

Report on

Barn 2

At

Gaylors Farm, Cherry Green Lane  
Westmill, Buntingford  
SG9 9LD

For

REPORT COMPILED BY: Robert M Wallbank BSc., C.Eng., M.I.C.E.

DATE: 10<sup>th</sup> May 2022

JOB REFERENCE NUMBER: RMW/12855/letrep3D/19

**RWA Consulting is the trading name of RWA Consulting Engineers LLP**

A limited liability partnership registered in England and Wales, number OC416095, registered office 8 Station Approach, Wendover HP22 6BN

Members: R.M. Wallbank BSc., C.Eng., M.I.C.E. and C.A. Wallbank B.A.

Associates: N.I. Crossland MEng. (Hons) C.Eng. MStructE. and T Kenney MEng., IEng., AMStructE.

Our ref: RMW/12855/letrep3D/19  
Date: 10<sup>th</sup> May 2022

**Re: Barn 2 at Gaylors Farm, Cherry Green Lane, Westmill, Buntingford SG9 9LD**

Thank you for your instructions to comment upon the structural condition of the above property with specific reference to the structural suitability for conversion. Barn 2 is one of three barns on site, which occupy three individual areas that have been constructed in slightly different configuration, but all involve timber framing and metal profile sheet roofing. All descriptions, structural condition and comments and conclusions will be set out in each section. In accordance with planning rules, we confirm or otherwise that the buildings to be converted are of sound, permanent and substantial construction, and whether or not they will require extensive reconstruction.

My structural survey will cover loading on existing foundations, the condition of principal structural components and any other structural implications of the renovation and conversion works for Class Q conversion.

I confirm I undertook my initial inspection on Wednesday 6th May 2020, completing a reassessment of the structural condition during April 2022.

I am in receipt of proposals including a site plan and a general floor plans, plus the proposed elevations which are appended to this report.

Reference should be made to our standard terms and conditions regarding Structural Engineer's inspections, these are appended and form an integral part of this Report.

**1.0 Barn 2 - Description****1.1**

Barn 2 is a more modern style structure comprising of 230mm by 220mm section size hardwood timbers forming a portal framed structure, measuring approximately 14 metres in length (orientated north – south) by 9.5 metres in width. There are additional mono pitched overhang sections measuring 5.4 metre to the west and 5.9 metres to the east. These rely on pole columns to support the eaves and main roof structure.

**1.2**

Within the area of the portal frames the height from ground level to eaves measures 5.6 metres and to the ridge 7.9 metres.

**1.3**

There is a gable end frame to the northern end of the barn with corrugated sheet cladding to the side elevations. Blockwork has been constructed on strip concrete foundations that surrounds the perimeter of the North, East and West elevations to a height of circa 1 metre.

#### 1.4

The main portal frame barn relies on the main section column timbers that support a bolted trussed roof, forming a lattice style girder with diagonal braces back to the columns and a hanger from the twin purlin ridge. Further purlins rest on the trusses on both the east and west elevations, which in turn support metal profile sheet cladding. On the northern end gable this also has purlin rails and metal profile sheet cladding.

### 2.0 Barn 2 - Structural Condition

#### 2.1

The projection to the west over-sails the turkey barn slightly but does not rely on this barn for any support. The turkey barn located to the west of Barn 2 is to be demolished in its entirety as per the proposed plans.

#### 2.2

The poles do not appear to be suffering from damp. There is no damage to the projections, therefore the structural integrity of the main timber portal frame barn remains sound.

#### 2.3

The timbers have been well ventilated and are in good condition, with no evidence of rot or structural distress to any of the structural components and the columns are true and vertical. All of the bolted connections are sound and the roof and cladding are well fixed and in good structural condition.

### 3.0 Barn 2 - Comments and Conclusions

#### 3.1

The timber portal frame barn and two side wings are in good condition and no structural works are required to either maintain it or to convert it to habitable use.

#### 3.2

The proposed conversion plans utilise the existing structure to form apertures, internal spaces and party walls. The design is sympathetic of the existing frame layout. The new internal walls/party walls will not compromise the existing structural and will remain independent of the existing structural frame.

#### 3.3

In my opinion, whilst there are very minor works required, the main structural elements of the two barns, represent a permanent and substantial construction and can be retained allowing a full conversion and renovation without demolition of the main structural components. It will not require extensive reconstruction.

Yours sincerely



**Robert M Wallbank BSc., C.Eng., M.I.C.E.**  
[rob@rwaconsulting.co.uk](mailto:rob@rwaconsulting.co.uk)

enc. Drawings

**NB** This report is not a full or any other form of survey but is a specialist structural report on the items contained therein. Therefore no responsibility can be accepted for any other defects which are found in the property.

**NB** This report was commissioned by Mr Claridge, owner of the above property and a copy of this report may be used by his professional advisors, Building Society, Bank, or Building Insurers. No other person may receive a copy of this report without first obtaining our permission in writing.

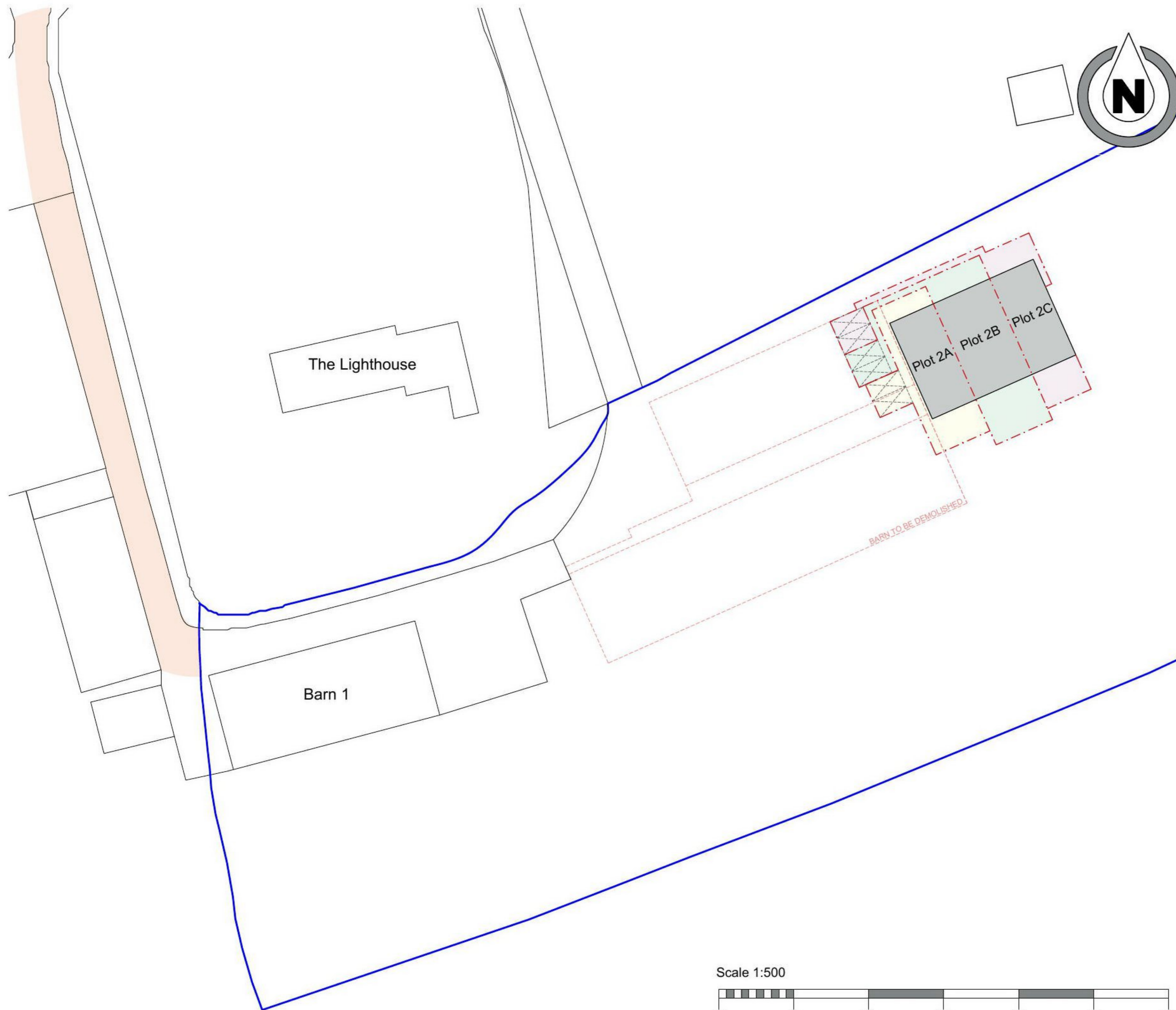
**NB** We have not inspected woodwork or other parts of the property or structure which are covered, unexposed or inaccessible and we are therefore unable to comment whether such parts are free from defect.

## TERMS AND CONDITIONS

1. The copyright of our Report remains vested with RWA Consulting Engineers LLP.
2. Our Reports are confidential to our Clients and RWA Consulting Engineers LLP and we do not accept responsibility to third parties to whom our Report, or any part thereof, is made known, without formal agreement beforehand.
3. Our inspection of a property is intended to provide the information set out in either paragraphs (a) or (b) below. Our reports will indicate the exact nature of our brief.
  - (a) Specific advice on any structural problems which have been brought to the attention of the Engineer and which may also be the sole basis for commissioning the report. Examples of this are fractures to walls, previous repairs etc, or
  - (b) To provide a general overview of the condition of the principal structural elements of the property with a view to advising whether the property is suffering from deficiencies such as subsidence, heave, landslip, structural instability or failure of structural components.
4. The inspection is not a full "Building Survey" as defined by the Royal Institution of Chartered Surveyors. A "Building Survey" deals with many of the non-structural aspects of property condition. Our Structural Survey will not cover items other than structural items and any comments on matters non-structural are for information and may require specialist advice. For example: breach of damp proof course, damp, roof tile conditions, wood boring beetle or rot, drainage, rain water goods, electrics, Planning and Building Regulation compliance are examples of matters not covered in our report. Other than general comments the inspection will not include the testing of any services to the property, nor will it consider the presence of any hazardous materials.
5. Inspections can only be made of those areas which are freely accessible. Unless arrangements have been made beforehand no inspection can be made of the foundations or areas buried beneath the structure or behind cladding, neither can any comment be made upon areas that are obscured by fitted carpets or fixed coverings. In the event that such further inspection is advisable then this will be referred to in the report. However, there is always the possibility that there are hidden defects which cannot reasonably be established from a Structural Engineer's inspection.
6. The report should not be construed as an implied warranty in relation to the structure.
7. Clients should always obtain legal advice on matters involving the sale and purchase of property; our reports do not address legal issues.
8. It must be remembered that the condition of any property is a constantly changing variable. With the passage of time new defects can arise and existing ones worsen. The report should only be taken as a record of the property's condition at the time of the inspection.

### PAYMENT TERMS

10. Our quotation fee is for attending site, inspection of property under the conditions as set out above, consideration of findings and reporting thereon. This fee is based on the initial instruction received. Any further involvement required if the property is found to be of a more complex nature, additional site visits and further correspondence, will be charged at our standard hourly rate, which is currently £150.00 plus VAT.
11. Unless otherwise agreed, it is company policy that our structural survey report will not be released until payment has been received in full. Payment of outstanding invoices is expected by return. We will exercise our statutory rights to claim interest and compensation for debt recovery costs under the terms of the late payment legislation if payments are unreasonably delayed.
12. All rates quoted are exclusive of VAT.
13. The financial liability of RWA Consulting Engineers LLP under the terms of these conditions is limited to losses only incurred to the value of the Professional Indemnity Insurance available and in force at the time of this Report.
14. The client shall pay the fees in full without deduction by way of set off, counterclaim, discount, abatement, retention or otherwise.



**NOTE:**  
 This drawing has been produced for approval purposes only. All building, site dimensions and levels are to be checked on site before works start. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided.

- KEY**
- Application Site
  - Site Ownership
  - Right of Way via existing access
  - Parking Bay

**Curtilage Area Schedule**

Plot 2A - 100m <sup>2</sup>
Plot 2B - 121m <sup>2</sup>
Plot 2C - 100m <sup>2</sup>

REV	DESCRIPTION	DATE
A	Application Issue	27/04/2022
B	Application Issue V1	10/05/2022



Email: [t.claridge@rnbconstruction.co.uk](mailto:t.claridge@rnbconstruction.co.uk)

Project  
**Gaylor's Farm, Cherry Green Lane,  
 Westmill, Buntingford**

Title  
**Barn 2 - Proposed Site Plan**

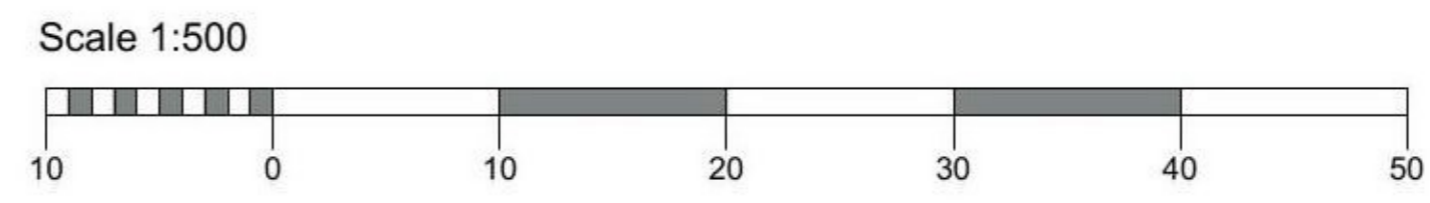
Scale  
**1:500 @ A3**

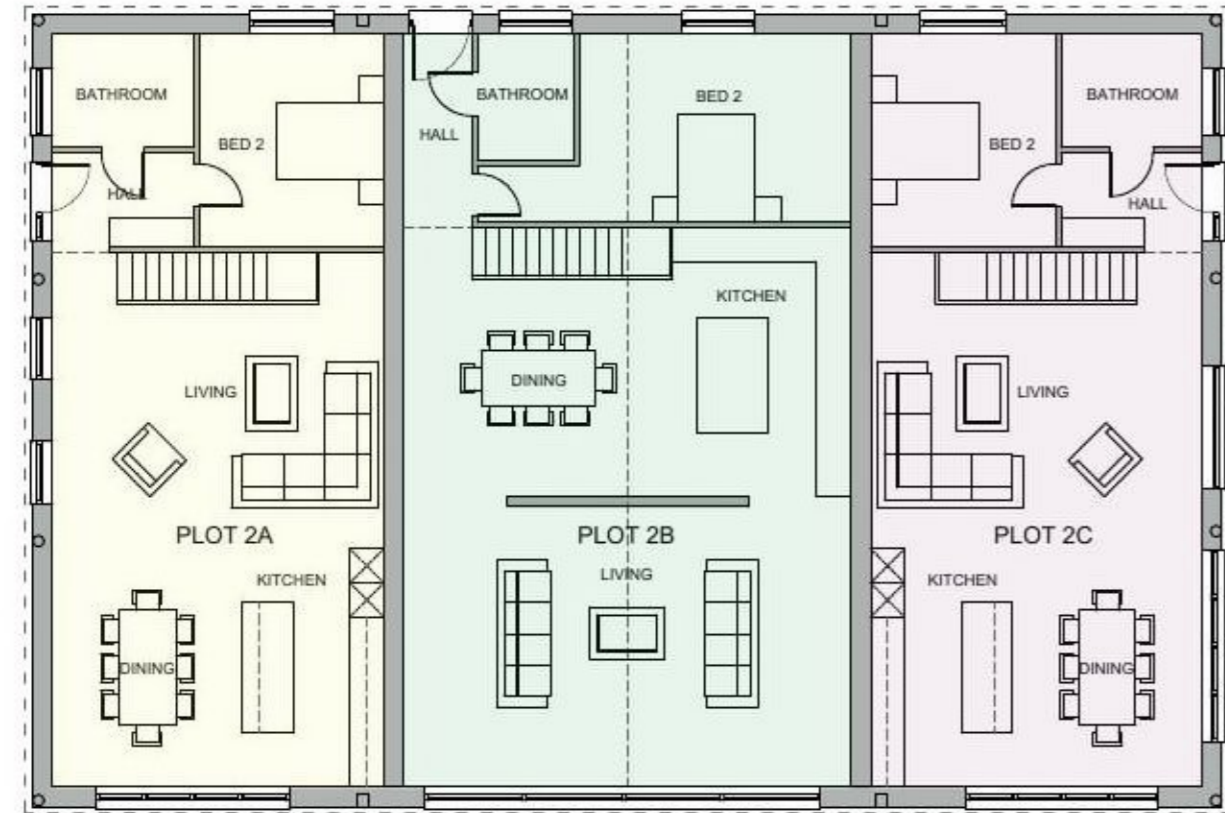
Drawn by <b>TC</b>	Checked by <b>JW</b>
-----------------------	-------------------------

Date <b>10-05-2022</b>	Date <b>10-05-2022</b>
---------------------------	---------------------------

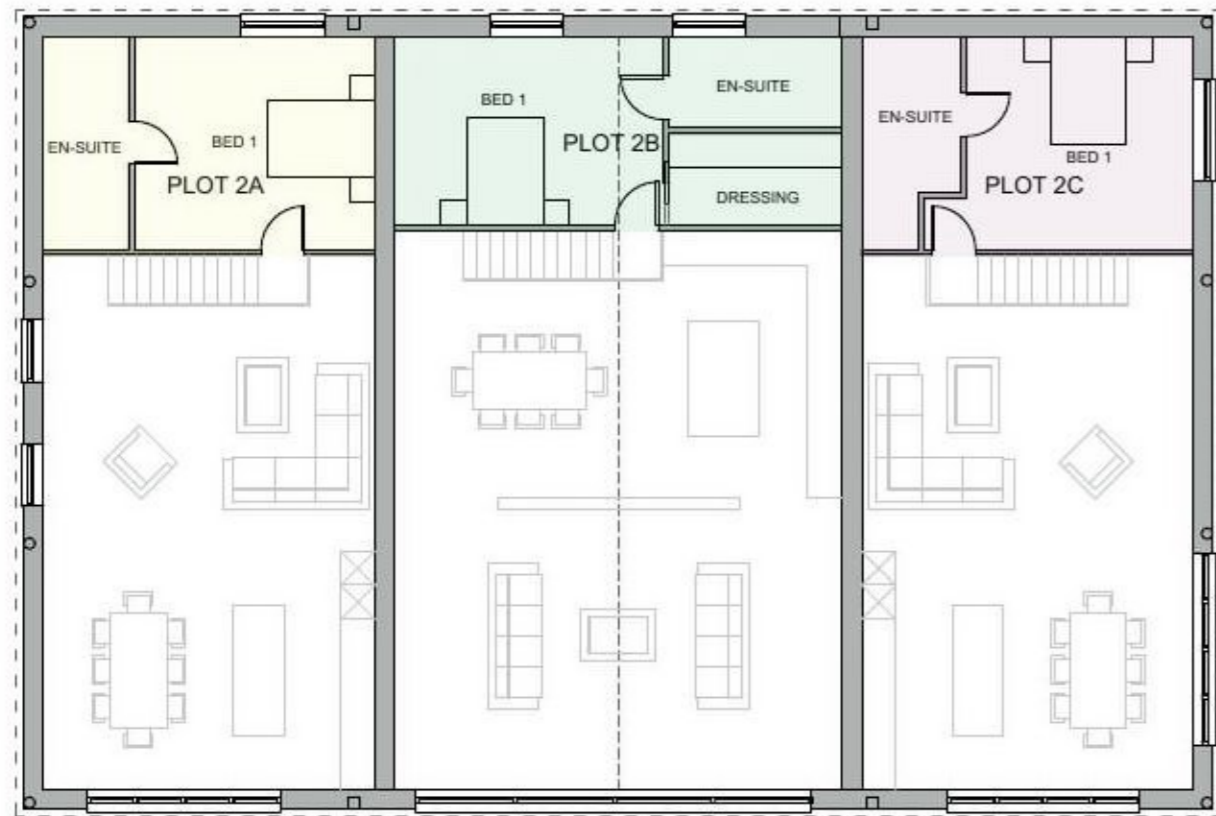
DWG No. <b>GF_B2_002</b>	rev. <b>A</b>
-----------------------------	------------------

THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE DRAWING OWNER.

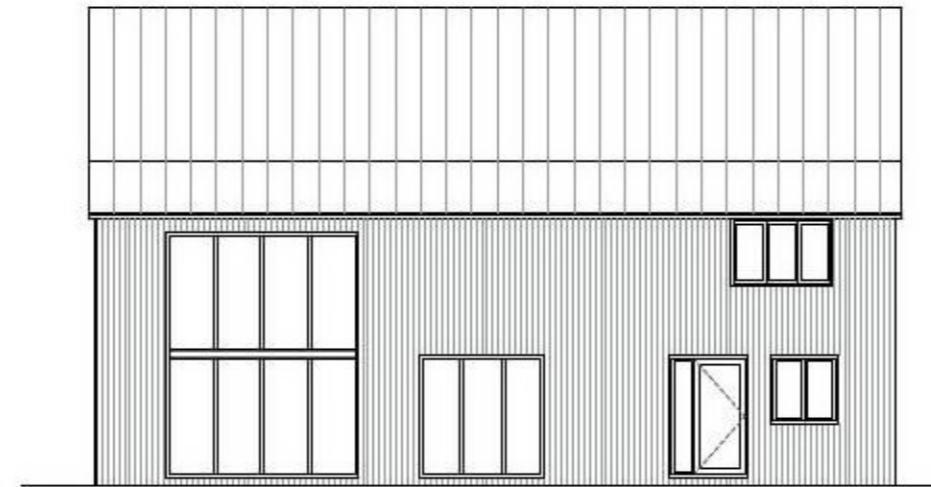




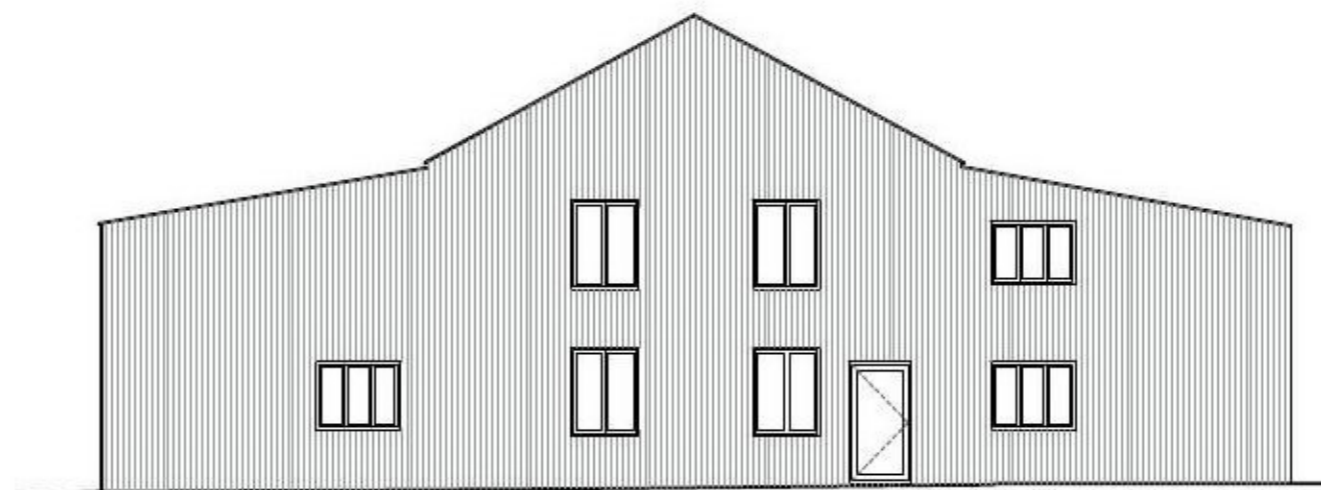
BARN 2 - PROPOSED GROUND FLOOR PLAN



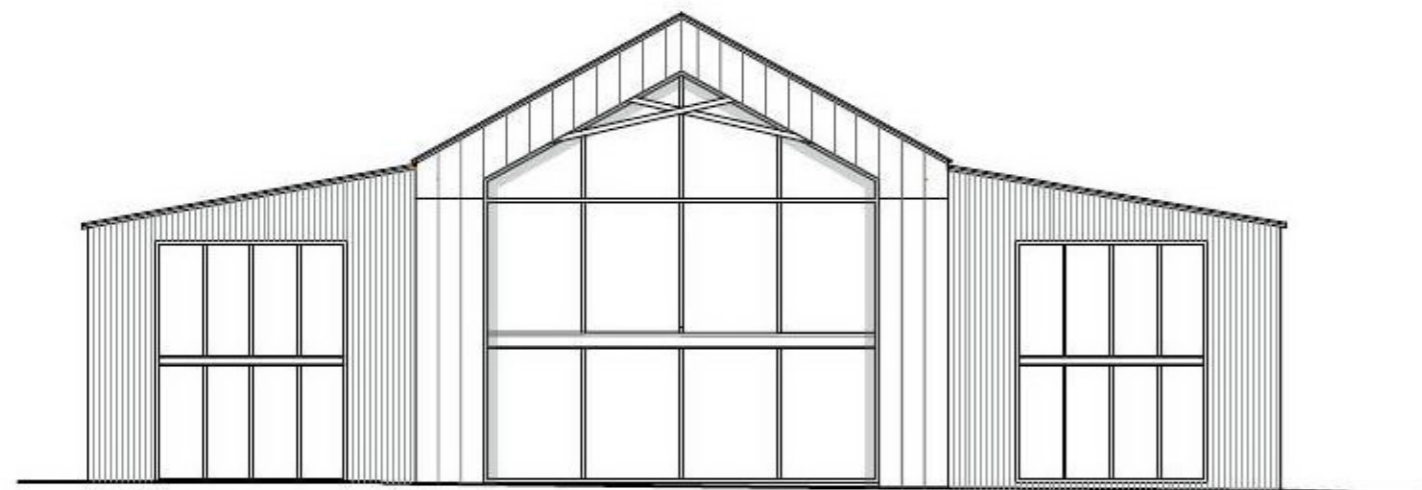
BARN 2 - PROPOSED FIRST FLOOR (MEZZANINE) PLAN



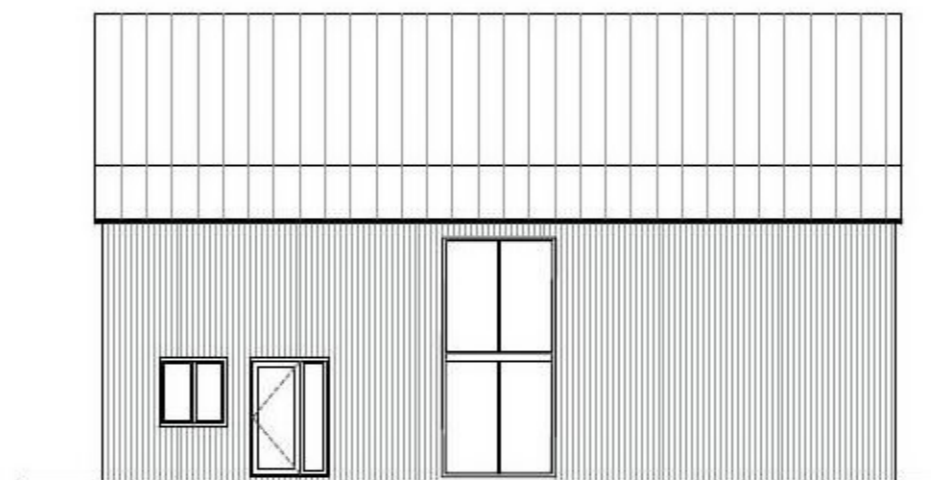
BARN 2 - PROPOSED EAST ELEVATION



BARN 2 - PROPOSED NORTH ELEVATION

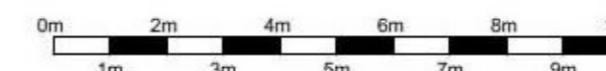


BARN 2 - PROPOSED SOUTH ELEVATION



BARN 2 - PROPOSED WEST ELEVATION

SCALE 1:200 @ A3



**NOTE:**  
This drawing has been produced for approval purposes only. All building, site dimensions and levels are to be checked on site before works start. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided.

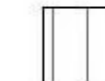


**Area Schedule**

Plot 2A	Gross Internal Area
Ground Floor	77.5m <sup>2</sup>
First Floor (mezzanine)	22.5m <sup>2</sup>
<b>Total</b>	<b>100m<sup>2</sup></b>

Plot 2B	Gross Internal Area
Ground Floor	104m <sup>2</sup>
First Floor (mezzanine)	27m <sup>2</sup>
<b>Total</b>	<b>131m<sup>2</sup></b>

Plot 2C	Gross Internal Area
Ground Floor	77.5m <sup>2</sup>
First Floor (mezzanine)	22.5m <sup>2</sup>
<b>Total</b>	<b>100m<sup>2</sup></b>

**MATERIALS KEY**

-  METAL ROOF
-  METAL CLADDING
-  TIMBER CLADDING

REV	DESCRIPTION	DATE
A	Application Issue	27/04/2022



Email: [t.claridge@mbsconstruction.co.uk](mailto:t.claridge@mbsconstruction.co.uk)

Project  
**Gaylors Farm, Cherry Green Lane,  
Westmill, Buntingford**

Title  
**Barn 2 Proposed Plans**

Scale  
**1:200 @ A3**

Drawn by **TC** Checked by **JW**

Date **27-04-2022** Date **27-04-2022**

DWG No. **GF\_B2\_004** rev. **A**

THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE DRAWING OWNER.