

D O L M A N

ARCHITECTURAL DESIGNERS BUILDING SURVEYORS COST CONSULTANTS CDM PRINCIPAL DESIGNERS

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

Tel: 01380 - 729456

Email: info@dolmansurveyors.co.uk

Web: www.dolmansurveyors.co.uk

Building Survey Report and Structural Analysis

for

Application for Prior Approval for Class Q Permitted Development for Agricultural to Residential

at

Barn at Middle Croft Farm, South of A360 Shrewton, Wiltshire SP3 4LA

on behalf of

Mr D Kemp

Dolman

Tel: 01380 729456

Email: info@dolmansurveyors.co.uk

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Brief

Instructions received by Mr D Kemp to carry out a Building Survey on the Barn and report on the existing structures and analyse the suitability for conversion in respect of a Prior Approval Application for converting the building into habitable accommodation.

Survey

The survey was carried out by W P Drewett MRICS Chartered Building Surveyor on 19th March 2026.

1.0 Observations

- 1.1 The site is located to the north west of Shrewton, in Wiltshire.
The building is sited in isolation from the principal farm buildings which are located to the west of the subject barn.
- 1.2 The barn consists of two parts, initially a steel frame dutch barn with steel frame lean-to (perhaps constructed in the late 1800's/early 1900's) and an adjoining concrete block mono pitch building (considered to have been built in the mid/late 1900's).
- 1.3 The proposal refers to the conversion of the concrete block barn and demolition of the dutch barn. Whilst the dutch barn and concrete block barn are abutting each other, the structures are completely independent from one another.
- 1.4 The steel frame dutch barn is proposed to be demolished to enable the proposed development, therefore the structure of the dutch barn has not been surveyed or reported on.
- 1.5 The concrete block barn consists of 140mm 7 No. dense concrete block walls with a cementitious render applied externally. There are four door openings. The walls will bear upon trench filled concrete foundations.
- 1.6 The floor is a ground bearing concrete slab.
- 1.7 The roof structure consists of metal angle iron purlins bearing upon the perimeter concrete block walls and the masonry internal partitions. Upon the purlins are corrugated cementitious roof sheets which are fixed down with 'hook bolts' to the angle purlin.

2.0 Summary of Structural Elements

2.1 The structure elements for conversion consist of: -

- Concrete block walls
- Trench filled concrete foundations
- Metal angle iron roof purlins

2.2 The Concrete block walls show no sign of defects. There was no structural cracking recorded.

2.3 The foundations (whilst not fully exposed for inspection) are evidently substantial and serving the purpose to support the building due there being no structural cracking evident to the concrete block walls.

2.4 The metal angle iron purlins are approximately 6mm thick. There is surface rust however not to any detriment to the structural strength to the roof structure. The purlins are internal and have therefore not been subject to the weather.

2.5 The existing structural elements of the building to be converted has been surveyed and is considered to be in good condition and suitable to be utilised for the conversion of the building for residential use.

3.0 Overview and Proposed Designs and Recommendations

- 3.1 The proposed drawings indicate the roof being reclad with metal cladding upon the existing structure. This can be achieved by applying plywood sheeting upon the existing purlins, followed by membrane and metal sheeting. Insulation can be applied on the underside, secured to a false, non-structural ceiling.
- 3.2 The existing concrete block walls are to be clad with metal sheeting. This is reasonable and practically carried out. Internally, insulation backed plaster board or linings can be provided for thermal improvements, to meet Building Regulations.
- 3.3 Windows and door openings are to be amended, as permitted. The amendments are recommended to be carried out in the same materials as the existing building (i.e. concrete block).
- 3.4 The existing concrete slab can be retained with a regulating layer of concrete applied to provide a level floor (currently its laid to falls, for housing animals). Upon the regulated level slab, membrane, insulation and screed can be applied followed by floor finishes.
- 3.5 Adaptation of internal partitions can reasonably be carried out together with extension “knock through”. Introduction of concrete lintels to support loads will need to be provided, as common practice when converting or adapting masonry buildings.
- 3.6 The proposed designs clearly retain all the existing structures for conversion with minimal alterations, consisting of only cladding (walls and roof) and adapting openings, otherwise the works consists of internal alterations and the permitted extension.
- 3.7 The extension, as compliant with the Permitted Development criteria dimension restrictions, is recommended to be constructed in a traditional manner with concrete trench fill foundations, cavity masonry walls and mono pitch rafter roof structure.
- 3.8 To conclude, the proposed drawings, appear to have been carefully consider and designed to meet the current Class Q criteria. The floor, walls and roof structures are to be retained and converted by adapting the fenestration and the introduction of insulation, membrane and finishes.