

Part Q Barn Conversion, The Old Rectory, Everleigh, Marlborough

Structural Report 7154-R01



Document Control Record

The following table describes amendments that have been made to this report since version 1.0.

Document amendments

Rev	Date	Brief description of amendment	Prepared by	Appointment
1.0	19/02/2026	First Issue	L Bampffield	Director

Contents

PAGE NO.

1.	Introduction	3
	SDS Instruction.....	3
	Limitations	3
	Building notation	3
2.	Discussion	4
	Existing Construction	4
	Ground Conditions.....	4
	Proposal	5
	Condition of Roof.....	5
	Condition of Structural Frame	5
	Condition of Walls.....	5
	Condition of Floor Slabs	6
	Foundations	6
	Conclusions	6
3.	Photographic Record.....	7
	Figure 1: Key Plan	3
	Figure 2: Mapping Extract.....	4
	Figure 3: North-east elevation	7
	Figure 4: South-east elevation	7
	Figure 5: South-west Elevation.....	8
	Figure 6: North-west Elevation	8
	Figure 7: Internal – South west end stabling	9
	Figure 8: Internally – from South-east	9
	Figure 9: Mono pitch span + High level steel corrosion.	10
	Figure 10: Steel Corrosion 1 – Top of masonry internally	10
	Figure 11: Steel Corrosion 2, North-west Elevation.....	11
	Figure 12: Steel Corrosion 2, South-east Elevation.....	11
	Figure 13: Masonry panel damage	12

1. Introduction

SDS Instruction

- 1.1. We were instructed by the Client to inspect and report upon the suitability of a steel framed outbuilding for conversion as part of a planning application at The Old Rectory, Everleigh, Marlborough, SN8 3EY (the Property).
- 1.2. A site visit was undertaken on 10 February 2026 to carry out the inspection. The survey was conducted at approximately midday under overcast and damp weather conditions.

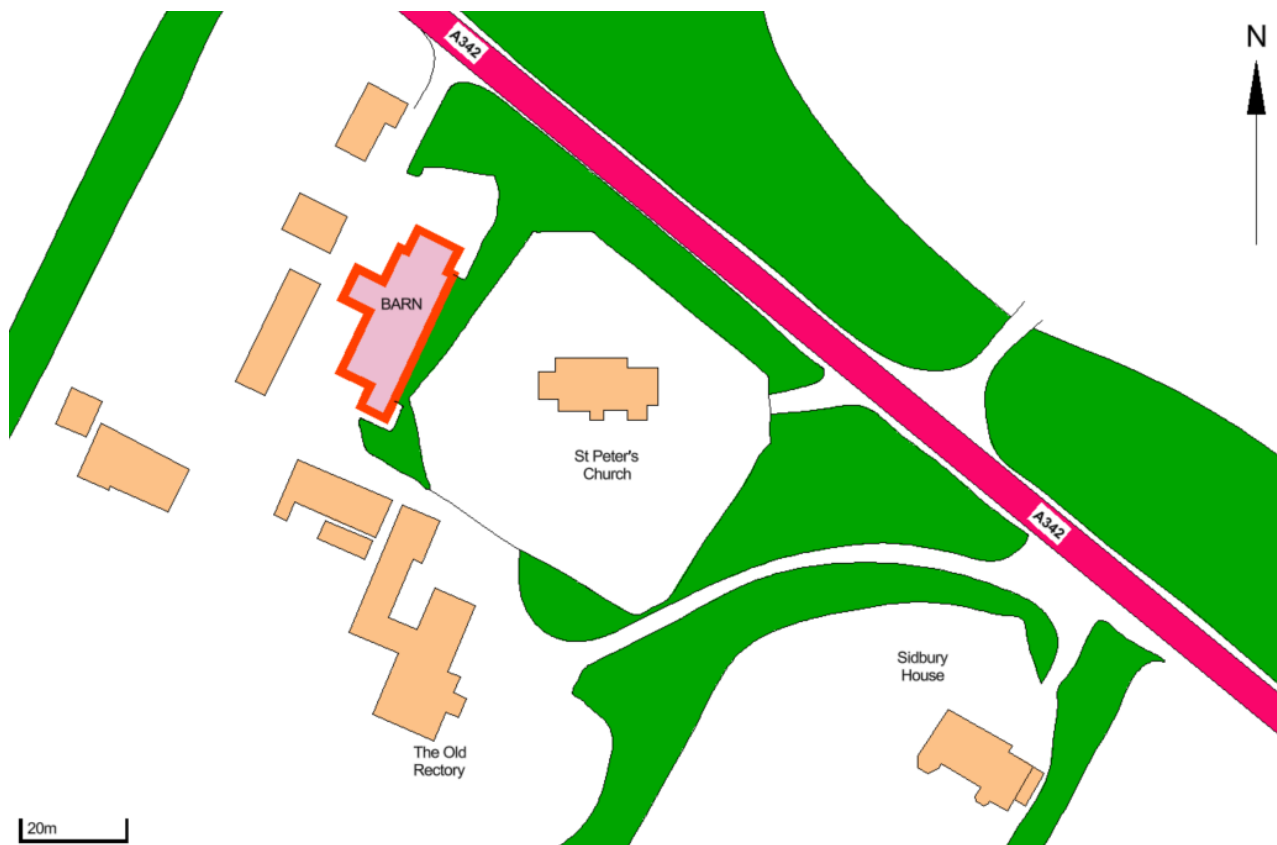
Limitations

- 1.3. No trial pits or excavations were undertaken as part of the inspection; therefore, the underlying ground conditions and the nature, depth, and extent of any foundations have not been verified.
- 1.4. The full historical background of the Property has not been investigated for the purposes of this report. This document does not constitute a comprehensive condition or structural survey and is limited solely to the specific elements identified in Section 1.1.
- 1.5. Areas of the structure that were covered, concealed, or otherwise inaccessible at the time of inspection were not examined. Accordingly, no assurance can be given that such elements are free from defect.

Building notation

- 1.6. The Property is generally orientated on a south-west to north-east axis, facing into the site toward the north-west and toward St Peter's Church to the south-east. All references to orientation within this report are based on this approximate alignment. Refer to Figure 1.

Figure 1: Key Plan



2. Discussion

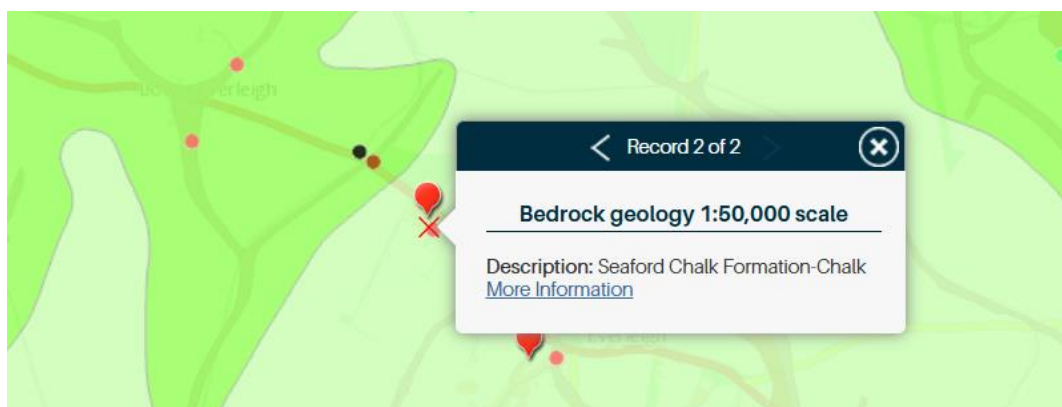
Existing Construction

- 2.1. The barn's primary structure comprises a single-span, duo-pitch, four-bay steel portal frame, with an additional mono-pitch lean-to span located within the second bay from the north-east, projecting into the site toward the north-west.
- 2.2. The main roof structure consists of steel purlins supporting corrugated roof sheeting. Within the projecting lean-to span, timber members have been utilised in place of steel purlins. Timber members have also been introduced at eaves level, forming eaves beams adjoining the wall construction.
- 2.3. The frame is laterally stabilised by diagonal bracing within the roof plane and steel corner bracing connected to the eaves beam within each bay.
- 2.4. A timber-framed, open-sided canopy structure is located adjacent to and abutting the north-east gable of the steel-framed building.
- 2.5. The upper sections of the external walls comprise metal cladding rails supporting trapezoidal profiled cladding panels. The lower wall sections are constructed of approximately 100 mm thick concrete blockwork, built between the steel frame members.
- 2.6. Internally, blockwork walls subdivide the two south-western bays, forming what appears to be former stabling. These walls support timber joists that create an overhead storage platform (not accessed during inspection). The north-eastern end of the barn remains largely open plan.
- 2.7. A concrete ground-bearing slab was visible within the former stabling area. The thickness of the slab and the nature of any sub-base construction are unknown.
- 2.8. Given the apparent age and type of construction, it is assumed that the structure is supported on a combination of mass concrete pad foundations beneath the steel columns and strip foundations beneath the masonry walls, bearing onto natural ground. This has not been verified.

Ground Conditions

- 2.9. Review of publicly available geological mapping indicates that the site is underlain by the Seaford Chalk Formation, generally described as firm white chalk with semi-continuous nodular and tabular flint seams.
- 2.10. This is consistent with local knowledge and experience of ground conditions within the area. On this geological basis, shrink–swell behaviour and heave associated with clay soils and tree influence are not considered to be a significant factor at this site.

Figure 2: Mapping Extract



Proposal

- 2.11. At the time of preparing this report, no formal scheme of proposed conversion works was available. In principle, it is understood that the intention is to convert the barn into one or more single-storey residential dwellings within the existing building footprint.
- 2.12. Should mezzanine floor structures be introduced, it is anticipated that these will be designed as independent, self-supporting elements, structurally separate from the existing frame.
- 2.13. Alterations to the existing building fabric are expected to be limited to the formation of approved openings and works necessary to improve thermal performance.
- 2.14. It is understood that the existing timber canopy structure at the north-east gable, together with the internal stabling and associated storage platform, will not be retained as part of the proposed development. Accordingly, these elements are excluded from further consideration within this report.

Condition of Roof

- 2.15. From ground-level inspection, the roof coverings appear generally intact and complete, providing a predominantly dry internal environment consistent with that expected of an open, naturally ventilated agricultural building.
- 2.16. Both the timber and steel purlins appear to be in satisfactory condition, with minimal surface corrosion to steel elements and no obvious evidence of water damage, decay, or rot affecting the timber members. There are no visible signs of significant overstress, distortion, or excessive deflection. Accordingly, the purlins are considered to be performing adequately in structural terms for their current application.

Condition of Structural Frame

- 2.17. Overall, the steel framework appears to be within acceptable level tolerances and shows no signs of damage, overstress, or excessive deflection. Connections and joints are tight, with no observable gapping to indicate movement of the frame. Consequently, there is no evidence to suggest any deficiency in the design, stability, or bracing of the structure.
- 2.18. Internally, the steel frame exhibits surface corrosion throughout, with a greater concentration at lower levels adjacent to the blockwork and toward ground level. This is likely attributable to persistently damp conditions and the building's former use for housing animals. Due to the construction detail—where masonry is built within the depth of the steel sections—parts of the frame are externally exposed and therefore subject to prevailing weather conditions.
- 2.19. Notwithstanding this, the steel members remain in generally good condition. The corrosion observed is superficial in nature and there is no evidence of significant section loss, delamination, separation, or active flaking. The extent of corrosion is not currently considered sufficient to materially reduce the structural capacity of the steel frame.
- 2.20. This condition is generally consistent up to the points where the steel members penetrate the floor or ground, or where they are concealed by vegetation. We are unable to assess the condition of the steel below ground level; however, there are no visible signs of distress, excessive deflection, or other indicators that would suggest an underlying structural issue.

Condition of Walls

- 2.21. Overall, the condition of the perimeter walls very good.
- 2.22. The upper cladding sections appear generally intact and complete, with the supporting cladding rails in good condition, consistent with the observations made for the roof.

- 2.23. The lower masonry sections are also generally in good condition, with no significant cracking or bowing observed. Panels are typically plumb in relation to the steel columns they adjoin. No evidence of root or tree-related damage is visible, despite the presence of mature trees in close proximity to the boundary, suggesting that the foundations are sufficiently deep to resist such effects.
- 2.24. One masonry panel does show damage. On the south-east wall, the second panel from the north-east exhibits bowing toward the panel centre, with diagonal cracking following the masonry joints from the steel frame upward to the middle of the panel. The panel has also been externally reinforced with a blockwork pier. This would need some local rebuilding to rectify.

Internally, this location coincides with an old, large animal feeding trough. Based on the cracking pattern and context, it is likely that the damage results from user-induced impact, such as contact with vehicles or equipment, rather than structural failure.

Condition of Floor Slabs

- 2.25. At the time of inspection, only limited areas of the floor slab were visible. Where accessible, the slab appeared generally flat and level, with no visible cracking. This suggests that it has been suitable for agricultural use, withstanding the associated loads and stresses, as well as the effects of ground conditions and nearby trees, for the duration of its service life. Given that agricultural use is typically more demanding than domestic occupancy, the slab could, if appropriate, be incorporated and extended as part of the proposed conversion works.

Foundations

- 2.26. As highlighted throughout this report, although the foundations have not been exposed or tested, the overall condition of the barn suggests that they provide adequate support for the building loads and are sufficient to resist any influence from nearby trees. The presence of near-surface Seafood Chalk formations indicates that foundations would not need to be excessively deep—typically a minimum of approximately 500 mm below ground—and need not be particularly large in plan, as this formation generally provides higher-than-average allowable bearing pressures. There is no evidence to suggest that the existing foundations would be inadequate for the purposes of a domestic conversion.

Conclusions

- 2.27. Based on our inspection, the building appears to have been adequately maintained and is considered to be in sound structural condition. The existing primary frame and associated elements are capable of continuing to perform their intended structural function without the need for strengthening or significant structural enhancement to facilitate a domestic conversion.

Accordingly, the building is considered structurally suitable for conversion in principle, in accordance with the requirements of Part Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed

Lee Bampffield BEng(Hons)

on behalf of

SDS Consulting

3. Photographic Record.

Figure 3: North-east elevation



Figure 4: South-east elevation



Figure 5: South-west Elevation



Figure 6: North-west Elevation



Figure 7: Internal – South west end stabling



Figure 8: Internally – from South-east

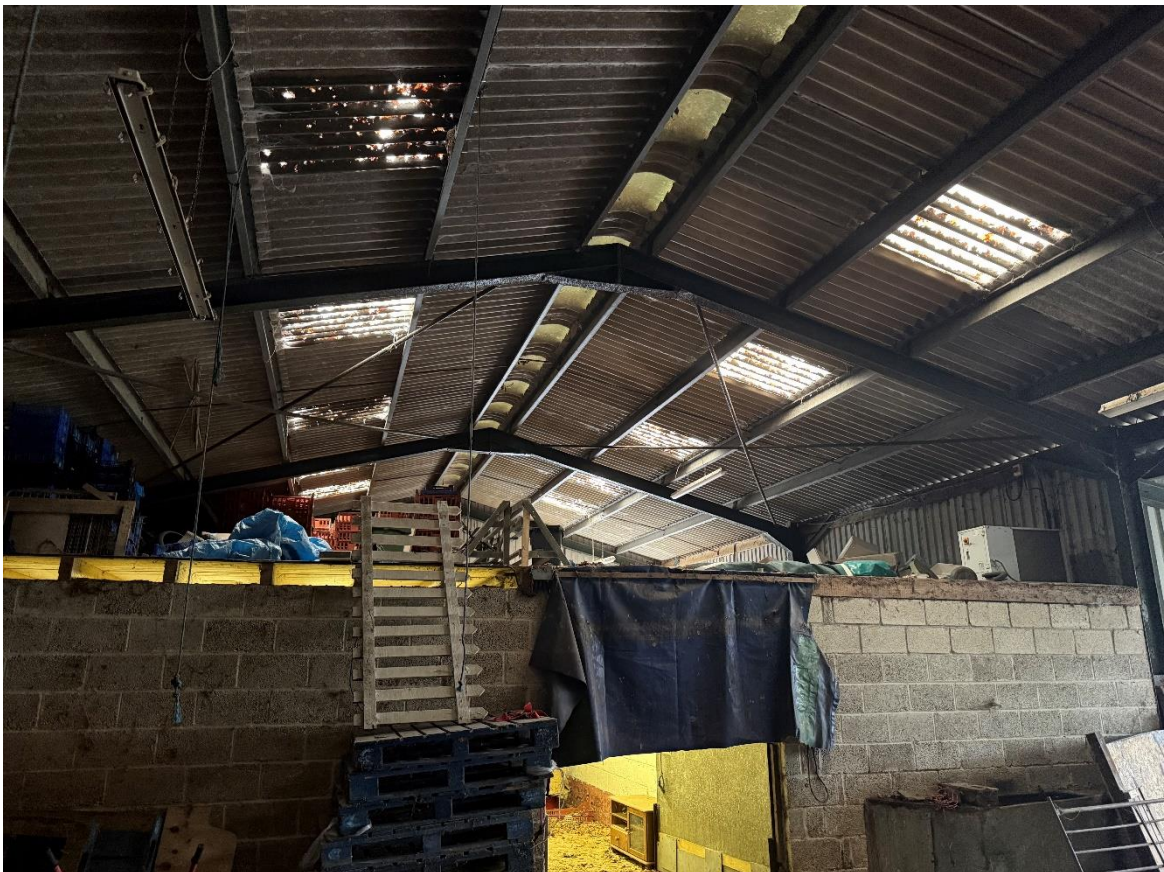


Figure 9: Mono pitch span + High level steel corrosion.



Figure 10: Steel Corrosion 1 – Top of masonry internally

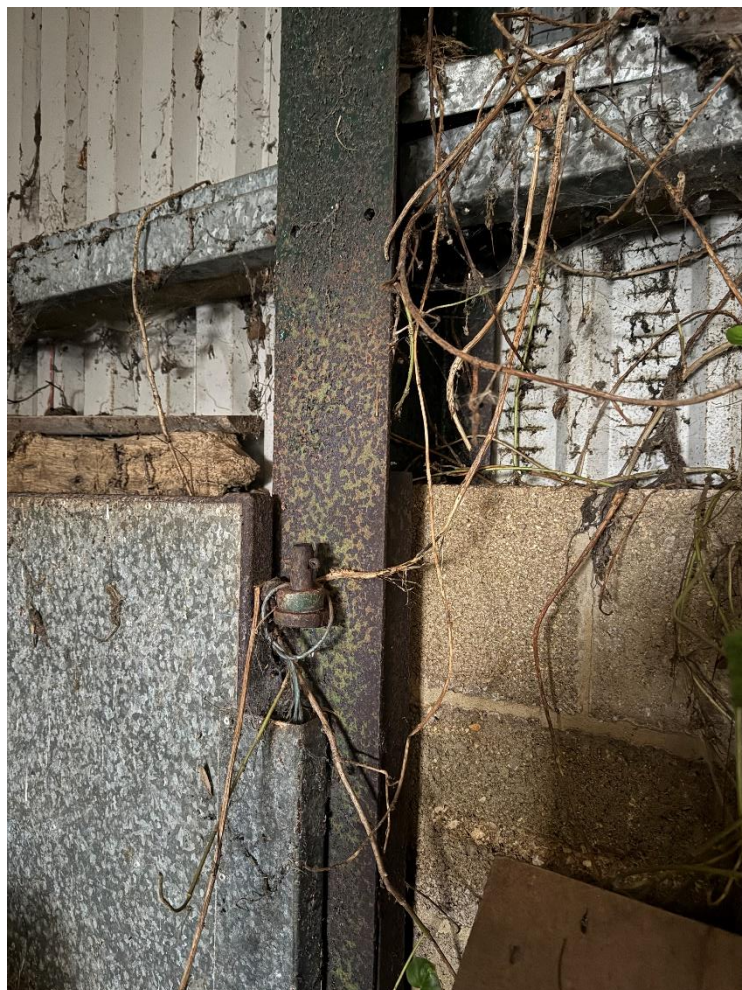


Figure 11: Steel Corrosion 2, North-west Elevation



Figure 12: Steel Corrosion 2, South-east Elevation



Figure 13: Masonry panel damage

