

ANDREW COLLINSON

Structural Engineer

Ty Bryn
Little Birch
Hereford
HR2 8BD
01981 541379

Ref: 24-103-R1

18th July 2024

Structural Assessment

of

Barns

at

**Merri-Folde
Garway Hill**

for

Ron Farr

Introduction

This report has been commissioned to assess the structural suitability of four buildings for conversion to domestic dwellings under Part Q of the Planning Regulations.

Under Part Q the structural requirement is that the buildings must already be “capable of functioning as a dwelling.” ie be capable of conversion without substantial rebuilding. It is assumed that existing cladding and roof sheeting will be removed as part of the work.

Some parts of the buildings were inaccessible at the time of inspection, but a sufficient proportion was inspected to gain a representative impression of the condition.

Inspections

The buildings were inspected on 11th June 2024. They form part of a complex of structures at this site. The buildings have been designated Barn A – D as on the plan in the appendix. There are currently other structures on the site, but I understand that these are not currently proposed for conversion and may be removed.

Barn A

This barn is a steel framed structure with blockwork walls under a steel sheet roof. Rear and side walls are constructed of blockwork. The steel framing is in fair condition. The blockwork shows no significant movement or cracking.

I consider that this barn is in suitable structural condition to be converted into a dwelling.

Barn B

This barn is a predominantly steel framed structure with one main bay and lean-to side bay. The steelwork is in fair condition. As there would be no appreciable increase in loading onto the existing structure I consider that this building is in a suitable structural condition to be converted into a dwelling.

Barn C

This barn is a steel framed, barrel roofed structure with a single storey lean to section to the rear. It was presumably originally open sided, but has been clad at some point in the past with infill timber posts and rails. The steelwork is in fair condition.

I consider that this building is structurally suitable for conversion to become a dwelling.

Barn D

This is a single storey part solid blockwork- part mass concrete walled building with a steel truss roof structure. There are a number of small lean to additions. There is no

ANDREW COLLINSON

Structural Engineer

apparent major cracking or signs of movement in the walls and the roof steelwork is in good condition.

In my opinion this building is structurally suitable for conversion to a dwelling.

Conclusion

In my professional opinion all 4 of the buildings proposed for conversion are in a suitable structural condition to be converted.

Andrew Collinson MA (Cantab)

ANDREW COLLINSON
Structural Engineer

Barn A



ANDREW COLLINSON
Structural Engineer

Barn B



ANDREW COLLINSON
Structural Engineer

Barn C



ANDREW COLLINSON
Structural Engineer

Barn D

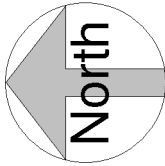
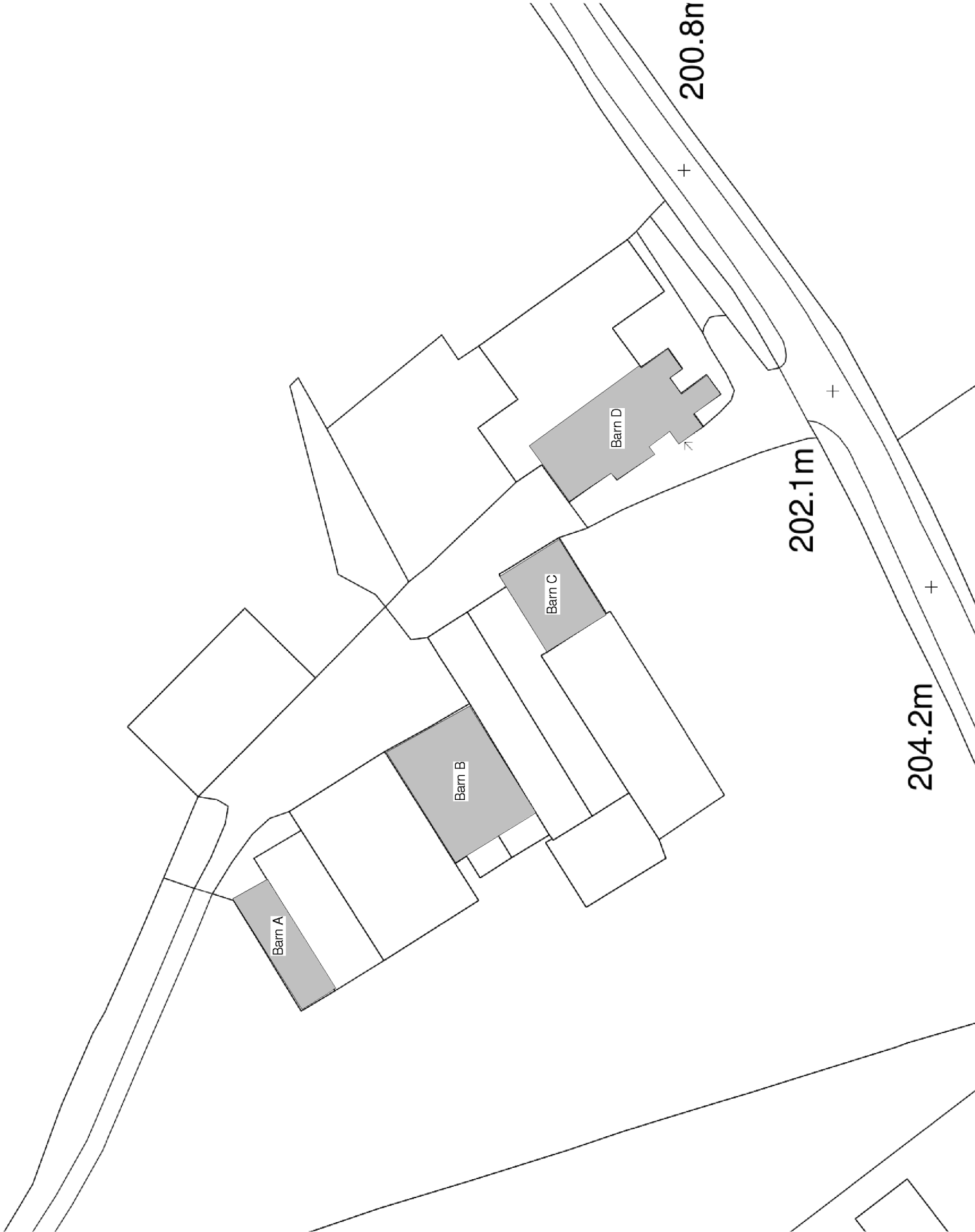


Notes

Check this drawing is the latest revision.
Do not scale from this drawing.
Do not use the information on this drawing without checking all dimensions on site.
Do not use any area indicated for other purposes without the written consent of the architect.
Do not reproduce any part of this drawing without prior written consent.

Designer's hazard identification

It is assumed that all works will be undertaken by a competent person and that the design is appropriate to an approved method statement. In addition to the hazards typically associated with the types of construction detailed on this drawing, any known abnormal hazards specific to this drawing have been identified.



Greenleaf Architecture
Rough Farm
Garway Hill
HR2 8HD
www.greenleafarchitecture.co.uk

Project	Merry view farm, Orcop		
Client	Mr & Mrs Farr		
Dwg Title	Site plan as existing		
Dwg no.	306	A002	Revision
Scale	1 : 500 @ A3	Date	

Site as existing

1 : 500

2

Graphic Scale 1:500

