



**Structural Appraisal**  
*-supporting application for-*  
**Conversion of Agricultural Building**  
To  
**Welcome Barn**  
At  
**Church Farm, Fring**

July 2022

# Background

This document has been prepared in support of an application seeking planning consent for the change of use of an agricultural barn to a Welcome Barn. The Welcome Barn will serve as reception/point of arrival for guests using the various (existing and proposed) holiday accommodation operated by the Fring Estate, and accommodate associated ancillary activities.

The application for conversion of the Welcome Barn is accompanied by a further planning application for conversion of the Church Farm Barn complex to holiday accommodation (ref PP-11313808). That application is supported by a separate structural appraisal.

## Brief Description of Building

The application site comprises an agricultural barn, thought to date from the late 19th or early 20th century.

The barn is considered to be a good quality building, with the south, east and west wings being constructed from masonry quoins with infill panels of flint, rubble, chalk block and carrstone.

The roof is a traditional cut timber roof comprising timber trusses supporting a line of purlins to each elevation, with common rafters ver. The roof is then clad in clay pantiles. .

The northern elevation is supported by a substantial brick buttress extending to eaves height.

# Photographic Survey of Building



*Photo 1: South elevation (facing farm yard)*



*Photo 2: North Elevation*



*Photo 3: West Elevation*



*Phot 4: East elevation*



*Photo 5: Interior – showing western gable*



*Photo 6 Interior – showing infilled doorway in southern elevation*

# Structural Appraisal


A visual structural inspection shows the barn to be in generally good condition given its age, type of construction and historic agricultural use. The roof appears to be in fair condition and has clearly been well maintained with no evidence of roof leaks, or timber deterioration

As is common with historic buildings of his nature, the barn has been subject to change over its lifetime and adapted to suit agricultural needs over the years. In particular, it is noted that the original large opening in the southern elevation has, at some point, been infilled and reduced to a single small window at first floor level (see Photo 6, above).

Rainwater goods are in place on both roof planes and appear to be in working order, diverting rain water away from the building and into the adjacent watercourse.

The building remains in use and , with appropriate conversion works, it is considered the existing structure is considered capable and suitable to accommodate the works proposed. It should be noted that this appraisal is based on a visual inspection only and that further development of the design post-planning will need to be informed by a full structural survey prepared by a specialist engineer.

Being familiar with the proposal and site in question the information above is correct to the best of my knowledge.

Signed.......... Date ..... 06/07/22 .....

On behalf of Oykel Farms Ltd (applicant)