

Our Ref: 14115.2/ADW/JW

Oyster Farm,
Gutch Common,
Semley,
Wiltshire
SP7 9BE

Dear Stephanie,

RE: OYSTER FARM BARNs, CATCH COMMON – EMERGING PROPOSAL FOR RESTORATION OF THE BARNs AND CHANGE OF USE

Thank you for your recent email and enclosures relating to the above project.

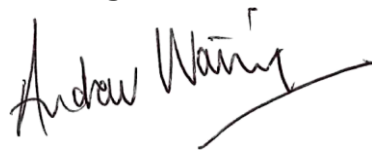
It is good to see that you have been able to move forward with some outline proposals for re-using the current, quite dilapidated, redundant farm buildings on the site and to provide long-term viable future usage. I also note that Barn B is to be re-used as a garage and gym, both of which can be incorporated without substantial alteration work or re-building of that building.

As you know, from my earlier report, I was quite concerned about the condition of some of the fabric and its deteriorating condition, and the need to act in the near future.

In my view, the barns are capable of conversion without major re-building and I was pleased to note that the emerging proposals are heritage led, and I have no hesitation in supporting this very appropriate approach to re-using the buildings.

I enclose my earlier report and sketch for your use, as appropriate.

Kind regards



**ANDREW WARING - BTech Eng CEng MICE MStructE
Consultant**

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Our Ref: 14115.1/ADW/JW

Stephanie Priest,
Oyster Farm,
Gutch Common,
Semley,
SP7 9BE

Dear Stephanie,

**RE: OYSTER FARM; GUTCH COMMON
WORKS TO FARM BUILDINGS-STRUCTURAL ENGINEERING SERVICES**

Further to my recent visit I have now found some time to report, albeit briefly, upon the outbuildings, their current condition and to make recommendations, in outline, for the repair and maintenance of the building pending future development. This future development would very likely involve re-roofing to attain the necessary insulation requirements etc.

BARN A (read with SP25.R01; R02 and R03)

Description

This is the oldest building of the range and is primarily constructed of traditional stone perimeter walls and a lightweight fibre cement sheeted roof with clay tile ridge supported on a timber roof structure comprising two intermediate trusses and purlins.

The floor is of concrete construction throughout. The ground is lower on the north and west side of the building.

Condition

The barn appears to be broadly in a weather-tight condition. The original roof has clearly been replaced some time ago with a modern sheet material.

The stonework is in a reasonable condition with the three main wall panels all in reasonable order. However, the western gable appears to have settled slightly relative to the adjacent side walls resulting in cracking at the corners, most significantly in the NW corner, and some stones have become loose or displaced. The increased movement is due, in some part, to the lower ground levels to the NW of the building. A section of the north wall has been re-built in brickwork, or an opening infilled, and a substantial brick buttress constructed to prevent movement. Even so, there is evidence of further movement by way of cracking to the masonry. At low level, in particular, there are large cracks and voids in the foundation stones. Unchecked invasive plant growth has also resulted in further damage due to shrub / tree roots in the masonry.

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Action Plan

The main priority for this building is to ensure the fabric remains water-tight and it would be beneficial, if possible, to re-instate guttering to take rainwater away from the building, particularly on the north (field) side.

Removal, including systemic weedkilling of roots is paramount to prevent ongoing indirect cracking and movement on the north side.

On the north side and north-west corner, the wall should be repaired at low level with sections carefully rebuilt re-setting displaced stones and infilling voids.

The raking buttress should be retained with its interface with the rear wall interface pack-pointed, localised rebuilding and a general repointing of the buttress.

The significant corner cracking to both NW and NE should be carefully repaired including insertion of helibar ties. In the NW corner at low level some localised grouting may be beneficial to fill voids.

The whole north wall should have any displaced stones reset and be repointed where open joints are present. At low level moss should be removed and all open joints re-pointed.

Where the brick infill occurs it appears built off a concrete edge which is now unsupported. The voids should be carefully cleared out in short sections and then concrete filled to provide a solid foundation.

BARN B

Description

This is a brick constructed barn forming the northern leg of an 'L' shaped later development of the farmyard. The perimeter walls are of solid 1 ½ brick walls with small piers at truss centres. Timber trusses support purlins which in turn support common rafters, battens and plan clay tiles. The floor is of concrete throughout most of the footprint. The ground level to the northern side (field) is again lower than the internal floor level. On this side the brickwork is built off a stone block plinth course for most of its length.

Condition

The brickwork perimeter walls are generally in good order and free of major defect. There is only one infilled opening on the north-side and multiple smaller openings on the south-side. On the north side, where the ground level is much lower the brickwork is supported off a stone block plinth which appears to be in generally sound condition and the whole brick elevation, too, appears to be sound and to a good vertical line.

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The roof trusses and purlins, arranged in traditional form, are for the majority of the roof in good order, as are the common rafters. The battens, too, appear generally sound, though there is some evidence of failure of fixings of battens allowing movement down the roof slope. There is also some isolated loss of tiles on the roof slopes. There are also areas of clear tile movement resulting from the above problems.

In the NE corner of the barn there is a hipped interface with the N/S leg of the barn. On the east slope this section of roof has partially collapsed, exposing the common rafters, purlins and several timber trusses to the elements as a result of which there are areas of decay and saturated fabric. This section of roof is in very poor order.

On the southern side of this area a modern blockwork division wall and timber infill forms the interface with "Barn C".

The eastern wall is of brick construction and, although "wet" is generally in sound condition, except for the top 3 courses which have been pushed outwards by roof movement, though in need of some repointing. The condition of this wall is significantly impacted by rainwater from the adjacent cowshed and failed gutter line allowing water to saturate the wall.

Action Plan

The most eastern end of the barn is in very poor order and the greatest input is required here to prevent further deterioration of the fabric. These works should include repairs to the hips and timber roof structure forming the east slope to allow battens and tiles to be re-instated and make the roof weathertight. This should include cutting back the roof of the adjacent cowshed and running rainwater elsewhere to allow the barn east wall to dry out. Another option might be to form a new internal gable wall and to remove the roof in the NE corner beyond that point as a temporary measure to be later reinstated.

Any holes in the remainder of the barn roof should be infilled to make the roof watertight.

As a lower priority it would be advantageous to reinstate rainwater gutters and down-pipes to take water away from the building, particularly on north and east faces.

Repointing the stone plinth on the north side and brickwork generally would also help to prevent further deterioration.

BARN C

Description

This is the N/S leg of the later added brick constructed barn and is constructed with solid brickwork external walls, comprising 3 bays.

Timber trusses support purlins which in turn support common rafters, battens and plan clay tiled roof.

The floor is of concrete throughout.

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Condition

Of the range of buildings this is clearly in the worst condition. The east and west brickwork external walls are in poor order with many open joints. The east wall is saturated and the west exhibits signs of movement over several of the opening in the wall.

The condition of the roof is very poor indeed with almost complete loss of tiles to the eastern slope of the roof. This has led to deterioration of the timber roof fabric including both main trusses and acro / scaffold props indirectly support the roof. The timber fabric including purlins and rafters to the east are decayed.

The concrete floor slab appears in reasonable condition throughout.

Action Plan

This barn area is in the worst condition of the complex. The rainwater ingress has resulted in in decay of major structural roof elements and it is very likely that the whole roof will need removing to allow repairs to the primary structural elements.

It would be possible to continue to temporary prop the roof fabric but difficult to improve the overall environment in the building by temporary sheeting, for example.

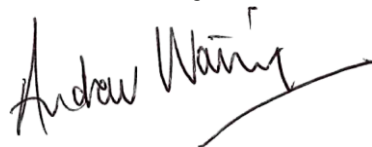
In my view a better course of action might be to carefully dismantle and store the roof fabric in the dry elsewhere until such time as a new replacement roof could be constructed. Dismantling removes the risk of collapsing or falling components causing further damage to supporting walls etc.

OVERVIEW

In the main the emphasis, at least in the short term, should be to ensure that Barn A and Barn B are made and remain watertight. There are two priorities to achieve this. First, at minimum this would entail roof repair including the eastern end of Barn B. This should Include cutting back the line of the adjacent cowshed. Second, the walls to Barn A should be stabilised on the north-side and particularly in the NW corner to prevent further movement and deterioration from occurring.

Other measures noted would further improve the situation pending future conversion of the barns.

Yours sincerely



ANDREW WARING - BTech Eng CEng MICE MStructE
Consultant

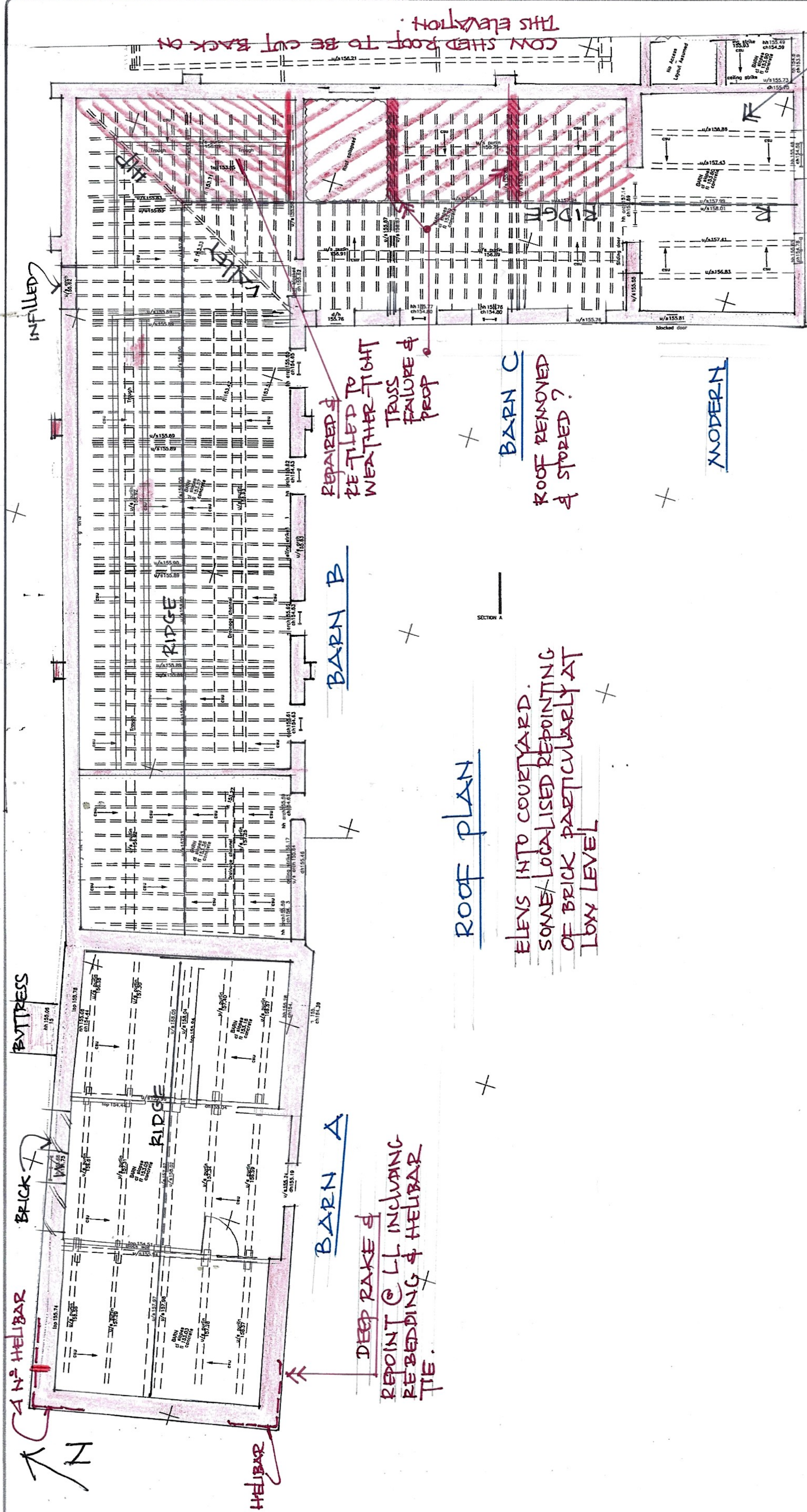
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READ WITH SP 25. R02 & R03

MODERN EXTENSION - FIBRE CEMENT BOARD ROOF SHEETS ONTO CURRENTLY WEATHER-TIGHT.

ARCHITECT	JOB TITLE	OYSTERS FARM GUTCH COMMON	REV	DATE	REVISIONS	CHK
CLIENT	DRG. TITLE	ROOF STRUCTURE PLAN	REV	DATE	REVISIONS	CHK

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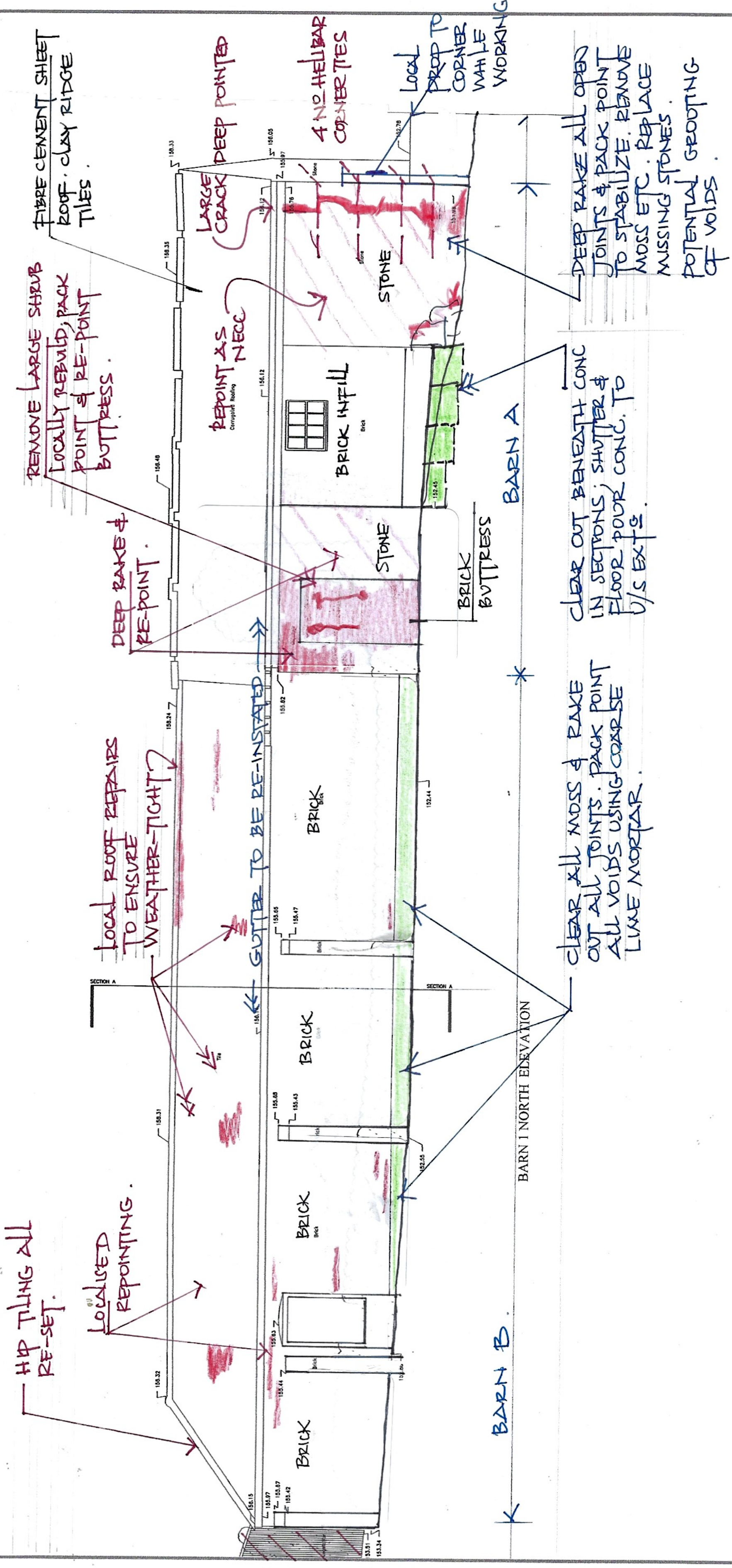
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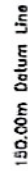


READ WITH SP 25. R01 & R03

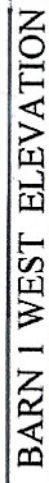
ALL MORTAR LIME BASED.
GROUT TO BE LIME BASED
FREE FLOW.

ARCHITECT	JOB TITLE		OYSTERS FARM		REV		CHK		
	CLIENT		GUTCH COMMON		DATE		REV		
CLIENT	XMR & MRS PRIEST.		NORTH ELEVATION		DATE		CHK		
	DRG. TITLE		GUTCH COMMON		DATE		REV		
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SCALE		NTS	MAR'25		AW		AW		
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CUT BACK EXTG CON SHED ROOF
TO LEAVE GRD.



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