

250802/Letter Report/ TB/EN

27th August 2025

RD Horton & Son  
Hinton Holsteins  
Cockroost Farm  
Broad Hinton  
Swindon  
SN4 9PJ

Dear Sirs,

**Proposed Conversion of 2no agricultural barns to dwellings - Bincknoll Farm, Royal Wootton Bassett SN4 8QT**

In accordance with instructions from WebbPaton (LLP Rural & Commercial Valuers) we have carried out a Structural Appraisal. The inspection was carried out on 20<sup>th</sup> August when the weather was dry. Photographs available upon request.

**INTRODUCTION**

The instruction to carry out a survey was requested prior to accompany a class Q application to convert the agricultural buildings into residential dwellings. The barns are referred to as the Parlour and Haybarn (Beyond).

**THE PARLOUR**

**DESCRIPTION**

The Single story pitched roof building is steel framed with metal cladding and asbestos roof sheeting. The building is split with a store to the front side and milking parlour to the rear.

**OBSERVATIONS**

**Roof**

Corrugated asbestos sheeting is supported off steel angle purlins onto lightweight steel trusses.

**Cladding**

Metal horizontal profiled sheeting spans between the main steelwork. Lightweight frame and horizontal steel purlins. Steel sliding doors are located on all elevations with some plywood panels to the rear elevation.

**Storage area over the Milking Parlour**

Storage 'Pods' either side of the pit at high level, boarded with timber joists.

**Ground Slabs**

The Milking Parlour has a concrete slab with a 800dp central pit. The storage area also has a concrete slab with raised concrete edging around the perimeter.

#### Foundations

Foundations to the building are unknown.

### COMMENTS AND RECOMMENDATIONS

#### Roof

The asbestos roof sheets appear in good condition but should be removed and replaced for health reasons. Roof structure was in good condition.

#### Cladding

The metal cladding was in good condition and may be retained.

#### Storage area over the Milking Parlour

The storage pods either side may be linked to provide a Mezzanine area for accommodation.

#### Ground Slabs.

The milking parlour slab may be reused with the central pit covered over using timber joists or other.

#### Foundations

Whilst these are unknown, we see no reason why they won't be suitable.

### CONCLUSIONS

The barn may be successfully converted into residential accommodation which has been designed to meet the criteria set out within Class Q of the Town and Country Planning Order (General Permitted Development) 2015.

The existing structural elements of the pitched roof building are all in a condition for conversion to residential use and to support the proposed materials, which will replace the asbestos sheet. The steelwork frame can be retained as part of the conversion, the asbestos sheet needs replacing due to public health reasons.

### THE HAY BARN

#### DESCRIPTION

The single storey steel portal frame has a lean-to along the full length of the rear elevation. There is a combination of either vertical asbestos and metal cladding with asbestos roof sheeting.

### OBSERVATIONS

#### Roof

Corrugated asbestos sheeting is supported on timber purlins onto steel portal rafters and steel rafters in the lean-to. The building is braced at each end, including the lean-to. Lightweight steel lattice girders span between posts at the lean-to main portal frame junction and also lean-to eaves.

#### Portal Frames

The portal frames which are haunched to the main building and lean-to consist of 203x133 UB's.

#### Cladding

Typically, corrugated asbestos or metal cladding spans onto horizontal timber or steel rails. In places plywood box panels run between columns. The rear elevation has metal "gated" panels at lower level.

#### Ground Slab

There is no slab

#### Foundations

Trial holes were dug exposing 700 - 800mm square concrete pads under main portal columns onto very stiff clay.

#### Roof

Aside from one hole, the asbestos roof sheets appear in good condition but should be removed and replaced for health reasons. The timber roof structure was in good condition.

#### Portal Frames

The steel frame, although painted, typically has superficial corrosion. The frame may be sandblasted and repainted.

#### Cladding

The metal cladding was typically in good condition and may be retained. The asbestos panels should be removed and replaced for health reasons. The timber sheeting rails were typically in good condition.

#### Ground Slab

An appropriate slab may be cast onto an engineered subbase.

#### Foundations.

Foundations appear suitable.

#### CONCLUSIONS

The barn may be successfully converted into residential accommodation which has been designed to meet the criteria set out within Class Q of the Town and Country Planning Order (General Permitted Development) 2015.

The existing structural elements of the pitched roof building are all in a condition for conversion to residential use and to support the proposed materials, which will replace the asbestos sheet. The steelwork frame can be retained as part of the conversion, the asbestos sheet needs replacing due to public health reasons.

Yours sincerely



**T H Brigstocke C Eng MI Struct E**

**Director**