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17 July 2023

Dear Nick,

**Re: Martinique Farm, East Martin, Fordingbridge –  
Alternative New Build - Dwellings Plots 1-3**

I refer to our recent discussion concerning the proposal of re-construction of the above buildings rather than conversion.

I note that your drawings of the new build proposals largely reflect the original proposal of conversion, using the same size buildings and the same materials externally.

You have asked me to comment upon the proposals and I am pleased to set out my verbal comments to you below;

1. The buildings will be wholly of new materials and will thus offer better performance in terms of thermal behaviour and structural efficiency. Modern versions of the existing materials can be incorporated such as I joists rather than the existing solid timber joists, giving much better performance.
2. Since the buildings will be more geometrically defined, ie straighter, sheet insulation materials can be used rather than quilt materials, this will offer higher insulation performance possibilities. Air tightness will be more easily achieved, giving less heat loss and the ability to perhaps utilise heat exchange technology and air quality improvement within the buildings. Windows and door fitting can be in more controlled structural openings adding to this concept.
3. The use of new foundations will give the Client a simpler approach to Structural Warranties for the buildings, and to The Building Regulations too.

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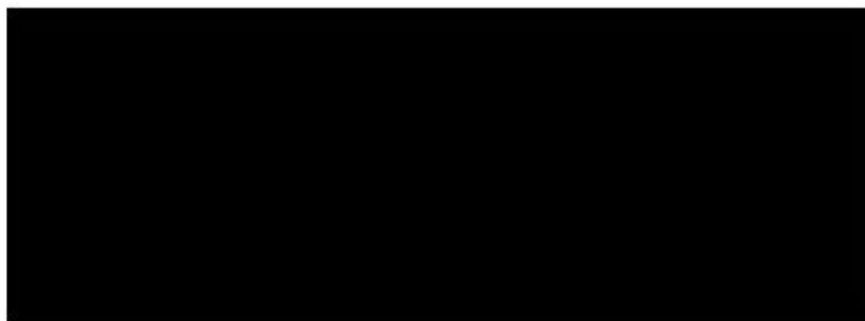
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4. By building from new, a better floor slab system can be built allowing higher levels of insulation and underfloor heating, without compromising headroom within the buildings, which would otherwise be lost if conversion was anticipated. This will permit a low temperature air source heating system which is environmentally more desirable than using high temperature radiator fed central heating.
5. From a commercial perspective, obtaining trade quotations for new build is always more straightforward than with refurbishment scope contracts.
6. Also from a commercial perspective, bank funding is always more favourable with new build.

I trust you find these outline comments perhaps useful at this stage.

I would however wish to re-iterate of course, that whilst there are some tangible benefits in a 'new build' approach as outlined above, the conversion approach still remains a perfectly viable proposition for these buildings, as described in my previous survey reports ( reference 11558 – 16.12.22 for all plots).

Yours sincerely,



**NIGEL CHALLIS**

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