

Structural Report on the existing buildings to accompany a Class Q Planning Application

Land off Tytherley Road,
Winterslow SP5 1PZ

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-	08/07/2025	DS	MK	First issue
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1.0 Introduction

The barns on land off Tytherley Road, Winterslow are two timber framed storage barns; it is proposed to convert the northeastern most barn to form a dwelling.

The purpose of this report is to determine the form and condition of each element of the structure of the building, and to assess whether it is capable of conversion to the proposed use, without the need for significant or major structural reconstruction or alteration whilst acknowledging that repairs to the fabric may be required.

It is not, therefore, intended to be a report recording exhaustively the detailed condition of each structural element, but a record of those elements which are likely to be retained or which may direct and inform the proposals for the conversion of the building.

2.0 Instructions

Instructions were received from Brian Gamet to visit, inspect and report upon inspect and report upon the existing farm buildings in support of a Class Q Planning Application.

3.0 Site Work

A full visual survey of the building was made on 26 June 2025.

The condition of the building was assessed, together with the roof structure, external walls and ground floor. Photographic records of the fabric were taken, some of which are included in this report for reference purposes.

4.0 Disclaimer

This report has been prepared for the benefit of Brian Gamet and Atlas Planning and therefore copyright of this report rests with them.

You should also note that this report is a written record of a visual structural inspection carried out by the author, and is not intended as a fully detailed structural survey and description of the property as would be carried out by a Chartered Surveyor. This report is also not a valuation survey.

No liability for the contents of this report is conveyed to any third party, and no third party should therefore rely on the contents of this report.

Unless specifically stated otherwise, this report has been carried out visually without the fabric of the building being exposed or opened up.

Where the fabric of the building has been visually examined, no opinion about any hidden or concealed structure or guarantee as to its condition can be given.

When comments are expressed about the external fabric of the building, observation has been carried out from viewing from ground level.

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.

You should also note that we have not been retained, nor shall we be expected to comment or to provide advice with respect to the presence, location or identification of asbestos or asbestos based products within the building.

You should also note that liability to you, whether in contract or tort, shall not exceed the amount, if any, recoverable by way of indemnity insurance taken out by us at the time we received instructions from you.

There are two separate barns and two “lean-to” structures. The structural form and condition of the lean-tos are such that they are not suitable for conversion and therefore fall beyond the scope of this report.



Fig 1

For the avoidance of doubt, we shall refer to the north east most barn (on the right) as barn 1.

5.0 Barn 1 Findings



Fig 10



Fig 11

This timber frame structure measures approximately 6.3m long x 6.1m wide on plan; it has a duo-pitched roof with a central ridge, finished with profiled cement fibre roof sheeting.



Fig 12



Fig 13

The roof sheeting is supported by softwood timber noggins which span in between the rafters. The rafters are supported by the edge wall and a purlin before meeting at the ridge board.



Fig 14



Fig 15

The purlins span from the end gable walls...



Fig 16



Fig 17

... and are supported near mid span by two timber beams spanning between a pair of “Y” frames.



Fig 18



Fig 19

Each "Y" frame has a central post support by the concrete slab.



Fig 20

The external walls are formed with blockwork infilled between timber posts.



Fig 21

The blockwork does not extend up to eaves when the wall is infill timber.



Fig 22

The concrete floor slab is substantial, in good condition with no significant or visible defects.

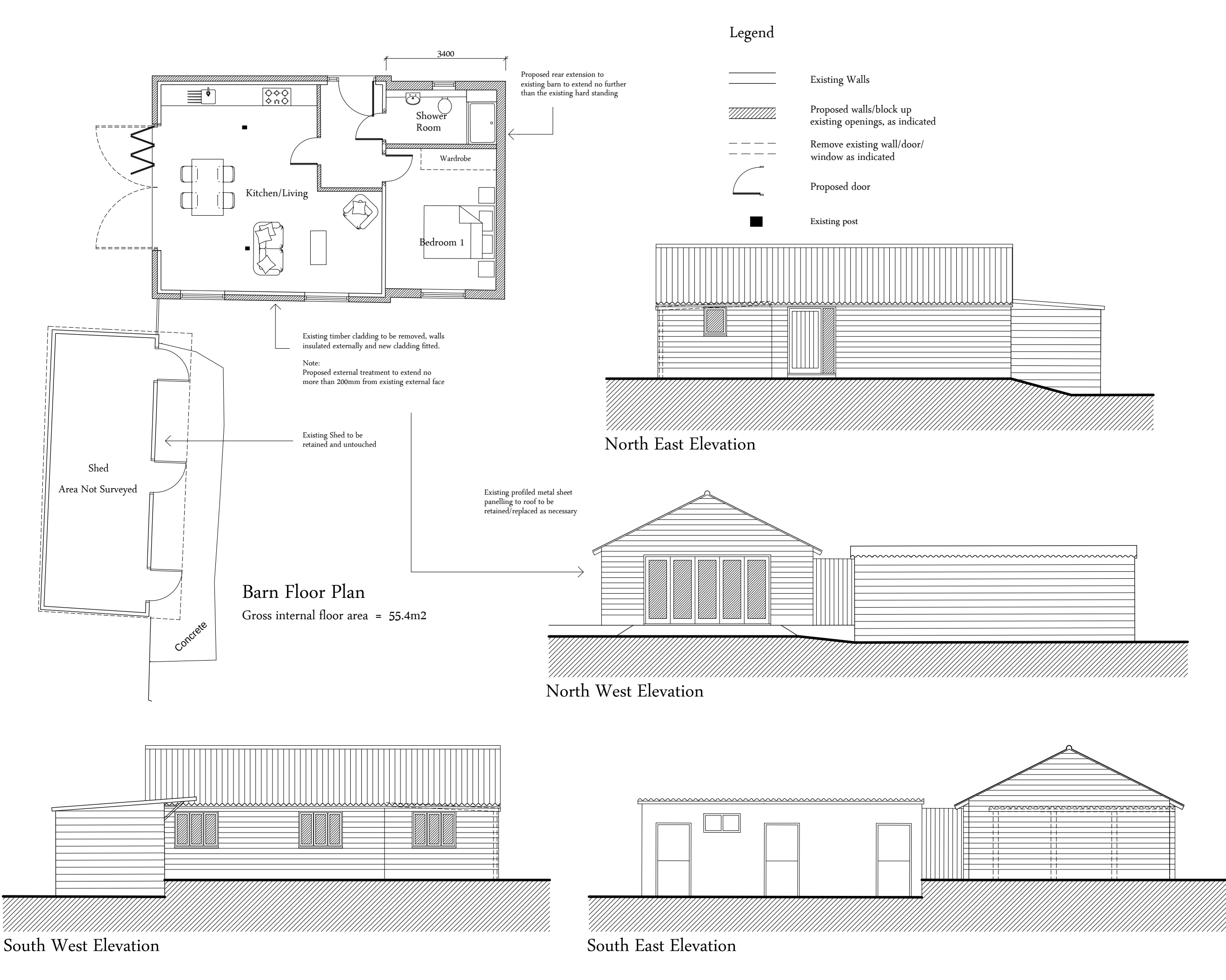
6.0 Conclusions

Although the structure is visibly in good condition, the following points need to be taken into consideration during a design for conversion.

- Some of the roof members do not appear to be fixed with positive connections at the support. This can easily be rectified.
- The Y-Frame must be fixed to the floor slab. If permitted, the purlins could be strengthened or increased in number so that the Y-frames could be removed; this would make the internal space more flexible.
- Fig 20 shows the timber post extending below the slab. The closer a timber post is to the ground the greater the chance of rot. Again, the detail can be rectified during a conversion and any rotten timber cut out and new spliced in.
- The roof members are a reasonable size and it would appear that they could easily support the existing loads and the addition of insulation and internal finishes. The two internal posts that support the roof structure must be retained to avoid changing the roof design

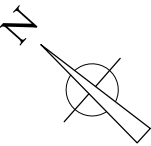
In our opinion this building could be converted to a habitable space provided the above points are noted in the design with guidance of a suitably experienced civil or structural engineer. As mentioned, the two internal posts must be retained if the principles of the existing structure are to be maintained, but they could be hidden in a partition as part of a proposed layout if needed.

We note Larkham Design Planning drawing 0996/Pr/01 rev C dated October 2025, we confirm that the proposed layout and extension are feasible from a structural point of view assuming our points are taken into consideration during the conversion.



NOTES:

- This drawing is copyright of Larkham Design Ltd and must not be used without their permission.
- This drawing has been produced to support a planning application and should not be used for any other purpose



Metres

0 1 2 3 4 5



Scale Bar (1:100 at A3)

Rev	Amendment	Date
B	Internal layout amended, to clients comments	07/10/25
A	Rear extension added	01/10/25



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Project Description:

**Proposed change of
use to residential**

Drawing Title:

**Proposed Plan
& Elevations**

Scale: 1:100 at A3

Drawing Ref:	Rev:
0996/Pr/01	C