

Current Structural Condition Report

Dutch Barn At
Barrow Street Farm,
Barrow Street,
Mere, Wiltshire,
BA12 6AB

Consultant & Registered Address

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1.0 Introduction

It is proposed to convert the Dutch barn at Barrow Street Farm to form a dwelling.

The Local Authority have asked for a structural description of the building.

The purpose of this report is to determine the current form and condition of each element of the structure of the building, and to assess whether they are capable of conversion to the proposed use, without the need for significant or major structural reconstruction or alteration, whilst acknowledging that minor repairs to the fabric may be required.

This report is a record of those structural elements which can be retained and which may direct and inform the proposals for the conversion of the building.

The author is a Chartered Structural Engineer with 45 years' experience in design of new, and assessment of historic, building structures, and is a Chartered Member of The Institution of Structural Engineers.

2.0 Instructions

Instructions were received from Mr T Merrell, the building owner by email, and were to carry out a visual structural condition survey of the building, and to report upon those matters which might affect the proposed conversion of the building.

3.0 Site Work

A full visual survey of the building was made on the 17th February 2026.

The condition of the building was assessed, including roof structure, external walls and floor. Photographic records of the fabric were taken, some of which are included in this report for reference purposes.

4.0 Disclaimer

This report has been prepared for the benefit of Mr T Merrell, therefore copyright of this report rests with him.

You should also note that this report is a written record of a visual structural inspection carried out by the author.

This report is not intended to be a fully detailed fabric survey and description of the property as would be carried out by a Chartered Surveyor which will also include non-structural matters, such as boilers, windows, and decorations.

This report is also not a valuation survey.

No liability for the contents of this report is conveyed to any third party, and no third party should therefore rely on the contents of this report.

Unless specifically stated otherwise, this report has been carried out visually without the fabric of the building being exposed or opened up.

Where the fabric of the building has been visually examined, no opinion about any hidden or concealed structure or guarantee as to its condition can be given.

When comments are expressed about the external fabric of the building, observation has been carried out from viewing from ground level.

No testing or enquiries as to the presence of or susceptibility to pollution contamination, radiation, methane, radon and toxic mould, fungus or spore or other hazardous substances has been carried out.

You should also note that liability to you, whether in contract or tort, shall not exceed the amount, if any, recoverable by way of indemnity insurance taken out by us at the time we received instructions from you.

5.0 Findings

5.1 Building

The building is of rectangular shape in plan, the structure is of steel framing to roof and side walls, and of curved roof form.



General View of Building West Elevation

The fabric of the building can be described as follows.

5.2 Roof

The roof of the building is of curved corrugated steel sheets, resting on steel angle purlins, which span lengthways along the building, between and are supported by steel cross scissor trusses, which run front to back.

The trusses are in turn supported on steel columns front and rear of the building.



General View of Roof Structure

The steel columns are knee braced at the top o provide stability to the building.

The roof structure is in reasonable condition.

5.3 Walls

The walls to the building are of steel corrugated sheeting supported on horizontal steel angles which are in turn supported on the steel columns

A later extended outshot has been constructed on the south elevation, which is to be removed, and steel corrugated sheeting replaced onto the original steel columns.

The general wall corrugated sheeting is due for an overhaul.



General View of End Wall and Floor

5.4 Floor

The floor of the building is of rammed earth, stone and chalk typical for the nature of the use of barns of this type and age.

Upgrading of this floor will be required with insertion of a damp proof membrane, insulation and a concrete slab, to provide a floor in accordance with the Building Regulations.

The Government's Planning Practice Guidance (PPG) makes it clear that "**internal works**" "**including to allow for a floor**" are allowed by Class Q, and therefore can be constructed as part of a conversion.

The Government specifically amended the Class Q PPG in respect of floors in response to some Councils.

6.0 Recommendations & Method Statement

The proposals for conversion of the building are shown on Brimble Lea Drawing 26022 – 4.

The conversion proposals for the building comprise of the construction of an insulated infill, inside the existing walls to conform to the requirements of The Building Regulations.

This is because the walls and roof of the current building are not currently insulated.

It is also proposed to also insert a small new mezzanine floor and insulated ceiling in the building, supported off the new external lining walls.

Where the loads from the new proposals, as outlined above, which may be slightly greater than those applied by the existing fabric; we consider that the existing building is structurally adequate, and able to safely resist this very small degree of additional loading.

The existing ground floor will also be required to be brought up to a higher level of thermal performance and moisture resistance, by overlaying with new concrete slab d.p.m, new slab and insulation and new floor screed – all within the 'works' permitted by the Part Q regulations.

In my opinion, I consider the following can be safely stated;

1. Conversion of the building can be carried out.
2. I consider that the existing principle structural elements of the building are in a satisfactory condition.

SIGNED



Date: 30th April 2026

N. CHALLIS BEng (Hons) CEng MStructE