



Mann Williams
Consulting Civil and
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Huntenhull Farm Barn

Inspection Report

Job Number: 13011

Revision: P1

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Quality Assurance

File Name: 13011-MWB-XX-XX-RP-S-0401 HuntenhullFm

Document Issue Details:

<u>Suitability</u>	<u>Revision</u>	<u>Issue Date</u>	<u>Approved By</u>
S2 - For Information	P1	27 January 2026	N Lancaster MICE CEng

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1.0 Introduction

- 1.1.1 Mann Williams (MW) were commissioned by the building owners to carry out a structural inspection of Huntenhull Farm Barn which is proposed to be converted into a habitable dwelling under a planning class Q application.
- 1.1.2 MW carried out a non-intrusive visual inspection of the building in January 2026. No opening up works, trial pitting or other intrusive investigations were carried out as part of the inspection.
- 1.1.3 The barn comprises a single storey timber frame superstructure with concrete floors internally. There is a lean to store / entrance on the northeast elevation and to the rear (southwest) of the property there is a sunken (holloway) public footpath.

2.0 Inspection

2.1 Inspection

- 2.1.1 The barn is set to the southeast of Huntenhull Farm adjacent the boundary of the property. The building has a number of trees growing near it the most significant of which are the evergreen conifers to the rear of the building.



Figure 1 Northwest Elevation

- 2.1.2 One of these conifers in particular has a curve trunk taking it close to the rear of the barn and ideally should be removed before it causes structural issues with the building.



Figure 2 – Bank to 'Holloway'



Figure 3 – Timber Frame

- 2.1.3 The barn comprises what appears to be an oak primary frame with infill timber walls sheathed in plywood which provides lateral stability to the frame and building overall. The timber walls appear to be supported on the edge of the concrete slab, but the principal posts to the oak frame appear to extend through the concrete slab and most likely extend through to the foundations beneath.
- 2.1.4 With reference to the British Geological Society (BGS) mapping the site is underlain by the Boyne Hollow Chert Sandstone member comprising interbedded sedimentary rock. This should form a good founding medium for the barn evidenced by the steep banks to the adjacent 'holloway' public footpath that suggest the material beneath the building stands up well.
- 2.1.5 Where visible the upper timber frame appears in good condition and to have a good line and level. The roof is formed from pre-fabricated softwood timber trusses with insulation at truss cord / ceiling level.



Figure 4 – Trussed Rafters

- 2.1.6 From our cursory inspection, the trussed rafters appear in good condition and well configured with cross and longitudinal bracing in place. There is a modern breathable membrane present under the clay tiled roof. Rigid insulation is present at ceiling tie level.
- 2.1.7 The main oak timber framing is visible on the northeast elevation. Where the posts meet the foundations the timber is vulnerable to decay from trapped water and soil. It can be seen on the post adjacent the door to the barn that the outer face of the timber is starting to decay slightly. This detail can be remedied with the introduction of new timber or a steel shoe and should be carried out prior to any general conversion works.



Figure 5 – Lean To Structure

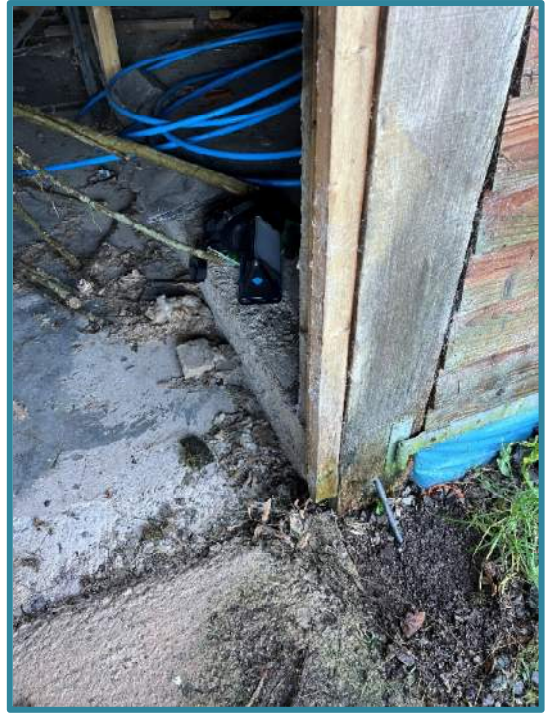


Figure 6 – Base of Post

- 2.1.8 Internally there is a concrete slab that steps in level adjacent the entrance door. This slab was installed in order to carry small farm equipment (tractor) and appears in good structural order. We see no reason why this slab would not carry a domestic loading albeit it will need need waterproofing and insulating.
- 2.1.9 On the northeast elevation there is a part lean-to providing protection to the front door. The structure is a little lightweight and the base of the timber posts appear compromised. This structure should be replaced.
- 2.1.10 We note that there is water and power provided to the barn. No sewerage connection is currently provided but there is a public foul sewer in Huntenhull Lane, therefore a connection could be applied for with Wessex Water.

3.0 Conclusions & Recommendations

3.1 Conclusions & Recommendations

- 3.1.1 The barn frame and roof appear well configured and the walls and frame have a good line with no structural issues noted.
- 3.1.2 The base of the timber posts need some attention where they have decayed on the exposed faces. The posts can be repaired by either cutting in new timbers or providing a stainless steel shoe to remove the timber from exposed areas.
- 3.1.3 There is a sunken public footpath to the west of the building but the building is set a distance from the top of the bank and the ground beneath the barn appears to be competent material. We see no issues from this aspect with the long term stability of the foundations.
- 3.1.4 Similarly whilst there are trees in the vicinity of the barn, the weathered sandstone ground beneath is not hugely susceptible to being affected by the action of tree roots and there are currently no signs of movement in the foundations. We would however recommend that the conifer immediately behind the barn be considered for removal as its bow is quite close to the rear of the barn and the branches overhang the building.
- 3.1.5 There are water and electricity services located in the barn and a foul sewerage connection is available in the main road.
- 3.1.6 The structure will need enhanced insulation to create an energy efficient building envelope and the floor slab will need to be waterproofed, but otherwise we see no reason why the barn could not be converted into a habitable dwelling.

