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# ANDREW MARCHAM & Co.

Chartered Structural Engineers

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Our Ref:- 20/160/AWM/kb

Date:- 22<sup>nd</sup> May 2020

Mr P Rimmer  
Tingle  
Cox Green Road  
Egerton  
Bolton  
BL7 9RA

Dear Mr Rimmer,

**Re:- Barn C, Upper Grove Farm, Sellack, HR9 6LZ**

I refer to instructions conveyed in connection with your application to Herefordshire Council for Planning consent to convert the existing redundant agricultural building to residential use and in this respect, a report of my findings and recommendations is as follows:-

**Preamble** The object of my involvement is to provide an independent and unbiased appraisal as to the structural condition of the building in question with particular regard to the feasibility for conversion to the proposed residential use. The scope of this report therefore is confined accordingly and must not be construed as a comprehensive survey including the condition of other unrelated items.

My appraisal took the form of an internal and external visual inspection carried out during dry sunny weather conditions on the 18<sup>th</sup> May 2020. At this stage, trial pits have not been excavated to expose foundations although from my knowledge of the local geology, subsoil conditions beneath the site will comprise a superficial layer of red clay of low to medium Plasticity Index underlain at depth by Marl.

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Principal:- Andrew Marcham C.Eng.M.I.Struct.E

Practice Manager:- Kirsty Beale

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## **Barn C, Upper Grove Farm, Sellack, HR9 6LZ**

### **Inspection Notes**

#### **Barn C**

“Barn C” is a single storey detached redundant agricultural building located on a gently sloping plot with ground levels rising from front to rear. The building appears to have been constructed in two separate stages in a traditional form comprising solid stone masonry (rubble fill) to perimeter walls currently under mono-pitch roof coverings.

An external inspection was carried out from ground level around the perimeter of the building and for the purposes of this report, any notes made are with the walls described handed facing the entrance elevation which is termed the front wall. Notes made on a particular wall however, are described handed facing the elevation in question.

The front wall to the right hand side of the building comprises fair faced stonework some 500mm in thickness all of which is in a good state of decorative repair albeit with a need for some repointing. There is a substantial door opening to the right of this with restraint to the stone section by means of a substantial internal buttressing pier.

The right flank wall is a mono-pitch type elevation again formed in solid stone masonry some 450mm in thickness all of which is in good order albeit again with a need for repointing.

At the rear, the building is partly constructed into the embankment but with fair faced stonework present. The wall is in reasonable vertical alignment with no cracking or other sign of structural distress and in particular, there is no evidence to indicate any disruption in the masonry caused by lateral earth pressure.

The left flank wall was inspected from inside the Barn and comprises a central section of solid stone masonry in good vertical alignment with no major cracking present.

## **Barn C, Upper Grove Farm, Sellack, HR9 6LZ**

The original basic structure to the left hand part of the Barn comprises natural stone masonry to perimeter walls but with much timber framing. The stonework has suffered some disruption over the years although the founding plinth remains in place and can do so for future use without need of underpinning.

Internal timber framing comprises substantial 300mm x 150mm supporting posts currently with a mono-pitch roof. Judging by the size of the timbers present however, it is considered likely that the original roof would have risen to a central ridge between the front and rear walls most likely with a central truss supporting longitudinal purlins and rafters.

The roof to the right hand part of the Barn remains intact comprising a mono-pitch arrangement of timber rafters most of which are in good order and of quite substantial proportions.

### **Conversion**

#### **Proposals**

Conversion proposals for “Barn C” are shown on the 3D Eco Planning drawing providing a basic room layout together with external elevations.

I note from the drawing that stonework to the walls on the left hand side will be reinstated to original wall-plate level. The timber posts internally will be reused to support the vaulted ceiling arrangement. In this respect there are beams spanning front to rear with intermediate support from the internal timber posts which are capable of supporting timber joists spanning from side to side.

The floor plan for the right hand part of the Barn replicates that existing to form two bedrooms each with en-suite facilities. The new roof will remain as a mono-pitch spanning front to rear making use of the existing timbers.

In essence, the proposed floor plans and elevations do not require any significant alteration to the original structural load path. To conclude therefore, I consider that conversion of the building to form the required residential accommodation is structurally feasible without need of any major alteration to the original load bearing fabric of the building.

**Barn C, Upper Grove Farm, Sellack, HR9 6LZ**

This report is for your private and confidential use together with any other party directly involved in the Planning Application. The report therefore must not be used or relied upon by any other third party without prior written consent from Andrew Marcham & Co.

I trust the above is self explanatory however please do not hesitate to contact me without delay should any clarification be required.

Yours Sincerely,

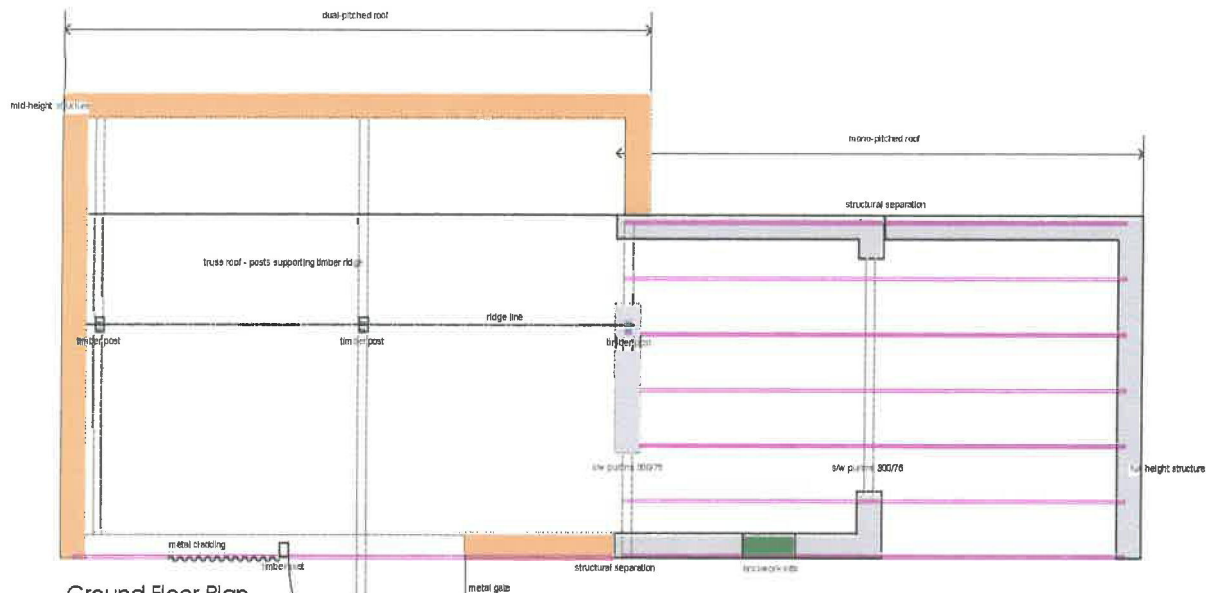


**Andrew Marcham**  
**C.Eng.M.I.Struct.E.**

**Appendix A**

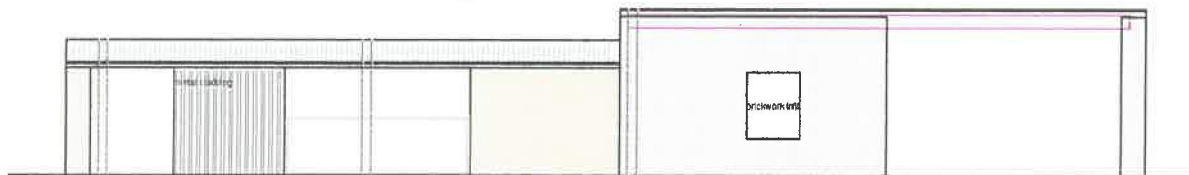
**Contents:-  
Photograph & 3D Eco Drawings**



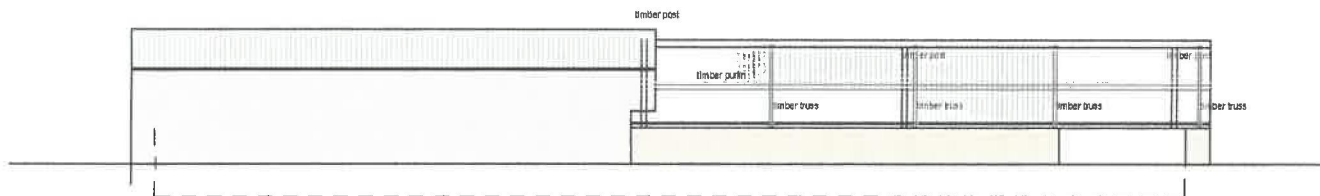


Ground Floor Plan

Barn C - approximate existing structure



North Elevation



South Elevation

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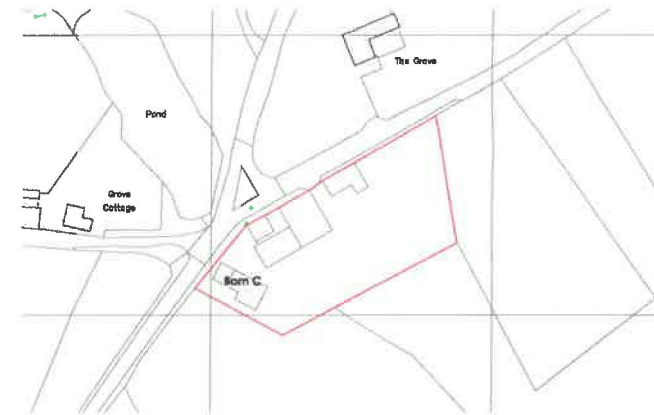
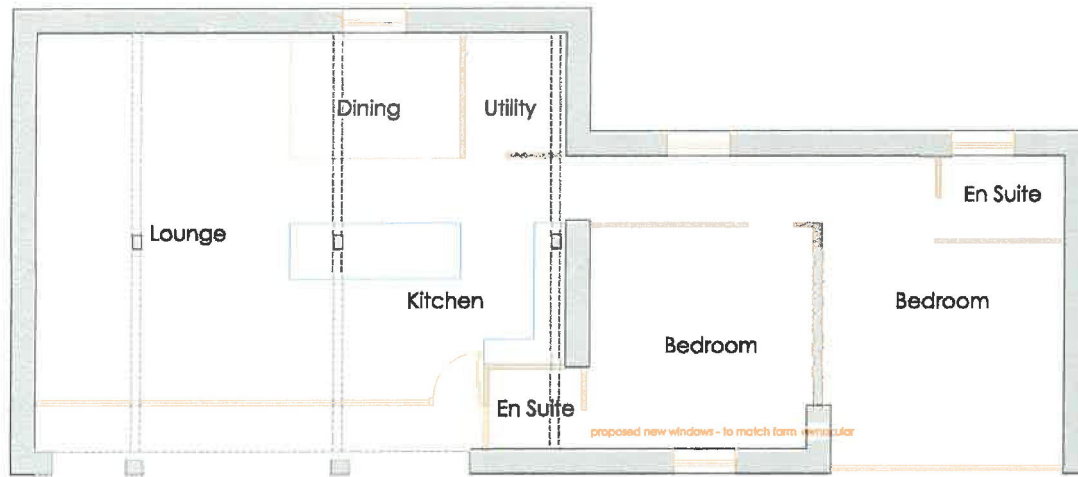
All dimensions are to be checked on site prior to construction, construction of any components and ordering of materials and equipment.

Any dimensions are to be reported to the architect for consideration.

All materials and construction to be in accordance with the current British Standards and codes of practice.

Project:	
Grove Farm	
Client:	
Mr and Mrs P Rimmer	
Drawing:	
Barn C - Existing Structure	
Reference:	
19005/34	
Date:	
May 2020	
Scale:	
1:50 @ A1	
3D Eco	





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All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for consideration.

All materials and workmanship to be in accordance with the current British Standards and code of practice.

Project:  
Grove Farm  
Client:  
Mr and Mrs P Rimmer  
Drawing:  
Barn C as Proposed  
Reference:  
19005/26  
Date:  
September 2019  
Scale:  
1:50 @ A1

3D Eco

