

# Structural Condition Report

Middle Ripley Farm,  
Ripley





## Document Information

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## 1.00 Introduction

There are two barns at Middle Ripley Farm being proposed for conversion. Barns A and B plus the out building to Barn A, a site plan/drawing 8842.002 is included within Appendix A of this report for reference.

The purpose of this report is to determine the form and condition of each element of the structure and to assess whether it is capable of conversion to the proposed purpose, without the need for significant or major structural reconstruction or alteration whilst acknowledging that repairs to the fabric may be required.

It is not, therefore, intended to be a report recording exhaustively the detailed condition of each structural element, but a record of those elements which are likely to be retained of which may direct and inform proposals for the conversion of the building.

## 2.00 Instructions

Andrew Waring Associates were engaged by Avon Tyrell Farms Ltd, to conduct a site visit and appraisal of the three existing buildings noted, at Middle Ripley Farm, Ripley, Nr. Ringwood, Hampshire.

## 3.00 Site Survey

A site visit was carried out on Wednesday 23<sup>rd</sup> February 2022.

Weather conditions at the time of survey were dry, sunny and cold.

The condition of both buildings was assessed including the roofs, external walls and ground floor. Photographs were taken during our visit some of which are included in Appendix B of this report.

## 4.00 Disclaimer

Our report concerns only the structure we were appointed to inspect. Any other adjacent structures, buildings or other areas are explicitly not considered unless deemed to pose some risk to the inspected structure.

Our inspection was visual in nature only and did not include any intrusive investigations unless specifically noted otherwise. Where reasonably practicable we have attempted to access and inspect all safely accessible areas.



Our inspection did not include any parts which were inaccessible or not visible and therefore we can provide no comment on the condition of any such uninspected parts of the structure.

All external observations of the structure are made from ground level only.

No guarantee can be given against the presence of rot, disease, beetle infestation or other defects within the timber elements of the structure.

No guarantee can be given against the presence of dampness, asbestos, harmful gases or other hazardous materials within the structure.

No testing or enquiries as to the presence of or susceptibility to pollution contamination, radiation, methane, radon and toxic mould, fungus or spore or other hazardous substances has been carried out.

Our inspection concerned structural aspects only and no comment or guarantee can be made on the condition of services, architectural finishes or decorations.

No responsibility is accepted to any third party for the whole or part of the contents of this report, which has been exclusively compiled for the use of our client.

The Client should also note that liability to the Client, whether in Contract or Tort, shall not exceed the amount, if any, recoverable by way of indemnity insurance taken out by Andrew Waring Associates at the time we received instruction from the Client.

## 5.00 Findings

Barn A (Main Building) is a rectangular, single storey building, approximately 18.0m x 6.00m on plan.

Barn A (Out Building) is a rectangular, single storey building, approximately 12.0m x 4.00m on plan.

Barn B is also a rectangular, single storey building, approximately 13.0m x 6.00m on plan.

All buildings appear to be in reasonable condition.

The general fabric of the two building types can be described as follows.

### **Barn A (Main Building)**

#### **Roof**

The roof construction is a roof sheeting, potentially asbestos, which spans between timber purlins spaced at approximately 1.00m centres. The purlins in turn span between timber trusses. The trusses are at approximately 3.20m centres.



The gable walls are tied into the main side walls with an embedded timber restraint. Additionally there are two steel ties/restraints, at eaves, either side of the main door opening.

### **Walls**

The building is single span structure supported by solid 330mm thick masonry walls strengthened by 440 x 330 masonry piers at approximately 3.20m centres.

There is one large opening on the eastern wall, which was the main entrance to the barn, and appears to have suffered vehicle impact.

Opposite this on the western wall there is another smaller opening which has been infilled with blockwork.

There is some algae and plant growth on the walls.

### **Ground Floor**

The ground floor structure is a concrete slab and has been used as the base for storing farm equipment.

Whilst is reasonable condition, we anticipate that the concrete slab would likely need replacing as part of any conversion works to bring it up to modern habitable standards.

### **Barn A (Out Building)**

#### **Roof**

The roof construction is a slate tile finish, timber battens and timber rafters. The rafters are supported by a timber purlin. The purlins are supported by timber framed at nominally 3.0m centres.

#### **Walls**

The rear (northern elevation) of the structure is a solid, nominally 215mm, masonry wall.

The front (southern elevation) is mixture of timber frame, with exposed structure, and solid masonry wall.

There is some algae and plant growth on the walls.

#### **Ground Floor**

There is no ground floor construction to this building the ground has been packed down to create a level surface.



## **Barn B**

### **Roof**

The roof construction is a clay tiled finish, timbers battens and timber rafters. The rafters are supported by timber purlins which span between timber 'Queen Post' trusses at nominally 4.00m centres.

There appears to have been some strengthening of the roof by the installation of additional/new rafters.

### **Walls**

The walls are timber frame comprising timbers vertical studs a timber external boarding.

The 'Queen Post' trusses are supported by timber columns which are diagonally braced at eaves.

### **Ground Floor**

The ground floor is a timber floor comprising heavy duty timber floor boards supported by timber joists.

The ground floor is raised off and the floor is supported by a regular grid of 'staddle stones'

## **6.00 Conclusion and Recommendations**

The barns are basic, but robust and have been well constructed.

It is our conclusion that the buildings given their current conditions can be converted, with the structural fabric of the building generally retained and without the need for significant alteration, major structural strengthening or reconstruction.

The roof to Barn A (Out Building) has suffered damage including damage and missing tiles plus rotting to rafter ends which will need replacing.

A timber condition survey will need to be undertaken, for all the buildings, to confirm the full extent of any repairs.

Localised repairs will likely also be required to areas of damaged masonry.

The ground floor construction, generally will need to be reviewed in order to bring it up to modern standards of insulation and dampproofing.

Signed

Date: 10<sup>th</sup> March 2022



**PATRICK FISHER**

Principal Structural Engineer

CEng MIStructE



# Appendix A - Site Plan

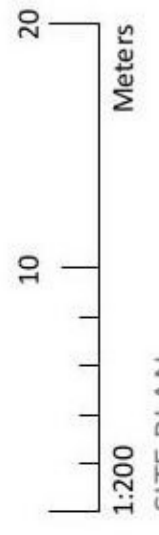
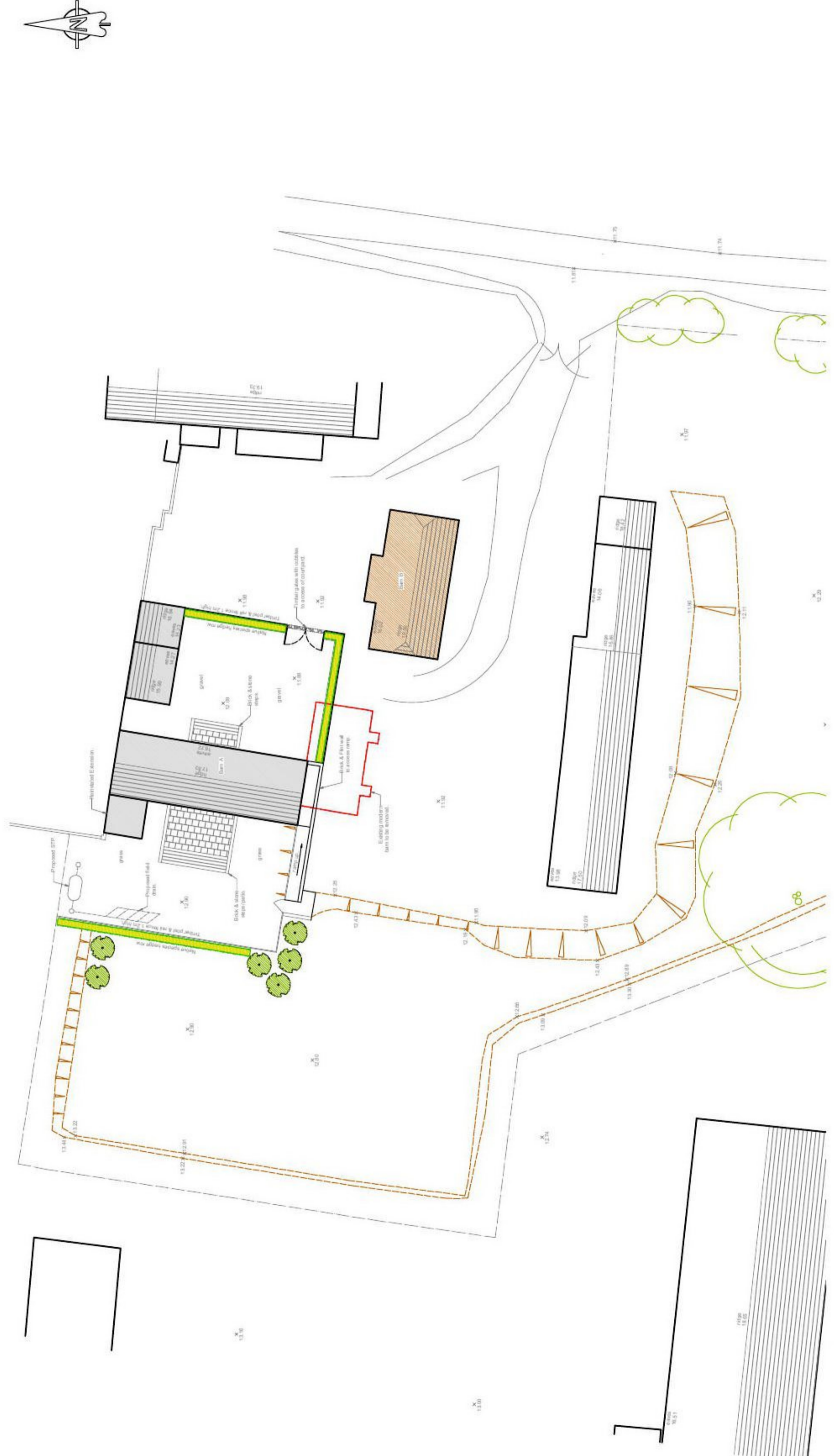
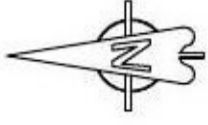


Creation Date 12.11.2020

Revisions

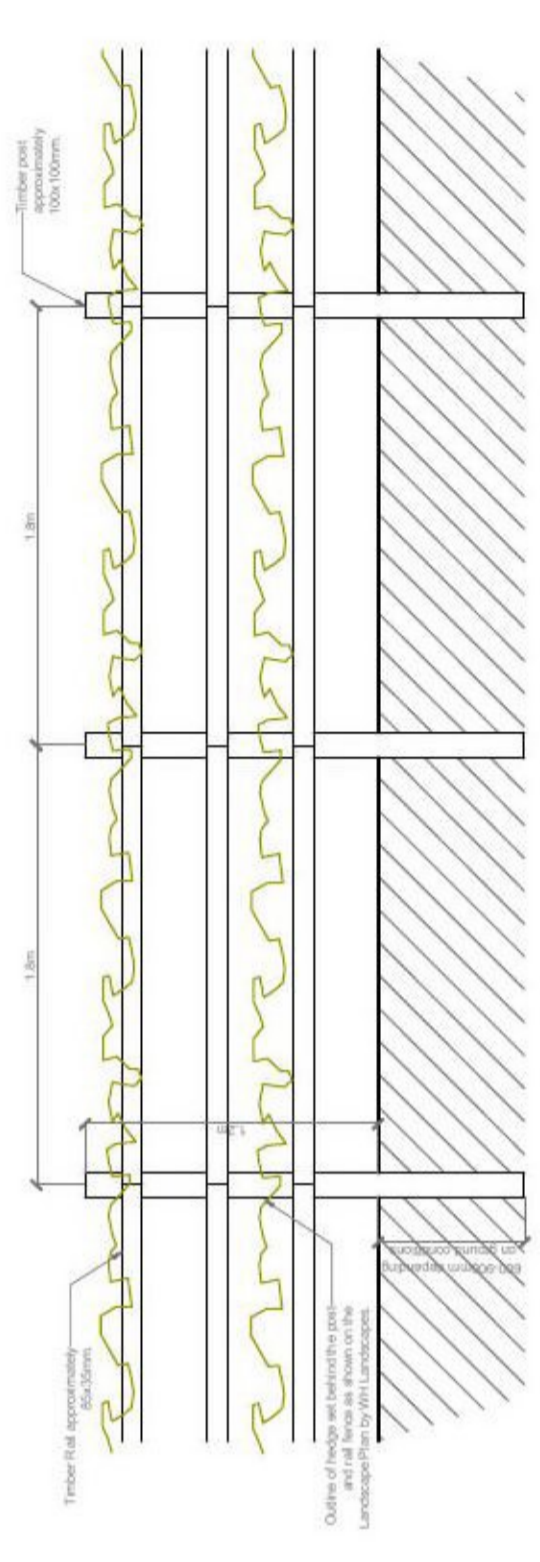
No.	Date	Description

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1:200  
SITE PLAN

PLANNING	
Client	Avon Tyrrell Farms
Project Name	Barn Conversion, Middle Ripley Farm, Ripley.
Drawing Title	Site Plan & Typical Fence Detail.
Drawn By	MJP
Scale	1:20 & 1:200
Drawing No.	8842.002
	Revision
BCM The Old Dairy Winchester Hill Sutton Scotney Near Winchester Hampshire SO21 3NZ t 01962 763 900 www.bcm.co.uk	



TYPICAL ELEVATION - POST AND RAIL FENCE (timber)





## Appendix B - Photographs



Barn A



Figure 1 - Main Building



Figure 2 - Out Building



Figure 3 - Main Building  
(Internal)





Figures 4 - Out Building

Barn B



Figure 5 - Front Elevation



Figure 6 - Side/Rear Elevation





Figure 7 - Queen Post Frame



Figure 8 - Ground Floor Construction