

DOLMAN

ARCHITECTURAL DESIGNERS BUILDING SURVEYORS COST CONSULTANTS CDM PRINCIPAL DESIGNERS

Sussex House, Bath Road, Devizes, Wiltshire. SN10 2AF

Tel: [REDACTED]
Email: [REDACTED]
Web: www.dolmansurveyors.co.uk

BUILDING SURVEY REPORT, STRUCTURAL APPRAISAL & CONSTRUCTION METHOD STATEMENT

relating to

**APPLICATION FOR PRIOR APPROVAL FOR
CLASS Q PERMITTED DEVELOPMENT FROM
AGRICULTURAL TO RESIDENTIAL**

at

FAIRFIELD LANE, CRICKLADE SN6 6HZ

on behalf of

MR C WILLMER

DOLMAN
Tel: [REDACTED]
Email: [REDACTED]
January 2026

**Building Survey Report, Structural Appraisal &
Construction Method Statement**

Barn at Fairfield Lane, Cricklade SN6 6HZ

Brief

Instructions were received from Mr C Willmer to carry out a Building Survey on the Barn which is to be converted and report upon the existing structures, advising upon their condition, capability and suitability for conversion, along with the method of such conversion, in respect of a Prior Approval Application.

Survey

The survey inspection and report was carried out by Mr D J Nichols BSc (Hons), IMaPS, Partner at Dolman Building Surveyors LLP on 8 December 2025. The weather was wet and mild.

1.0 Observations

- 1.1 The site is located to the south of Cricklade on Fairfield Lane which is a no through road providing access to farms and agricultural usage.
- 1.2 The barn was constructed for agricultural use and is currently used for storage of machinery and fodder.
- 1.3 The barn consists of a steel frame structure, 5 No. metal portal frames (posts, rafters and diagonal bracing) with structural grade timber purlins, eaves beams and horizontal timber rails supporting the cladding to the walls. The building has a concrete ground bearing slab with posts supported upon concrete foundations.

The eaves height is approximately 4.1m and the ridge height 5.6m

2.0 Structural elements

- 2.1 The structural elements consist of:-
 - ☐ Metal portal frames and diagonal bracing
 - ☐ Structural grade timber purlins, eaves beam and rails to walls
 - ☐ Foundations to posts
 - ☐ Concrete ground bearing floor slab
- 2.2 The structural elements are in good condition and are suitable to be utilised for the conversion of the barn to residential use.

3.0 Overview of proposed design, construction method and recommendations

- 3.1 The proposed Drawings indicate the existing building to be converted by retaining all of the existing structures.
- 3.2 The metal roof coverings will be retained as will the metal wall cladding on 3 No. sides of the building. Walls will be lined internally with studwork, insulation and internal finishes.
- 3.3 Apertures will be formed to the north and east to suit the new layout of the building.
- 3.4 New cladding bearing upon the existing steels via sheeting rails will be introduced to the existing open west elevation in keeping with existing and openings provided to suit the proposed layout. Studwork, insulation and internal finishes provided as described above.
- 3.5 The existing concrete ground bearing slab follows the ground level and it is proposed to provide a regulating layer of concrete including membrane, insulation and screed upon the existing slab.
- 3.6 The existing building is open plan, and lightweight partitions will be introduced to suit the proposed layout.

4.0 Conclusion

The existing building and proposals have been carefully considered to achieve compliance with the Class Q Permitted Development requirements and guidance, utilising the existing structures to convert the barn.

The existing structure and cladding will be retained and converted by providing fenestration and the introduction of insulation, membranes and partitions all as carried out in similar recent agricultural building conversions.