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12th April 2013

Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

15 APR 2013

For the attention of Northern Area Planning Officer

Dear Sir,

Re Conversion of Outbuildings at Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG

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

The subject property is an agricultural outbuilding comprising two stables and a cart shed. The cart shed opening faces north with the stable doors facing onto the courtyard section in a southerly direction. The stables and cart shed are currently used for storage purposes.

Each element of the building is sub-divided by concrete block party walls with the cart shed adjoining a Barn Conversion.

The building has been re-constructed within the past 10 years and comprises cavity outer walls with an external natural stone finish. The internal leaf of the cavity is constructed with concrete block walls. The door openings are supported with steel, concrete and sandstone lintels.

The internal floor slab is of a concrete ground bearing design incorporating damp proof membranes which are visible to the perimeter.

The roof is designed with substantial sized rafters at regular spacings that are overlaid with a modern breathable felt having clay pantiles over.

Barrie G Snoxell BA, FRICS, IHBC (Director)
Jane M Snoxell (Director)
Stuart J Emerson BSc., MRICS (Consultant)



Findings from the survey are as follows:-

- There are no signs of any settlement to the outer walls but there is clear evidence of roof spread. Sections of the outer sandstone leaf of the cavity walls have been taken down and this element was clearly visible for review. In places the outward deflection is up to 20mm.
- The cause of the outward deflection is due to a lack of support to the roof ridge which has been subsequently propped.
- The window and door openings are in good order.
- The ground bearing floor slab internally is in good condition with no significant structural defects noted.
- Although the roof has suffered from outward deflection the main roof covering and detailing is in fair order.
- The external walls incorporate in-built plastic damp proof courses and vertical damp proof courses at the reveals.
- No detailed information is available for the foundations but it is anticipated that they comprise strip foundations due to the relatively recent construction.

This survey has been carried out to determine the suitability of the building structure for conversion. It is recommended that structural improvement works are carried out to the roof structure to provide a new steel ridge beam or similar to prevent any further roof spread. This is a relatively straightforward exercise and due to the loadbearing party and gable wall scenario supporting the ridge beam will be achieved via pad stones set into the block walls. The external walls have been partly taken down to the external leaf only and these sections will require reconstructing up to gutter height and on the gable up to the apex.

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 details of other elements such as the general condition of doors, windows and other fittings. Similarly we have not commented on services or any other basic defects of the general drainage arrangements.

Please note that we have not inspected woodwork or other parts of the structure which are covered or hidden behind the stored materials that are in position. Neither have we inspected unexposed or inaccessible elements of woodwork sections of the structure and we are therefore unable to report that any such part of the property is free from defects.

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

Yours sincerely

15 APR 2013

Barrie G Snoxell BA, FRICS, IHBC