

Site Visit Report



Mann Williams

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Project No: 12927

Project: Folly Cottage, Former Stable,
Rudloe

Report No: **12927/0551**

Engineer: Stephen Swinbank

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Date of visit: 15th October 2025 / 4th November 2025

Present: Jeremy Sanders

Weather: Overcast but dry

Site Notes Mann Williams have been engaged by consultants c8i to provide civil and structural engineering input for works to the former stables at Folly Cottage, Rudloe.

The existing stable building is principally a lightweight timber framed structure, with walls clad in timber boarding and the roof clad in a lightweight corrugated cement-based board. The external elevations of the building are shown in Photos 3 to 6 below.

The structural elements of the stable building are exposed (Photos 1 and 2) and confirmed as insufficiently robust to support heavier slate roof finishes / brittle ceiling finishes. The walling studs are insubstantial and unsuitable for supporting additional roof loads or new brittle wall finishes. Wall studs are of insufficient depth to accommodate a suitable depth of insulation. The southern wing of the stable block (Photo 2) is particularly ad hoc in its construction with a number of reclaimed telegraph poles used as columns and roofing purlins.

Some of the existing structural timbers were noted as substantially decayed, particularly at the base of walls where there is no effective damp proof course and moisture has been drawn up into the timbers.

With reference to British Geological Survey online mapping, the site is underlain by a bedrock geology of Chalfield Oolite Formation (weathered limestone).

Trial pitting adjacent existing foundations has confirmed principally use of shallow concrete strip foundations and an oversite concrete slab of nominal thickness (not all taken down to the limestone). The shallow nature of the foundation means that they would likely be impacted by trees. The existing foundations are considered unsuitable for supporting additional loads or a building with brittle finishes.

It was agreed in discussion with the building owner and their consultants that from a structural perspective, the appropriate course of action would be to design a replacement structure with the volume and footprint matching existing; aside for the planned extended wing at the north end. This approach will enable design of a suitably robust and durable structure, with structural elements compliant with current building regulations.

Distribution

Client

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Architect

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Landscape Architect

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File

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Project Manager

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Quantity Surveyor

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Contractor

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Photo 1 – Structural elements with exposed interior, main wing looking south.



Photo 2 – Structural elements with exposed interior, south wing



Photo 3 – Main West Elevation, North End



Photo 4 – Main West Elevation, South End

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Photo 5 – North Elevation



Photo 6 – East side of the Stables
looking South