

Mr Tim Barker
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22731/DJSH
20th July 2026

Dear Sirs

Re — Three Agricultural Buildings at Dodford Farm, Chippenham, SN15 4DE

Introduction

As instructed, I attended the above site on the 28th April 2026 to inspect three agricultural buildings on Dodford Farm, to assess, from a structural perspective, their suitability for conversion to light industrial use

This report focusses on signs of any significant structural movement or distortion. This report focusses purely on the structural elements of the building. Any rot or infestations are not assessed in detail and should be referred to specialists if applicable. Inaccessible areas were not inspected. The inspection was carried out from ground level externally and from floor level internally.

This report should be read in conjunction with the latest drawings by Journeyman Draughting and Design [drawings DF 1-1] which shows the general layout of the buildings.

The buildings are adjacent to each other and parallel to each other. The ridge lines all run west to east. References to position assume that the reader is facing the west elevations of buildings 1 & 2 and the south elevation of building 3, these are the front elevations.

The area around the buildings is reasonably level and there are concrete yards outside Buildings 1 & 2. Building 1 is bounded by the access roads.

Building 1

This building is the largest of the three approx. 30m x 15m on plan and around 6m to ridge level. It is estimated that the building is 60 years old. This building is a single large open space and was reportedly originally a grain store. It is currently used for general storage.

The building is in a reasonable condition for its age but is in need of general maintenance.

The barn is an Atcost duo-pitched concrete framed building with concrete purlins and 'Big 6' corrugated roof asbestos sheeting. The lower section of the walls is constructed from concrete blocks with Big 6 sheeting on the upper sections. The floor is a concrete slab. The gutter system is of concrete.

There is surface rust to all steel elements at the connections of the frames. A short steel angle section at the apex connection of one frame is missing. This should be replaced.

The frames are in a good condition with no obvious significant spalling of the concrete. The rusting of bolts etc is surface rust and not structurally significant. There was no evidence of significant movement or distortion of the main concrete frames.

All asbestos sheeting should be removed and disposed of by a certified company.

In summary, with due regard to its age, Building 1 is in a good condition structurally and is suitable for conversion to a domestic dwelling.

Building 2

This building is slightly smaller on plan than building 1. This building is a single large open space currently used for general storage and is estimated to be 50 years old.

The building is in a reasonable condition for its age but is in need of general maintenance.

The main structural form is a series of steel portal frames. The roof is a mono-pitch. The end walls are open. The roof covering is the Big 6 corrugated sheeting, which is in a reasonable condition.

The steel frames and steel purlins exhibit a lot of surface rust but no significant loss of section. There is no sign of movement to the main steel frames.

Surface rust on steel elements should be removed and the steel protected with an anticorrosion paint system.

The lower section of the side walls is of blockwork. The upper section is of Big 6 corrugated asbestos sheeting.

The asbestos sheeting should be removed and disposed of by a certified company.

A concrete slab forms most of the floor area, a thin section of floor adjacent to the lefthand wall is of soil.

In summary, with due regard to its age, Building 2 is in a good condition structurally and is suitable for conversion to a domestic dwelling.

Building 3

This building is the smallest and oldest of the three. It is estimated to be 125 years old. Building 3 is around 15m x 7m on plan and is a single storey unit with a cut timber roof and 13" brickwork walls.

The duo-pitched roof is finished in concrete pan tiles. The floor is of soil. The building was empty at the time of this survey.

The building was reportedly reroofed 2 years ago and the roof was felted. There are four King Post Trusses supporting timber purlins which in turn support common rafters. The original common rafters have been replaced. One truss has a splice repair to the lower tie and some localised rot this truss appears stable.

the roof structure is in good condition. The new roof has protected the building from more severe weathering etc.

The southern elevation is open; the wall plate spans between timber columns in front of piers on this elevation. The piers are of modern blockwork and support the ends of the roof trusses.

The northern wall is a continuous brick panel. New blockwork piers have been constructed in front of the wall to carry the roof trusses.

There is minor cracking to the west end wall above a window opening within the gable. The cracking is due to the gradual sagging of the exposed timber lintel. Any buried timbers should be replaced with brickwork.

It is likely that the foundations are very shallow but there is no evidence of structurally significant distress or distortion to the walls of the building. The walls are weathered with some frost damage at low level but are structurally sound.

In summary, Building 3 is in a good condition structurally and is suitable for conversion to a light industrial use

General notes

These notes are applicable to all three buildings:

When considering the conversions, all new walls and floors should be tied to the existing structures to create a more cellular building and to provide restraint to the existing structure.

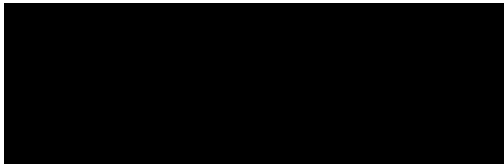
Damp proofing systems and insulation to current standards are to be incorporated into the final designs.

Rainwater goods should be upgraded to current standards. Rain water should be collected and piped away from the building.

The sub soils are of clay so all trees/bushes nearer than their height to the barn should be removed.

Please do not hesitate to contact the office with any queries

Yours faithfully



Don Hughes
Chartered Engineer