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Ref: JSC/GEN1123

BY EMAIL AND POST

Mr. and Mrs. M. Turner,
Foredown House,
Winterbourne Stoke,
Salisbury,
Wiltshire,
SP3 4TB

16th March 2026

Dear Matt and Rachel,

Proposed Conversion of Barn at Manor Farm, Winterbourne Stoke, Salisbury, Wiltshire, SP3 4TB.

Further to my visit to this property on Thursday 26th February 2026, I now confirm my findings, conclusions, and recommendations with regard to the structural feasibility of its conversion for residential use.

Please note that this report has been carried out for you and is for your use only. Although it will of course be in order for you to use this report to assist with gaining planning permission, assignment to others must not be carried out without obtaining written permission from me in advance.

Also, hidden areas were not inspected and are therefore excluded from this report. All references to left and right in this report assume that barn is viewed from the courtyard to the front i.e. from the west.

INTRODUCTION

The property comprises of a single storey barn which is understood to have originally been a cattle shed. It has a duo-pitch corrugated fibre/cement sheet clad roof. It has dense concrete block walls generally and some areas of timber cladding.

A concrete block stable is attached to the left end of the barn. This was not entered and does not therefore form part of this report. A concrete paved yard is to the front, a gravel track to the right and a paddock to the rear.

The central section of the barn has already been converted into a work studio that Rachel uses, and it is proposed to convert the sections of barn either side of this, to the left and right, into residential accommodation. The central part of the barn was not entered and does not therefore form part of this report.



FINDINGS

Left Section

This section is approximately 9m x 7.5m in plan.

The following observations were made internally:

Roof

- The roof comprises of corrugated fibre/cement sheeting, with some translucent panels. The sheeting is supported via a series of canted steel angle purlins, five to each slope (including one at eaves level to the front and rear). The purlins span left to right and gain support from the blockwork gable end/party wall with the stable block as well as four intermediate structural steel trusses.
- The right truss is positioned directly above the party wall with the workshop and, in common with the central truss is fabricated from steel angles. The remaining two trusses have a different configuration and utilize a combination of flat steel and angles.
- One truss has slight mechanical damage to its bottom chord.
- The purlins span approximately 2.25m, are in good condition and are free from significant deflections.
- Minor surface rust is present generally at all steel members, but this is by no means excessive.

Walls

Left Wall

- This wall forms a party wall with the stables and is of dense concrete blockwork. Full inspection was not possible because it was obscured by stored materials at the rear section.
- A door opening into the stables has a timber lintel above it and the masonry above this has cracked vertically.
- Further cracking is present towards the front of this wall, adjacent to and above a masonry pier. This has been filled at high level using expanding foam to prevent water ingress.

Rear Wall

- This wall is of dense concrete blockwork, and no significant defects were noted here.

Right Wall

- This wall forms a party wall with the central work studio and comprises of osb clad timber stud, which has been built up off an original dense concrete blockwork low level division wall (original cattle pen wall). It extends up to eaves level, and a roof truss is situated directly above.
- Vertical cracking is present near to the centre and very minor diagonal cracking is present towards the rear of this wall.

Front Wall

- The front wall is thought to have originally been open (as is currently the case at the right section). It has been infilled using timber studs built off three courses of brickwork.
- No significant defects were noted here.

Internal Walls

- A single low level dense concrete block wall is positioned at approximately mid-width of this section (original cattle pen wall). This has been partially removed to allow access between the two parts of this section.
- No significant defects were noted here.

FINDINGS (Continued)

Ground Floor

- A concrete floor slab is present, and no significant defects were noted here.

Right Section

This section is approximately 10.4m x 7.5m in plan.

The following observations were made internally:

Roof

- The roof construction is similar to that found at the left section i.e. it comprises of corrugated fibre/cement sheeting, with some translucent panels, supported via a series of canted steel angle purlins, five to each slope (including one at eaves level to the front and rear). The purlins span left to right and gain support from the blockwork gable end as well as four intermediate structural steel trusses.
- The purlins span approximately 2.6m, are in good condition and are free from significant deflections.
- Minor surface rust is present generally at all steel members, but this is by no means excessive.

Walls

Left Wall

- This wall forms a party wall with the central work studio and comprises of corrugated metal clad timber stud, which has been built up off an original dense concrete blockwork low level division wall (original cattle pen wall). It extends up to eaves level, and a roof truss is situated directly above.
- A WC has been built against this wall in the left rear corner, using dense concrete blockwork with a ceiling formed using cut timber joists spanning left to right.
- No significant defects were noted here.

Rear Wall

- This wall is of dense concrete blockwork, and no significant defects were noted here.

Right Wall

- This wall is of dense concrete blockwork and forms the right gable.
- Slight diagonal cracking is present close to the front corner of this wall.

Front Wall

- The front is largely open, with a small section of timber clad timber stud walling at the left end with a pedestrian door in it.
- The roof at the opening is supported via steel angles and a central 127x76 UB steel post. The angles here are slightly deflected but not excessively so.

Internal Walls

- The WC has been formed using dense concrete blockwork walls. There is also a low dense concrete blockwork wall to the left which forms a corridor from the front door to the WC and a further low dense concrete blockwork wall that divides the rear part of this section into two.
- No significant defects were noted at any of the internal walls.

FINDINGS (Continued)

Ground Floor

- A concrete floor slab is present, and no significant defects were noted here.

The following observations were made externally at both left and right sections:

Roof

- The roof is in good condition, with no significant distortions or deflections noted.

Left Elevation

- The left elevation is of fair faced blockwork and is partially obscured by the stables that are attached here. However, no significant defects were noted at the areas that were on view.

Rear Elevation

- This elevation is of fair faced blockwork.
- Whilst no significant defects were noted generally there is slight masonry cracking below the left window of the left section.

Right Elevation

- This elevation is of fair faced blockwork.
- Slight cracking is present at two locations, close to the front corner and also midway along this wall.

Front Elevation

- The front elevation is timber clad from the left corner to just beyond the pedestrian door to the WC at the right section. Otherwise, it is open.
- No significant defects were noted at this elevation.

CONCLUSIONS AND RECOMMENDATIONS

Minor maintenance work would be required regardless of this building's future use. However, this building is in good structural condition generally and it is therefore considered structurally feasible to convert it into two residences without structural alterations being required.

Reference to the British Geological Survey On-line Viewer indicates that the barn is situated in an area where the underlying stratum is Chalk, with possible gravel above. In view of this, cyclic cracking due to clay can be ruled out. It is therefore considered that the small amount of cracking that is present is most likely to be due to mechanical damage from when the barn was used as a cattle shed. This would need to be repaired, regardless of the building's future use, and consideration should be given to installing stainless steel spiral ties (Helifix or equivalent) across the crack locations.

The long term durability of the steel members would be improved by removing the surface rust and giving them a protective coating.

It is possible that the fibre/cement roof sheeting contains asbestos. This will need to be verified by specialists before any sheeting is removed or altered.

Any replacement sheeting and insulation should be chosen such that its self-weight does not exceed the current sheeting.

I trust that this will suffice. However, please do not hesitate to contact me if you would like to discuss any aspect or if you need my further involvement in due course.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'J S Crompton', with a horizontal line above it.

John S Crompton
BSc(Hons) CEng MIStructE
Director
John Crompton Ltd.

c.c. Ben Marshall – Woolley & Wallis (by email only)