
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

04 August 2022

Our Ref: 12648/Reports

Avon Tyrrell Estate c/o BCM

Dear Mike,

RE: Corner Barn, Avon Tyrrell Estate, Court Farm, Avon

We received a request to inspect Corner Barn, situated on the Avon Tyrrell Estate, and conducted a survey on 2nd August, 2022.

The barn measures approximately 25m long and 6m wide. It is constructed with a traditional oak frame resting on masonry plinth walls, featuring softwood rafters and a tiled roof. Lateral stability is technically provided through oak frame knee bracing in the transverse direction and timber diagonal members in the longitudinal direction.

Structurally, the barn is in very poor condition. The timber members have suffered significant reductions in both section and strength due to age and extensive water damage. In some areas, the section has been entirely lost, and entire members have been removed. Consequently, the frame has experienced excessive lateral deflection, further compromising its structural integrity. This deflection has caused the traditional oak frame members to separate, leading to partial collapses in several sections and subsequent roof failure. The movement of the frame has also resulted in damage to the masonry walls.

In certain areas, we consider the building to be structurally unsafe, necessitating immediate structural intervention to prevent further deterioration and potential collapse.

In the long term, achieving a safe and compliant structure would require extensive replacement and rebuilding of the oak frame and masonry, where working inside would be considered unsafe. It is very likely that there are insufficient or non-existent foundations to support both the masonry and oak frame. Given the scope of the required work, desire to adhere to Building Regulations and provide longevity to the structure, it is our opinion that it would be wise to rebuild the barn entirely, incorporating new foundations and superstructure to modern codes and standards.

Yours sincerely

ANDY SIMPSON - MEng (Hons) CEng MICE
Managing Director

DISCLAIMER:

Our report concerns only the parts of the structure we that were appointed to inspect. Any other parts, 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. We 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, or any work valuations.

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 as stated in the agreement, recoverable by way of indemnity insurance taken out by Andrew Waring Associates at the time we received instruction from the client.