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Report following visual inspection: Barn at Bonakers Farm, Idmiston Road, Porton



Introduction

I have been instructed by Mr J Li, the owner, to undertake an inspection of a small barn at Bonakers Farm, Idmiston Road, Porton, in order to provide my opinion as to its structural condition as well as its suitability and eligibility for conversion to habitable accommodation under Class Q of the General Permitted Development (England) Order 2015. In this respect, the building clearly forms part of an established agricultural unit. My inspection of the building and site was undertaken on 26th June 2025.

Circumstances of inspection

The weather at the time of inspection was fine and sunny. I have not undertaken any intrusive investigations, and my inspection was purely visual of those parts which were easily accessible and not otherwise concealed.

The building and surrounding area

For the purposes of this report it shall be assumed that the front elevation of the barn faces west, towards the public highway.

The building comprises a detached single storey steel portal frame structure, currently in 4 bays. It measures 17.2 x 5.2 metres externally and has an eaves height internally of approximately 2.6 metres. The floor is of solid concrete and the walls and roof are covered with profiled steel sheeting.

The building is approached via a straight shared gravelled drive leading from Idmiston Road to the West. Access to the site is considered to be suitable for normal residential purposes including construction and emergency vehicles.

The building is situated in a farmstead which comprises other buildings in agricultural use. The site is surrounded by agricultural land which is typical of the area.

Condition

I do not purport to have undertaken anything other than a visual inspection of readily accessible areas. However, from this superficial form of inspection, the main structural elements appear sound and in good condition for onward adaption and conversion to residential use. The steel portal frames have light surface rusting which can easily be cleaned off. The concrete ground floor slab appears sound throughout. The external metal sheet cladding has some minor surface rusting but appears watertight overall.

Proposals

I have been shown plans which have been prepared, showing how the building is proposed to be converted to residential use.

These plans show that the internal accommodation is to comprise a Kitchen/Dining and Sitting Room, a Bathroom and 2 bedrooms, the building having been extended by using the same external materials as exist at present. This extension is to be to 4 metres in length, attached to the East elevation which is the furthest from the road.

Conversion works will include the upgrading of the building to comply with the pertaining Building Regulations with particular regard to thermal insulation, windows, safety etc. Building works will principally include; internally lining the external walls with timber studwork, accommodating the required insulation. Internally lining the roof with a suitable insulation and decorative finish. These works can be carried out within the existing building envelope (save for the 4m extension) without impacting the existing structure.

Summary

Having carried out my inspection of this building and taking due regard to the above, I am of the opinion that it is suitable for conversion to residential use.



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W G Sykes FRICS

Chartered Surveyor.
14th July 2025