

8th October 2013

Letter Rev A.LS/8129

Mr & Mrs T Richardson
Manor House Farm
Newholm
Whitby
YO21 3QY



Dear Mr & Mrs Richardson,

Re:- Outbuildings at Manor House Farm, Newholm

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

The subject property is situated in a cluster of buildings around Manor Farm, Newholm. The buildings form the south east corner of the courtyard and are currently utilised for general storage. Pedestrian access is provided to the front of the property through a small yard directly at the roadside. Access is also available to the rear through the courtyard which is in turn accessed via an access road to the north of the farmhouse.

The property is divided into two main elements, these being relatively open plan sections for housing animals however this use appears to have long been abandoned and now they are utilised primarily for storage. The property structure is of a single storey in a basic 'L shaped' design with the southern wall being the boundary with an adjacent newly built house.

The building is of a conventional construction with clay tile pitched roof coverings supported on a combination of intermittent timber trusses, purlins and rafters. The principle load bearing walls are constructed from solid masonry with coursed natural sandstone to the exterior incorporating stone lintels to support openings. Internally many sections of the walls are lined with sand and cement render to the lower sections with some intermediate and dividing walls constructed in brickwork. The underside of the roof covering throughout is of a lath specification and there appears to be no felt in position. Doors both to the front and rear of the property are of a timber ledge and brace stable door design. Windows are single glazed timber units of a traditional design and there is evidence that some openings to the rear have been previously in-filled. Rainwater goods externally consist of both plastic and cast iron elements which appear to drain to sub-surface arrangements.

The primary load bearing walls to the perimeter are approximately 450-500mm in width constructed from good quality coursed sandstone. Alignment of the walls is fair to the majority given the age and use of the property however there is a section of diagonal staggered cracking ranging from 2-6mm in width where the north facing wall within the courtyard joins with the west facing gable elevation. This cracking is of some age however it could not be determined if the movement is progressive.

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There is a fallpipe from the guttering in this position and the gulley is fully blocked. The cracking has not caused any significant structural failure of the walling in this location but it is recommended that investigation works are carried out in to the drainage gulley and some possible strengthening to the foundations at this point in conjunction with crack stitching to the stonework.

Mortar pointing throughout is in relatively thin vertical and horizontal bands between the courses of sandstone. This is suffering from some deterioration. Full re-pointing in a suitable lime based mortar is necessary.

The perimeter walls do not incorporate any form of in-built or injected damp proof course therefore these will undoubtedly be subject to some elements of rising and penetrating dampness. The sand and cement render which has been installed internally to many of the walls has in part limited the effects of such moisture penetration. The principle load bearing walls within the property are generally of a good sound construction and given the repairs recommended can be retained as part of the proposed conversion.

The window and door openings are supported by stone lintels to the exterior with timber lintels internally. There does appear to be some sections of slight rot and decay to the timber lintels with some woodworm infestation however it could not be confirmed if this is active. The lintels have not failed significantly therefore some areas of intrusive investigation should be undertaken and the timbers suitably treated and repaired as required. The stone lintels are in fair order and can be retained as existing.

The line and level of the roof slopes throughout is fair given the age of the property. There are some slight undulations and distortions however this is to be expected in a property of this age. The roof does comprise a series of intermittent trusses supporting rafters and purlins. No significant failures to this element were identified however some repair and strengthening works will be necessary if this element is to be retained in its current state. Providing additional restraints at high level to tie the roofs to the exterior walls is necessary. Additional strapping to the solid brickwork internal walls would also be of significant benefit to tie the structure together.

No detailed information is available for the foundations but it is anticipated they comprise of sandstone spreaders or similar laid directly on the natural sub soils at a fairly shallow depth below ground level. Apart from the slight settlement identified to the north west corner within the courtyard no significant reconstruction works are anticipated. Dependent on findings following investigating the drainage gulley adjacent to the settlement it should be anticipated that some possible foundation strengthening or crack stitching is necessary.

Ground floors throughout each section of the property are constructed in solid concrete with steps between pathways and animal cubicles/stalls. This type of floor will contain no damp proof membrane or insulation and full replacement is necessary.

New damp proof courses and membranes will be required throughout the property as well as thermal insulation in order to bring it up to present day building regulation requirements. All other construction must also accord with these regulations.

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

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

Please note we have not inspected woodwork or other parts of the structure which are covered or hidden behind the stored materials which 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 defect.

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

Yours sincerely,

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

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