courtyard)

- 2.1 This south east facing coursed stone wall features an entrance doorway and three windows.
- 2.2 The left and right hand windows have stone lintels and sills while the central window has a timber lintel and no sill.
- 2.3 The wall is visibly plumb with no cracking or distortion to the bed and perpend joints of the stonework.
- 2.4 The pointing between the stone blocks is weathered and the surface pointing is missing.
- 2.5 An eaves gutter discharges to downpipes at the junction with the converted section of the building and at the right hand end of the elevation.
- 2.6 The slate roof on this elevation was largely obscured by snow at the time of our inspection. Ridge tiles are evenly bedded along the roof line.

North East End Elevation (Facing Roadway)

- 2.7 This end elevation features a single window serving the proposed barn conversion and a second window in the right of the elevation serving the attached garage.
- 2.8 The windows have stone sills and lintels.
- 2.9 Loose mortar has been raked from the joints between the coursed stonework.
- 2.10 A rainwater downpipe serves the eaves gutter at the left hand side of the elevation.



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North East Side Elevation (Facing Fields)

- 2.11 This elevation features a single window opening between the return corner of the garage at the left hand end of the elevation and the converted section of barn at the right hand end.
- 2.12 The slate roof is visible on this elevation revealing evenly bedded slates.
- 2.13 There is local damage to the stonework below the bottom left hand corner of the window.

Internal

- 2.14 The barn is separated from the earlier conversion by a solid blockwall and from the garage area by a solid stone wall.
- 2.15 The roof is of traditional construction comprising three King post timber trusses supporting two lines of purlins on each side of the roof.
- 2.16 Common rafters support sarking felt beneath the slate roof covering.
- 2.17 There are two roof lights on the north west slope of the roof, one on the south east and one on the north east. The lights are single glazed and lap directly with roof slates.
- 2.18 There are valley boards supporting the valley gutter at the junction of the main and garage roofs.
- 2.19 The original floor to the bar has been removed and replaced with compact hardcore and sand blinding.
- 2.20 The stone wall thickness was measured at 490mm.
- 2.21 Internal lintels above door and window openings are of timber construction. The door lintel is weathered with historic woodworm infestation.

3. **OPINION**

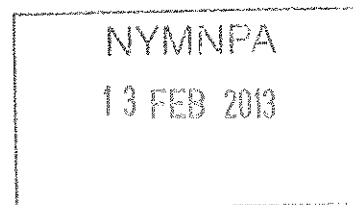
We are of the opinion that:

- 3.1 The barn is structurally suitable for conversion to domestic accommodation.
- 3.2 The substantial thickness of the stone walls at 490mm has ensured that they have remained structurally stable.
- 3.3 The existing roof structure is in good condition.



Survey: Barn, Bridgestones, Grosmont

3.4 Excavation for new drainage at the rear of the barn confirmed existing foundation depths in excess of 700mm.



4. **RECOMMENDATIONS**

We recommend that:

- 4.1 The external walls are repointed with a lime mortar to protect the stonework blocks.
- 4.2 The external timber lintel is replaced with a stone lintel.
- 4.3 The internal weathered timber lintel is replaced with a concrete lintel.
- 4.4 The damaged stonework in the rear elevation is repaired.
- 4.5 The condition of rafter ends on top of the external wall is checked.
- 4.6 The external walls are dry lined and insulated.
- 4.7 The adequacy of the external surface water drainage to carry roof water away from the building to a suitable underground drainage system is confirmed.

Yours sincerely,

Dr Robert Thew BSc, PhD, CEng, MStructE
for **Dossor Group**