



STRUCTURAL ENGINEER'S REPORT

OF

INSPECTION OF EXISTING BUILDING

AT

RAF MESS BUILDING, THE OLD AIRFIELD, HONEYSTREET SN9 5PS



13 May 2026

Ref: 18176/EO/RPT/02

Executive Summary

Generally, the building structure is sound and capable of re-use as a residential property in line with the Architectural design proposals indicated. Some minor but reasonable refurbishment work is required in order for the building to be upgraded to suit modern Building Regulations within the existing building envelope.

1. Instruction:

- 1.1 We were instructed to visit the premises and undertake a visual inspection of the existing building at RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS. The purpose of this inspection was to provide an assessment of the general structural condition of the building and its suitability for conversion into residential use.
- 1.2 We only surveyed the building in the area which is affected by the reported defects. Parts of the structure, which were covered, unexposed or inaccessible, were not inspected. We are therefore unable to report that any such part of the property is free from defect. No measurements were taken for damp penetration or timber decay. Drains and services have not been inspected.

2. Limitation:

- 2.1 This report is prepared for the sole benefit of the client by whom it is commissioned and we have no liability or duty to any other parties in respect of the contents or opinions expressed.

3. Inspection:

- 3.1 An inspection, without exploratory cutting away or the provision or use of special access equipment, was carried out on Monday, 14 July 2025.
- 3.2 This report will consider those items observed which are of structural significance in the conversion of the building and should be read in conjunction with the Architectural design drawings, illustrating the proposals for the conversion to residential use (refer to Appendix B of this report).
- 3.3 At the time of inspection, the property was unoccupied. Access was granted internally and externally at the ground level only.

4. General Description:

- 5.1 The existing building is a single-storey structure consisting of a duo-pitched roof, with masonry load-bearing walls. The building is rectangular on plan, with two gable end walls on the north-east and south-west elevations.
- 5.2 The roof consists of 4No lightweight metal trusses, supporting a series of purlins, which in turn are supporting corrugated roof cladding panels, which appear to be of fibre cement construction.
- 5.3 The gable end walls, rear and front flank walls of the building are of solid brickwork construction, with 215mm thick wide piers located externally at regular centres for lateral stability purposes. The brickwork walls consist of render applied externally.
- 5.4 The ground floor consists of a robust concrete ground-bearing floor slab construction.

- 5.5 The foundations were not exposed at the time of the inspection. However, it is common for buildings of this nature to consist of shallow spread foundations. A desktop study of the local geological maps indicates that the barn is built in an area with a bedrock geology consisting of the Seaford Chalk Formation. Chalk soils are generally very stable, offer good bearing capacities and are not susceptible to issues of foundation subsidence.

5. Observations and Discussion:

- 5.1 No plan bracing could be seen in the roof structure planes, which indicates the stability of the roof is reliant on the existing roof cladding panels to form diaphragms to enable horizontal load transfer through to the foundations accordingly.



- 5.2 The brickwork could be seen to be exposed, where the external render had deteriorated in places. The extent of the deteriorated brickwork is, however, limited due to the area of exposed brick and localised repairs would be sufficient and can be carried out practically.



- 5.3 The mortar joints on the internal wall elevations appeared to have deteriorated generally. The mortar joints can be easily raked out and repointed to ensure long-term durability of the structure, and this can be undertaken in a piecemeal fashion.



6. Conclusion and Recommendation:

The existing building structure is in reasonably good condition and requires only relatively minor structural remedial works as follows:

- Plan bracing should be locally inserted in the roof planes, preferably on the 2No end bays to ensure that horizontal load transfer is not reliant on the roof cladding elements;
- Areas of the brickwork that have been exposed due to deteriorated render should be repointed accordingly; where individual bricks have deteriorated, these can be replaced with like for like units;
- The brickwork on the internal wall elevations should be appropriately repointed as a prudent measure, to ensure long-term durability of the structure.

This building will need to be upgraded to suit modern Building Regulations and this is reasonably achievable within the existing envelope.

The existing building is sufficiently robust to safely support the loadings associated with converting to a residential dwelling with only minimal but reasonable localised refurbishment work.

Therefore, it is our professional opinion that the proposals for conversion [in line with the Architect's drawings contained in Appendix B of this report] to residential use are reasonable and achievable using the original building structure.

We trust that this report is self-explanatory, if however, any clarification or further advice is required do not hesitate to contact us.

For J.C.P. Engineers
Eric Ojjerro BEng (Hons), C.Eng, M.IStruct.E.
Consultant

Appendix A – Site Visit Record Photographs



Photograph 01

RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS



Photograph 02

RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS



Photograph 03

RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS



Photograph 04

RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS



Photograph 05

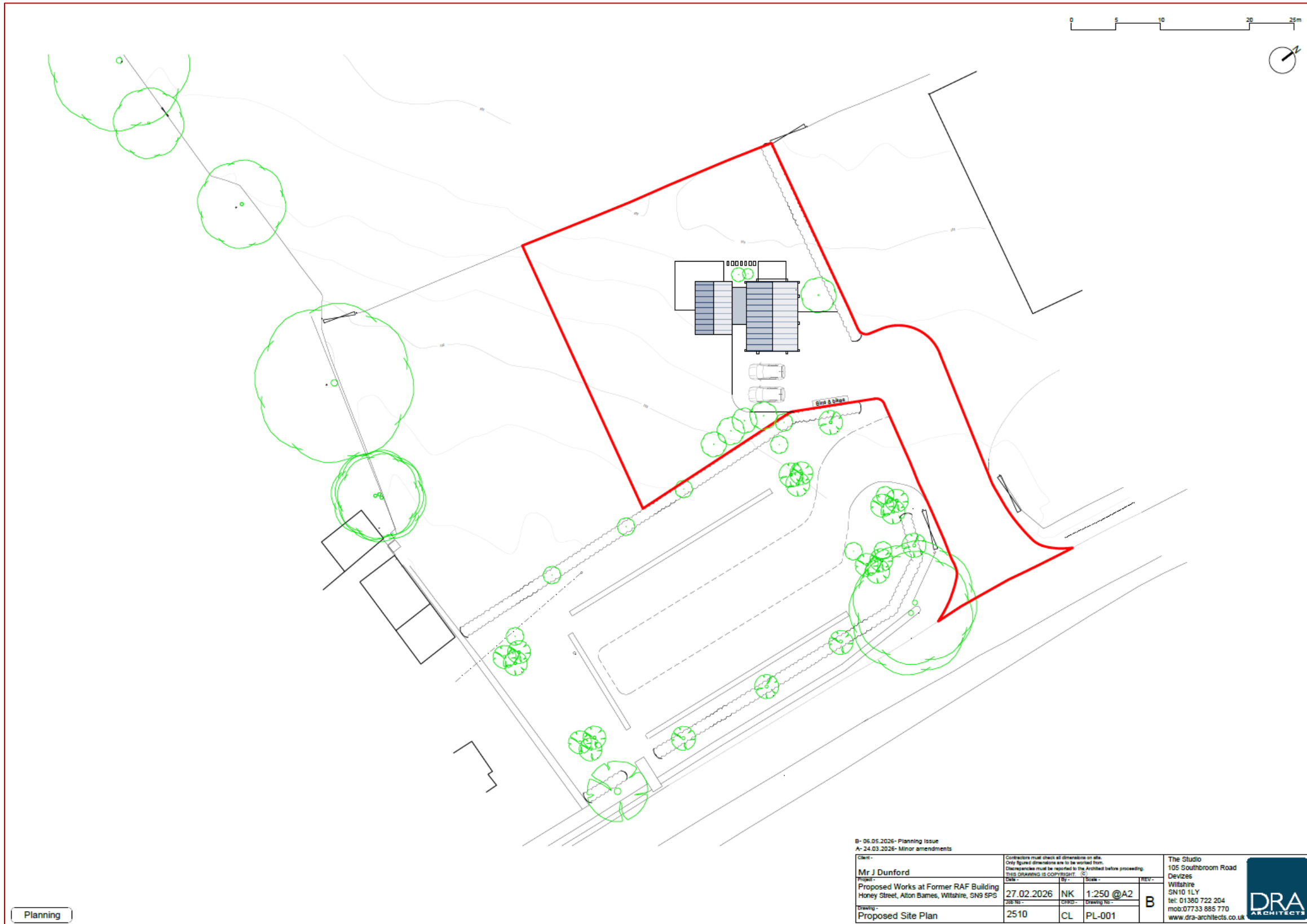
RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS

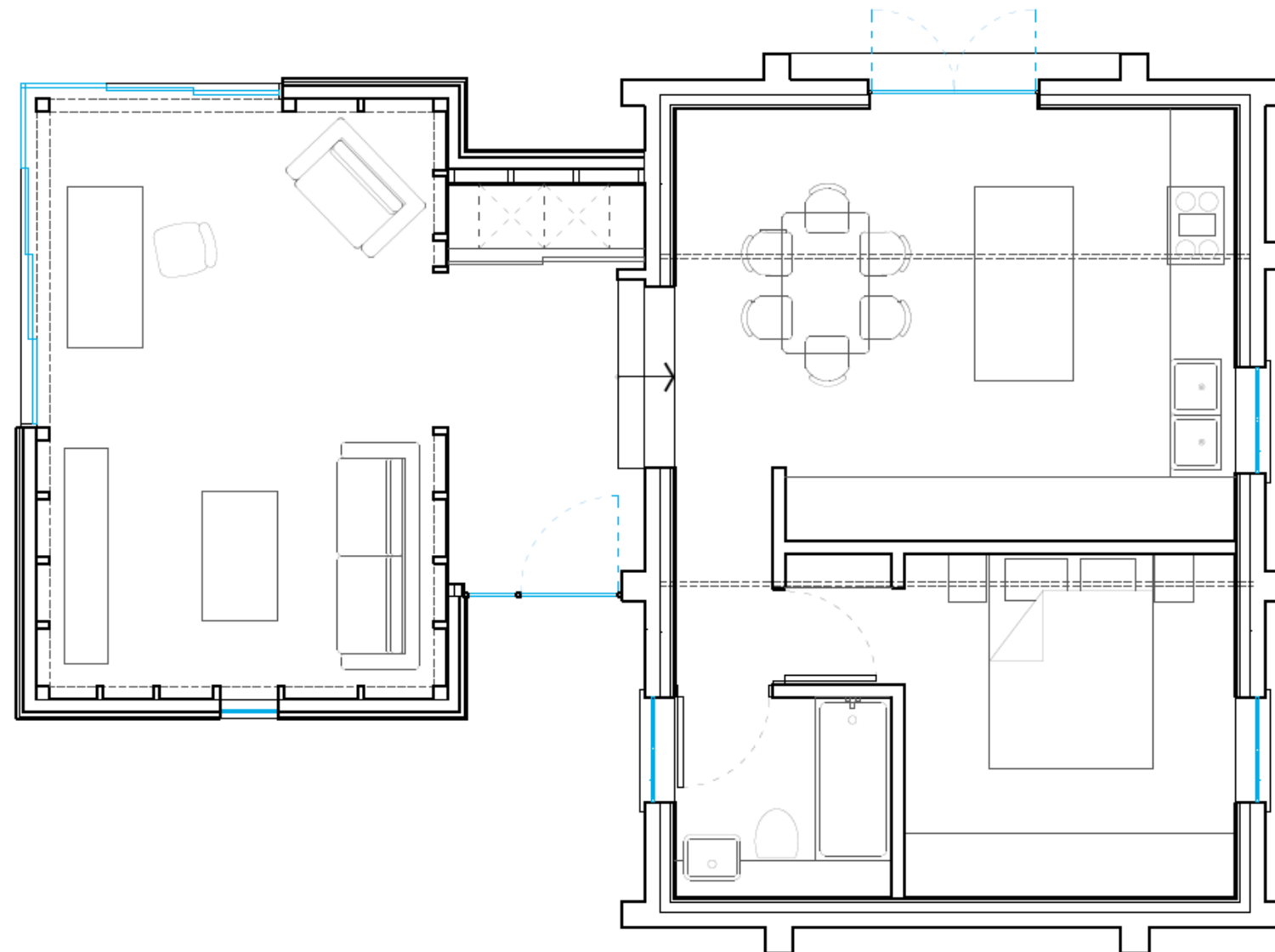
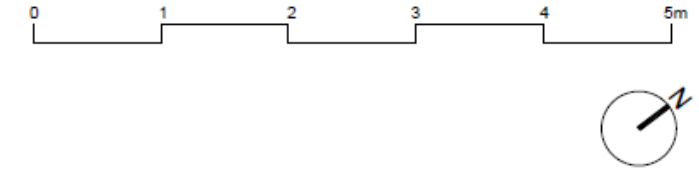


Photograph 06

RAF Mess Building, The Old Airfield, Honeystreet SN9 5PS

Appendix B – Architectural Design Proposals





B- 06.05.2026- Planning Issue
A- 24.03.2026- Minor amendments

Contractors must check all dimensions on site.
Only figured dimensions are to be worked from.
Discrepancies must be reported to the Architect before
proceeding.
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Client -

Mr J Dunford

Project -

Proposed Works at Former RAF Building
Honey Street, Alton Barnes, Wiltshire, SN9 5PS

Drawing -

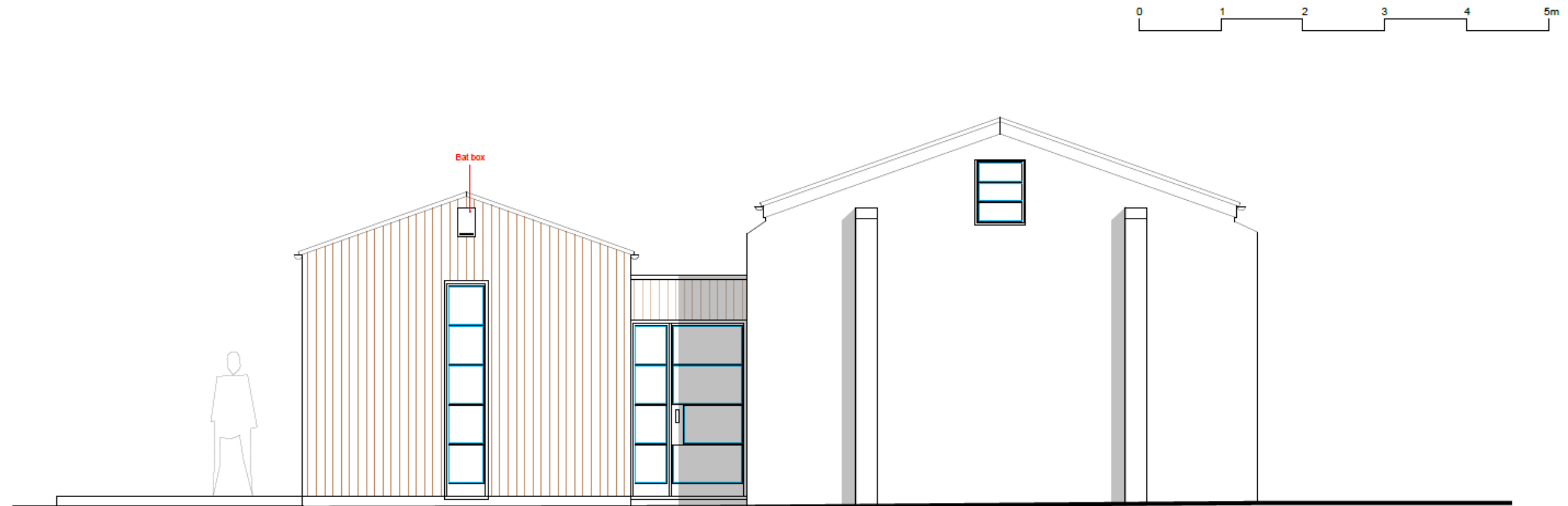
Proposed Ground Floor Plan

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Job No -	CHKD -	Drawing No -	
2510	CL	PL-101	

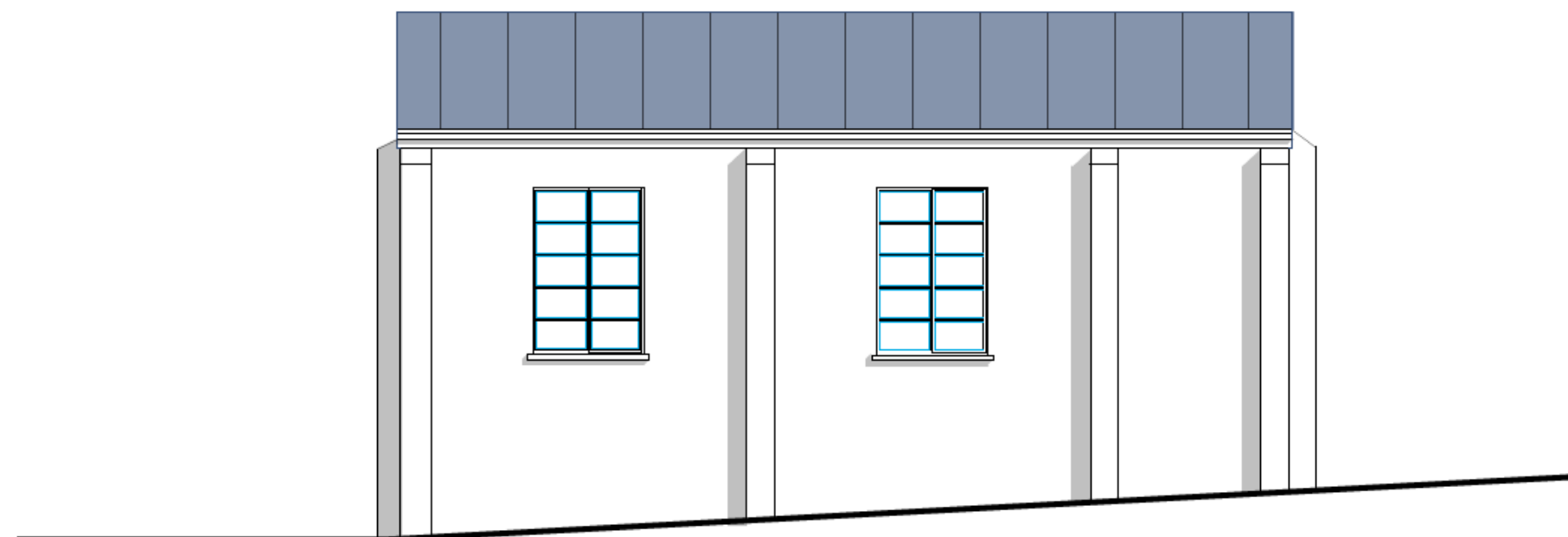
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www.dra-architects.co.uk



Planning



South-East / Front Elevation



North-East Elevation

Planning

B- 06.05.2026- Planning Issue
A- 19.03.2026- Biodiversity enhancements

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Mr J Dunford

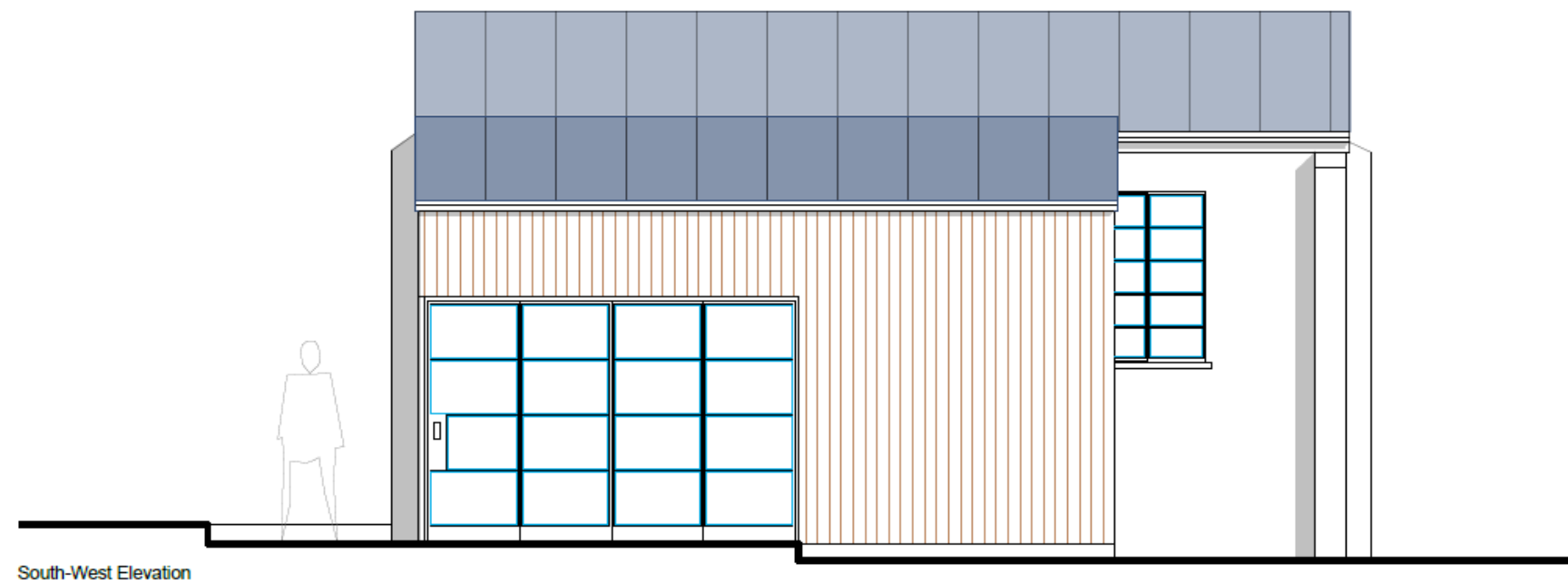
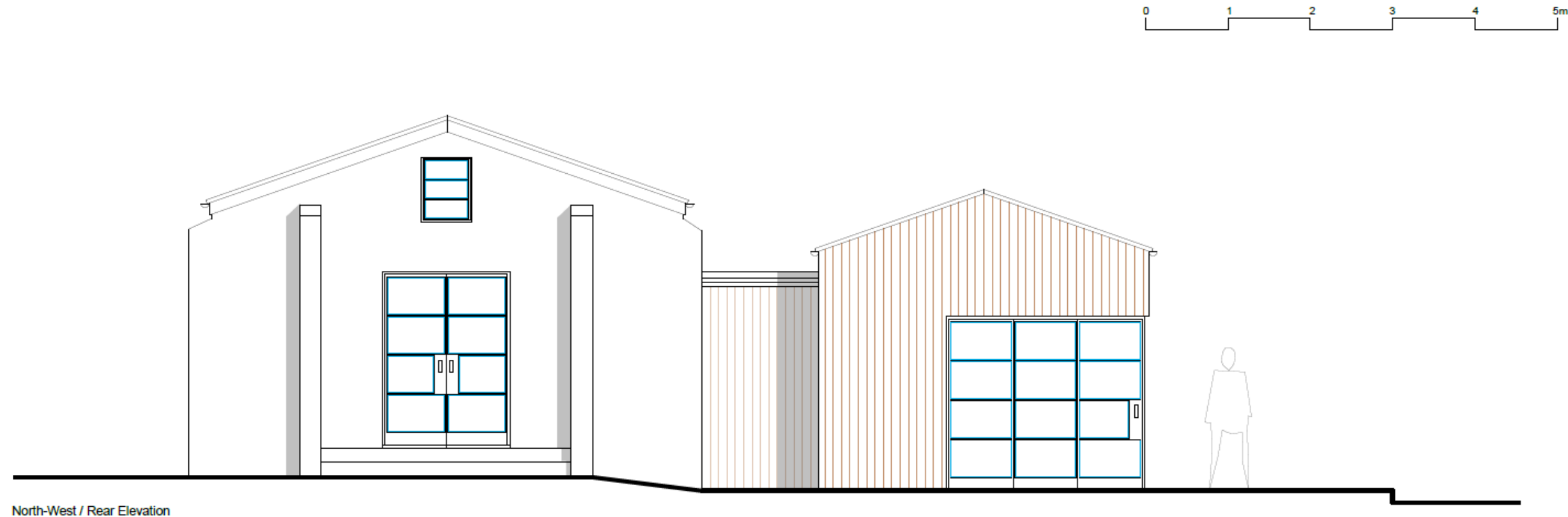
Project -
**Proposed Works at Former RAF Building
Honey Street, Alton Barnes, Wiltshire, SN9 5PS**

Drawing -
Proposed Elevations - SE & NE

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A- 24.03.2026- Minor amendments

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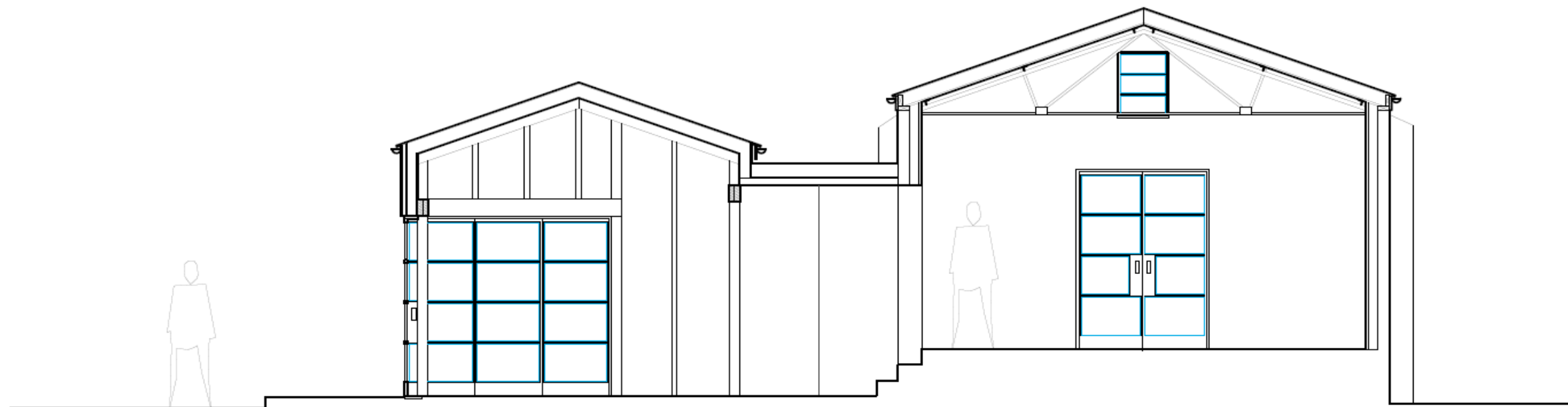
Client -
Mr J Dunford
Project -
Proposed Works at Former RAF Building
Honey Street, Alton Barnes, Wiltshire, SN9 5PS
Drawing -
Proposed Elevations - NW & SW

Date -	By -	Scale -	REV -
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Planning



B- 06.05.2026- Planning Issue
A- 24.03.2026- Minor amendments

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Project - Proposed Works at Former RAF Building Honey Street, Alton Barnes, Wiltshire, SN9 5PS	Date - 27.02.2026	By - NK	Scale - 1:50 @A3	REV -	
Drawing - Proposed Section AA	Job No - 2510	CHKD - CL	Drawing No - PL-301		

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Planning

Appendix C – Existing Building Survey Information

