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Consulting Civil and
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The Goat Barn Marridge Hill Ramsbury

Structural Inspection

Job Number: 13181

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Suitability Codes as stated within QA data describe documents intended use and are in accordance with BS EN ISO 19650-2-2018.

Code	Description
	Shared (Non-Contractual – Not For Construction)
S1	For Coordination
S2	For Information
S3	For Review & Comment
S4	For Review & Authorization
S5	For Review & Acceptance
	Published (Contractual)
A1	Stage 1 Authorized (Not For Construction)
A2	Stage 2 Authorized (Not For Construction)
A3	Stage 3 Authorized (Not For Construction)
A4	Stage 4 Authorized (For Construction)
A5	Stage 5 Authorized (Final Design Record)

Quality Assurance

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1.0 Introduction

- 1.01 Mann Williams were instructed by Robin Belither to provide an overview structural assessment of the existing Goat Barn building located on Marriage Hill, Ramsbury. The outline plans, elevation and typical section is provided in appendix A for reference.
- 1.02 It is proposed to convert the barn to residential use and the objective of this report is to assess the current structural condition and its suitability for conversion to residential use.
- 1.03 The objective of this initial structural inspection and report is to identify any areas of weakness or deficiency that might prevent conversion, and to also identify any areas where repairs might be required.
- 1.04 Mann Williams undertook a visual inspection of the building on 16th June 2026. All assessments have been made on the basis of visual evidence available at the time of inspection. No Trial pitting works or other opening up works or investigations have been undertaken to investigate foundation depth and configuration. The weather during our visit was fine and dry.
- 1.05 This document focuses on the general structural condition and should be read in conjunction with architectural proposals for the buildings where available. It is not the objective of this initial report to identify individual structural defects or weaknesses but to focus on the general structural condition and overall capacity and capability for retaining the buildings for conversion.

2.0 Inspection

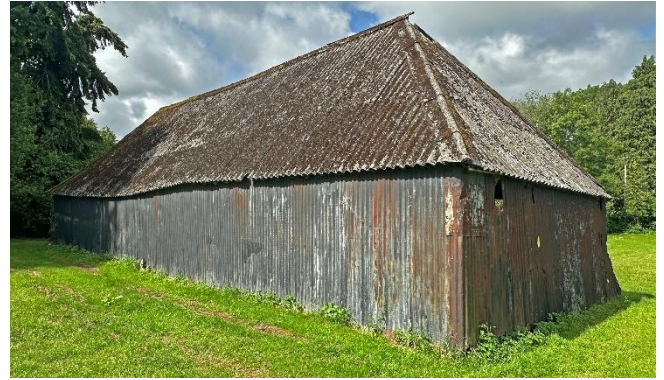
- 2.01 The west elevation of the Goat Barn is shown in the image below. The barn is formed of 6 equal timber framed bays, with arch braced columns to the open west elevation. The roof is finished with relatively modern corrugated sheet material, which has provided efficient weather protection in recent years. As an open structure with good weather protection the general condition of the structural timbers is considered good.



- 2.02 The image below shows the internal configuration of the barn, looking south. The timber roof trusses clear span east-west and are supported on timber posts. The posts appear to bear onto stone plinths and all appear in reasonable condition where visible. Some local base decay may be expected to base of posts, but this can be easily remedied with a simple local splice repair.



- 2.03 The north east corner of the Goat Barn is shown in the image opposite with corrugated sheet cladding to elevations providing effective external weather protection, while internally the timbers remain generally exposed and well ventilated providing good environmental conditions.



2.04



The north elevation of the Goat Barn is shown in the image opposite. Some minor penetrations to the corrugated cladding was observed, however this is not resulting in any significant risk to the structure.

- 2.05 The image opposite shows the south east corner of the building. The cladding in this location has separated, exposing the corner timber post and allowing water ingress. Some localised timber decay is evident and the intersecting timbers at this location are poorly secured. Localised repairs to reinstate continuity of intersecting timber members should be allowed for and adjustments to cladding to ensure building remains watertight.



- 2.06 The internal view of the southeast corner is shown in the image opposite. The timber frame elements are all in place, but have been locally displaced or affected by water ingress.



2.07



The image opposite and below shows the configuration of supporting timbers and bracing along the open west elevation. The posts all continue to effectively support the eaves line and good stability is apparent.



2.08



The roof structure was originally configured with a series of purlins to each pitch with pole timber common rafters and battens over. These remain in some areas but are missing in others with the corrugated sheet spanning between purlins and not relying upon any rafters. Some repairs, strengthening or supplementing of timbers may be anticipated in a conversion, although the existing structure would likely be retained.

2.09



The image opposite shows the east bearing end to the truss/frame on grid line 'C'. A circular timber post (telegraph pole?) has been inserted to provide remedial support to the truss and prevent failure. The image below shows a closeup detail and shows the extent of detail to bearing end. The decay and subsequent repair post is long standing and assumed to relate to an historical roof leak. None of the other trusses exhibit similar decay. To remove the post a traditional spliced repair can be carried out to enable the majority of the truss and support post to be retained.

2.10



3.0 Conclusion

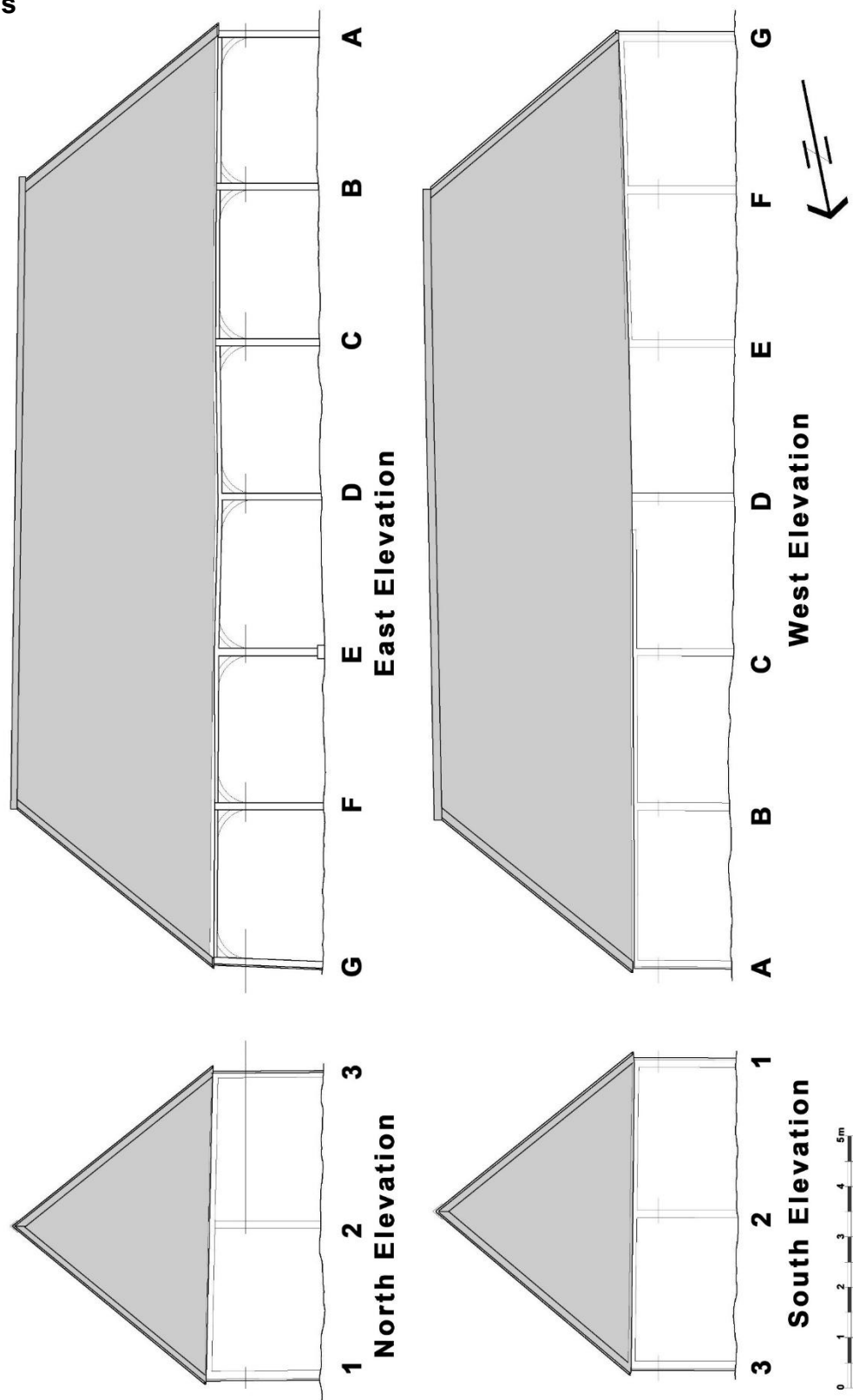
- 3.01 The Goat Barn is constructed of simple timber post and roof truss frames that form the open barn structure to the north, east and south elevations the walls are timber framed and clad. The structure retains its open 6-bay form with only localised areas of movement and remedial works considered appropriate.
- 3.02 Conversion and reuse will enable retention by providing a sustainable future use and ensure an incentive for future protection and maintenance of the building.
- 3.03 Local defects and historical movement are evident, as noted in section 2.0, but this is not of an extent or severity that would raise concerns over their suitability for conversion to habitable use.
- 3.04 In conclusion it is our view that overall the Goat Barn is in a reasonable structural condition and subject to detailed design, we see no reason why it could not be successfully repaired and converted to private residential use, and we would consider this a very positive and sustainable method of preserving this historic structure.

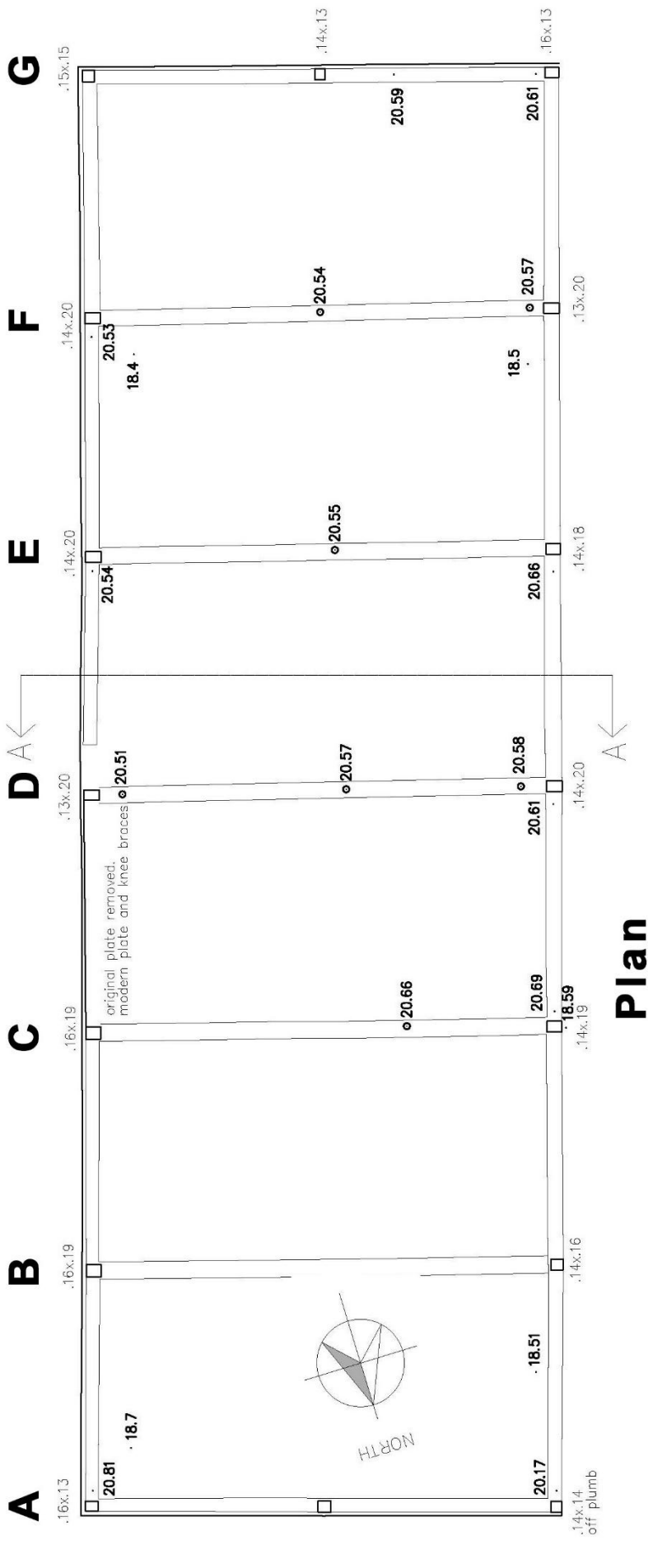
Appendices

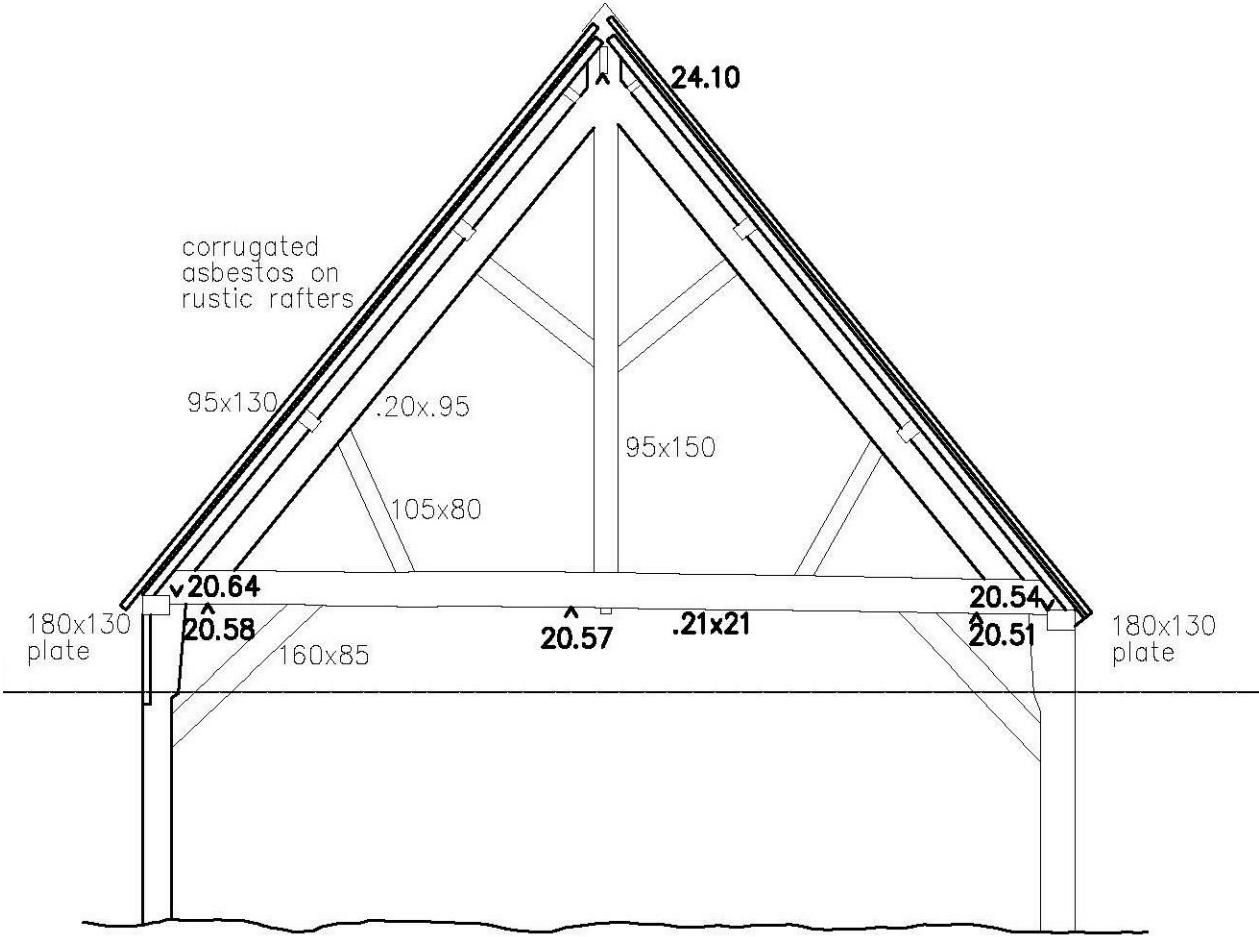
A. Key Plans

Appendix A

Key Plans







Section A-A

