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05<sup>th</sup> June 2023

Jamie Ferguson  
JRF Developments  
The Meade  
Drinkstone Road,  
Drinkstone,  
IP30 9SS

**By email only: [Jamie@jfddevelopments.co.uk](mailto:Jamie@jfddevelopments.co.uk)**

Dear Jamie

**RE: Cowshed, Meade Barn, Drinkstone**

I am writing to confirm my advice in relation to the Cowshed Structure on my visit 15<sup>th</sup> March 2023.

I undertook a visual inspection of the barn to advice on the structural condition and its suitability for conversion into a single residential dwelling.

The barn comprises of a cut timber asymmetrical duo pitched roof with the ridge running north to south, pantiles on the eastern slope and corrugated cement board on the western slope.

Its use as an agricultural building has led to the alteration of the roof line to accommodate machinery. The purlins are supported on a series of trusses, metal posts and beams, on independent pad footings.

The barn is enclosed on three side in timber frame and weatherboard clad, substantial brick and flint wall on the eastern elevation.

The foundations to the masonry wall are likely to be shallow, the pad foundations for the post are likely to be more substantial, 900x900x900.

The barn is generally in a fair state of repair but does exhibit some issues requiring maintenance relating to water ingress through the roof due to missing tiles and dislodged ridge verge units.

No additional loads will be imposed on the structural frame and the proposed layout works with the existing line of principle support in terms of new internal partitions.

Repairs can be carried out to localised areas and defects to the timber members without the need for wholesale replacement.

The enclosure of the gables will provide lateral restraint and stability of the barn.

There are no requirements for structural intervention to convert the barn into a residential unit given the performance of the building to date and its overall condition, other than that which would be required to maintain the integrity of the building in its current form.

The principle structure of the building is considered to be adequate to accommodate the proposed loadings to convert into a residential dwelling.

**RE: Cowshed, Meade Barn, Drinkstone**

Our insurers require us to say that we have not inspected foundations or other parts of the structure unless specifically detailed in this letter, which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. This letter report has been carried out to the Client's requirements and no liability is intended or will be accepted from any third party whatsoever. The limits of liability are restricted to the contents of this letter. No opening up or investigation was carried out, the inspection being visual only. No checks on load bearing capabilities have been carried out at the time of the initial review. This letter does not constitute as a full structural survey.

Yours sincerely  
**For Steria Consulting LTD**



**GINA SOWDEN-TURNER**