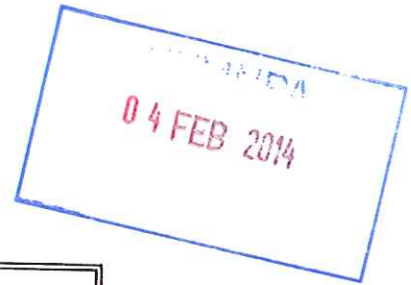


**Alan Wood & Partners**



PART STRUCTURAL REPORT  
ON OUTBUILDINGS AT  
EVERLEY HOTEL  
HACKNESS  
SCARBOROUGH  
YO13 0BT



FOR  
MR. B. TINSLEY



PROJECT REF:- 35305

JANUARY 2014

Part Structural Report on  
Outbuildings – Everley Hotel, Hackness  
MCB/PS/35305



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**PART STRUCTURAL REPORT ON OUTBUILDINGS AT  
EVERLEY HOTEL, HACKNESS, SCARBOROUGH, YO13 0BT**

Project Reference: MCB/PS/35305

Prepared by: **Mr. P. Sedman**, BEng (Hons), CEng, MStructE

Signed: .....

Date: 28<sup>th</sup> January 2014



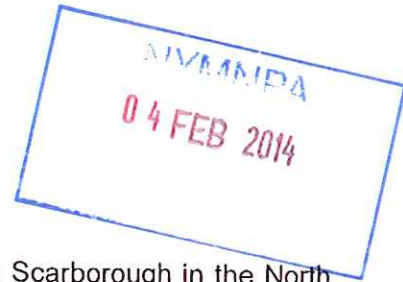
Issue	Revision	Revised by	Approved by	Revised Date

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of Third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

## 1.0 INTRODUCTION

- 1.1 This report has been prepared at the request of Mr. B. Tinsley in consequence of the need to check the structural adequacy of the buildings due to the proposed alterations and change of use.
- 1.2 This report is intended to record a brief general condition of the building and to make recommendations for some remedial works which we consider necessary. As part of the planning application a more comprehensive remedial strategy and associated details will be provided when detailed design is undertaken once planning is obtained.



## 2.0 BACKGROUND

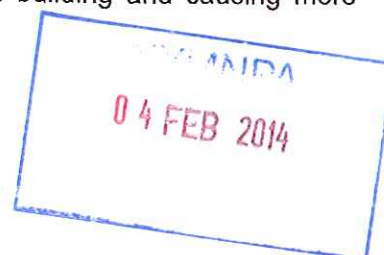
- 2.1 The Everley Country Hotel is situated 5 miles from Scarborough in the North York Moors National Park and overlooks the valley of Hackness.
- 2.2 This property was originally used as a country hotel and is currently running as a café and holiday let business. It is thought that the property was original built in the mid 19<sup>th</sup> century.
- 2.3 The outbuildings are of a traditional construction with a clay pantile roof covering.
- 2.4 The main load-bearing walls are thought to be sandstone and the floors are generally sandstone flag / subsoil.
- 2.5 No detailed information is available for the foundations but it is anticipated they comprise widened sandstone spreaders.
- 2.6 The general appearance of the walls indicate the foundations are generally satisfactory.



- 2.7 However local failure to the south western gable to the two storey portion does indicate some vertical settlement.
- 2.8 No trial holes have been dug at this stage. If a more positive report is required, trial holes can be dug in order to make a full inspection.
- 2.9 The sub-soils beneath the property are not known precisely but we anticipate that they consist of clay drift deposits.

### 3.0 INSPECTION AND COMMENTS

- 3.1 We visited the property on Friday 22<sup>nd</sup> November 2013 and note the following brief overview.
- 3.2 As discussed, the two storey gable appears to be able to be repaired using straps and localised underpinning. This is subject to the proposed remodelling of the building to make it domestic. We have assumed that the alterations will involve a new internal structure built off an internal raft.
- 3.3 The single storey unit with the garage door will need the existing truss supporting immediately as this has failed and is pushing the valley side wall out - it also appears to be pulling the two storey gable with it. It would be wise to install some temporary wall stability to prevent further outward movement prior to installing the truss support. This wall will need to be re-built due to the significant outward movement.
- 3.4 As you will appreciate, the roofs will need to be replaced as a matter of course. In the interim, the gutters and roof should have some prompt repairs/maintenance undertaking. This will cause further issues if they are left in their current condition as rain is entering the building and causing more damage.



- 3.5 To confirm the repairs, localised trial pits will be required to investigate the existing foundations. This will then allow a more in-depth report to be undertaken.
- 3.6 The roof is generally of a dilapidated state with each of the ridges showing significant signs of vertical movement. This has resulted in the eaves being pushed outwards. The timber shows significant signs of rot throughout. This was probably caused by the roof tiles being dislodged allow water ingress to occur.
- 3.7 It is evident that the whole building will require re-roofing using new timbers throughout. Some localised masonry repairs will be required along with a small section of wall being re-built. A small length of wall to the South Western corner will require underpinning. New floors will be required throughout the building. It is intended to install the ground floor on concrete rafts that will allow new internal walls to be built off it, therefore, minimising any additional loading on the existing construction.
- 3.8 The roof truss over the proposed utility has now rotted and has been overstressed due to its weakened condition. This has then snapped the tie beam of the truss and caused the roof to move significantly downwards and outwards. The outwards movement has then pushed the Southern wall to the point of near collapse. This wall will require re-building locally on new foundations.
- 3.9 The roof over the South Eastern corner of the proposed kitchen has been significantly damaged allowing rainfall to penetrate the building. This, along with the floor above not fully covering the whole area and not being connected adequately to the outer walls has allowed the building to move outwards slightly.
- 3.10 As part of the proposed works it is intended to re-instate the lost first floor, thus allowing the ties to be reinstated. It is also understood that the main water pipe had burst previously allowing water to cascade through this area, further weakening the stone and its foundations.

#### 4.0 CONCLUSIONS AND RECOMMENDATIONS

- 4.1 We are of the opinion as a result of our inspection that the problems which have been described are as result of a general lack of maintenance.
- 4.2 Structural movements in the walls and roofs were noted. These appear to have been caused by failure of the roof construction and the associated ingress of precipitation.
- 4.3 We understand the property is to undergo extensive renovation work in the near future and reference should be made to the comments mentioned above in Section 3.
- 4.4 Before any repairs are carried out to the roof, all roof timbers should be thoroughly examined as to their condition. If any defective timbers are found they should be removed and be replaced with new treated timbers of similar dimensions. It is anticipated that the vast majority if/not all of all of the roof areas will need replacement.
- 4.5 Our report has been limited to the areas described earlier in this document and should not be considered as a full Structural Survey.
- 4.6 Our inspection and report are concerned with the structural aspects of the building, such as foundations, walls, floors and roof but we have not concerned ourselves with details of other elements such as doors, windows and other fittings.
- 4.7 Similarly we have not commented on dampness, timber infestation, or services such as electricity, plumbing, heating or drainage.
- 4.8 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.





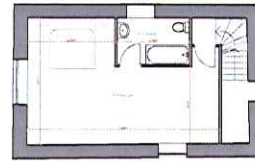
4.9 No comment is made in the report as to the presence of new or old mine workings or tunnelling, heavy metals, chemical, biological, electromagnetic or radioactive contamination or pollution, or radon methane or other gases, underground services or structures, springs and water courses, sink holes or the like, noise or vibratory pollution, mould, asbestos and asbestos products.

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





0. Proposed Ground Floor 1:100

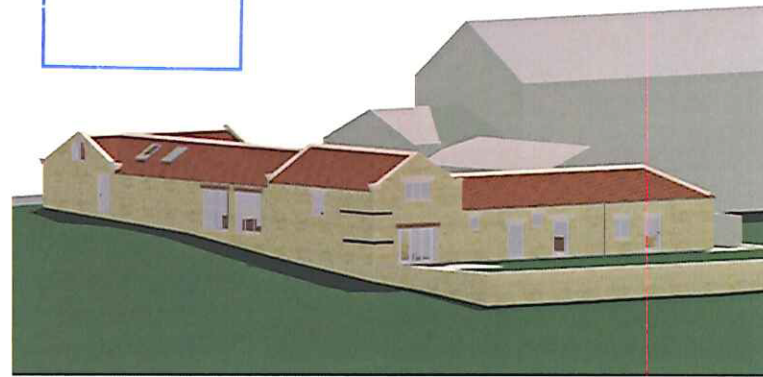


1. Proposed First Floor 1:100

NYM/NPDA  
 04 FEB 2014



1130\_Model 2



1130\_Model 1


**bramhall blenkarn**

RIBA Chartered Practitioner  
 The Maltings, Malton, North Yorkshire YO17 7DP

Project:  
**Everley Outbuildings**  
 Address:  
**Hackness**  
 Client:  
**Mr. & Mrs. B. Tinsley**

Issued By:  
**Proposed GA**

Client Reference:	Client Name:	Date:	Scale:
1130_01_SK20_01	Mr. & Mrs. B. Tinsley	11.12.13	1:50

NYM / 2014 / 00065 / FL-1





Photo 1

NYM/NPA  
04 FEB 2014



Photo 2

**Above proposed kitchen.**

Roof members rotted and loss of restraint to external wall – roof to be replaced.

Large vertical cracks evident to wall, possibly caused by issues above entrance hall – wall to be rebuilt locally and minor cracks to receive crack stitching,



Photo 3





Photo 4



Photo 5

Kitchen wall looking North

Cracking opening up from floor to roof - loss of floor restraint to wall.  
Crack stitch repair and locally underpin to gable wall and return by 3m.



Photo 6

04 FEB 2014

**Kitchen wall looking North East**

Vertical cracking, loss of floor restraint to wall – it is beneficial to replace floor to full area of floor above, crack stitch repairs required.



Photo 7

**Kitchen wall looking South**

We are advised that this is where a mains water feed had burst – note wash out of joints. Damage to floor and could have assisted in the failure of foundations to the gable wall.

04 FEB 2014



Photo 8



Photo 9

**Courtyard to kitchen roof**

Roofs typically sagging, poor guttering maintenance, wash out of pointing.  
Re-pointing, guttering replacement and re-roofing required.

04 FEB 2014



Photo 10

**Cloaks towards snug**

Roof damaged, rotten timbers, possible loss of restraint to existing wall. Re-roof, replace lost stones, crack stitch as required and re-point.

04 FEB 2014



Photo 11

**Cloaks to North East**

Major timber truss failure, cracking to walls, water ingress damage to floor. Roof to be replaced, crack stitching required.





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