



PLANNED MAINTENANCE REPORT

Ruin at Top Withins, Stanbury Moor
YW property ref No. 13/SK/1/39

Commissioned by Yorkshire Water Services Ltd

Report 13958-H-RP-070-R1

July 2016

PLANNED MAINTENANCE REPORT

RUIN AT TOP WITHINS, STANBURY MOOR

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ISSUE LOG FOR REPORT 13958-H-RP-031

<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>Checked</i>
R1	July 2016	FIRST ISSUE	IC

Issuing office Mason Clark Associates (Hull). Refer to final page for full office details.

1 INTRODUCTION

- 1.3 The inspections are external only as agreed with Yorkshire Water Services Ltd.
- 1.4 Our visual inspections are made from ground level, and are for the purpose of identifying surface evidence or outward signs of defects and wants of repair. We did not open up any parts of the structure or fabric of the buildings, and there were no invasive investigations of any sort.

2 BACKGROUND

- 2.1 The property comprises an isolated ruin of a former farmhouse, accessible only on foot with care or by all-terrain vehicle across very boggy moorland.
- 2.2 The property has not previously been the subject of a PMI report. Our inspection was made in December 2015, and our comments and the costs are based on what was seen at that time. It may be the case that there has been further damage since then.
- 2.3 The types of construction are as described in the report in Appendix A.

3.0 BASIS OF COST ESTIMATES

- 3.1 The cost estimates have been prepared using approximate quantities, and by applying rates taken from various price books and from cost data held by us. The costs estimates may not, in all circumstances, reflect the lowest tender prices available.

- 3.2 The recommendations in this maintenance plan do not constitute a full list of works to be carried out, but refer to the main areas of work associated with structural aspects of the building, based on a visual inspection only and under the limitations of our inspection.
- 3.3 We have assumed there are no asbestos containing materials that would have to be removed to allow any of the works to be carried out. Any additional costs associated with compliance with the Control of Asbestos Regulations 2012 and Construction (Design & Management Regulations) 2015 will not be known until appropriate asbestos surveys have been undertaken.
- 3.4 We have assumed there are no protected species (bats, birds, invertebrates, insects etc.) that would necessitate costly mitigation works, or that would affect the timing of work and the cost of works. Any additional costs associated with such things will not be known until appropriate specialist habitat surveys have been carried out.
- 3.5 We have assumed there will be no unusual requirements of Local Authorities or Statutory Bodies in connection with scope of work, restrictions on types of materials, timing of work etc. When appropriate applications have been submitted there may be requirements set down in the Listed Building Consents, Planning Permissions, Building Regulations Approvals and other things that may give rise to increases in cost.
- 3.6 The cost estimates do not include professional fees.
- 3.7 The cost estimates do not include VAT or other taxes or levies.

4.0 LIMITATIONS

- 4.1 Our inspection and report are primarily concerned with the structural aspects of the building such as foundations, walls and floors. In addition we have commented of the condition of items such as doors, windows, and other fittings, timber infestation / decay, and dampness, where those things were clearly visible and not hidden from view.
- 4.2 There was no testing of services (heating, plumbing, drainage electrical, ventilation and other such installations) in the property, unless specified in the report.
- 4.3 Sampling and testing of materials is beyond the scope of this report.
- 4.4 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.

- 4.5 This report is applicable to the condition and state of the building or buildings at the time of inspection. The building or buildings may be subject to deterioration in the future and the opinions expressed in this report may need to be revised accordingly.
- 4.6 This report is limited to the property under consideration. It does not consider the effects that adjoining properties may have, unless with prior agreement, a detailed inspection of all adjoining properties can be made.
- 4.7 The report has been prepared for the client alone and no third party should rely on it. For the avoidance of doubt, the Contracts (Rights of Third Parties) Act 1999 shall not apply to this contract
- 4.8 The above recommendations do not constitute a full list of works to be carried out, but refer to the main areas of work associated with structural aspects of the building, based on a visual inspection only and under the limitations of our inspection
- 4.9 All building and construction works are covered by the requirements of the CDM regulations. Owners/Clients have legal responsibilities to engage persons and companies with appropriate level of skills knowledge and experience to ensure that the requirements of the CDM regulations are met. The works required will be covered by the CDM regulations 2015 and you should understand your obligations and act accordingly.
- 4.10 As before stated, our inspection was a surface examination for outward signs of defects or wants of repair. Short of the whole structure involved being dismantled, an appraisal can only ever be based on the areas investigated, in the belief they are representative.

APPENDIX A

REPORT AND PROGRAMMED MAINTENANCE PLAN

Item	Building Reference / Element	Photo Ref.	Description of element.	Defect(s)	Remedial Works	Priority	Year 1	(£)	Year 2 (£)	Year 3	(£)	Years 4 - 9 (£)	Years 10 - 15 (£)	Years 16 - 25 (£)	Further Comments / Recommendations
1.0	Ruined farmhouse in remote moorland location. However, the Pennine Way footpath runs immediately adjacent to the ruin. A lean to on the north side has been re-roofed to provide a bad weather shelter for walkers. The ruin is reputed to be the inspiration for a Bronte novel.	1 to 9													
1.1	<u>Roof of shelter</u>		Stone slate roof as lean to against the side of the ruin	In fair condition with minor defects.	Ongoing repairs. Re-roof in years 16-25										
1.2	<u>Walls</u>		Rubble core solid stone walls. Mortar cappings to walls appear to have been added within the last few years as a temporary protection against water ingress. Cintec ties appear to have been put in and buttresses built within the last 10 years or so to stabilise walls	Tops of walls damaged by water ingress and frost damage, with areas of loose stone above the roof of the shelter and in locations where walkers can get access. South wall is leaning and bowing immediately above the footpath. Areas of stone have been removed, possibly by souvenir hunters, and this has caused structural damage and further loosening of the stones. The Cintec ties have not proved fully effective at preventing bulging, as the rubble cores of the walls are still settling. Some Cintec ties have been exposed and made ineffective by the removal of stones by souvenir hunters.	Remove mortar capping from walls. Rebed loose stones. Lay new soft capping of turf and grass on top of walls (more effective at preventing water ingress and requires less maintenance). Rebuild leaning part of south gable over footpath. Repoint walls in lime based mortar where pointing is missing or eroded. Rebuild sections of wall damaged by souvenir hunters. Install additional Cintec ties and grout up the wall cores with lime mortar to reinstate stability to walls.										The leaning south gable and the loose areas of stonework pose a health and safety risk to walkers/members of the public. If money is not available for repairs then the path should ideally be diverted away from the gable and fencing and warning signs should be put up.
1.3					ngoing repairs to walls and cappings										
1.4	Joinery		Timber door of shelter	In fair condition	Redecorate every 2 years. Assume replace in years 10 to 15										

APPENDIX B

LOCATION PLAN



LOCATION PLAN – TOP WITHINS



AERIAL VIEW – TOP WITHINS

APPENDIX C

REFERENCE PHOTOS



1



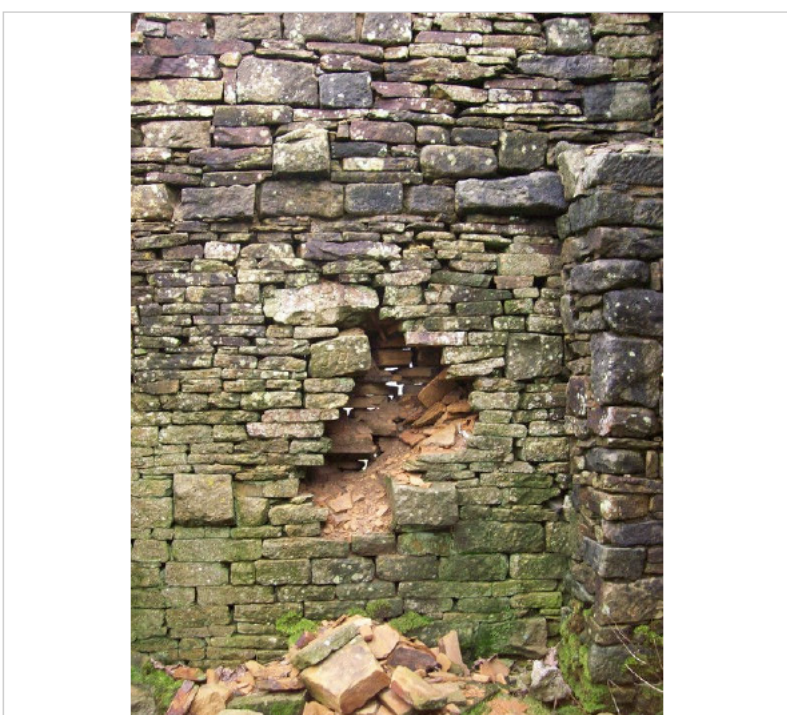
2



3



4



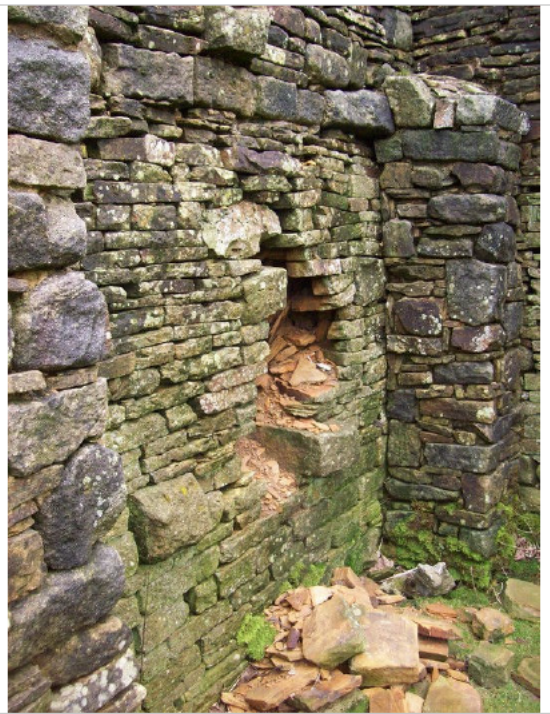
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9

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CIVIL ENGINEERING

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Land remediation advice

Road and sewer design to adoptable standards
Section 38 and 104 Agreements
Sewer requisitions and diversions
Section 98 and 185 Agreements

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SUDS
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CARE
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