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High Wycombe
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(by email)
Kim Rivers
Upper Studley Farm
Swindon Road
Royal Wootton Bassett
SN4 8ET

02 October 2026

Dear Ms Rivers

DAIRY BARN, UPPER STUDLEY FARM - COMMENTARY ON EXISTING STRUCTURAL CONDITION

I write further to my survey of 20th of May 2026 (and subsequent correspondence including the design of the refurbishment works to the building) and comment below in relation to the condition of the structure and the potential for reuse of the various building materials, each of which being continued it turn as below.

Foundations: there is no sign of a significant movement to the building above that would suggest a distortion of the foundations, and the stiff mudstone subsoils below the foundations combined with the lack of any significant foliage or apparent drains in the area. suggest that there is no evident hazard in relation to the the stability of the foundations.

Ground floor: the ground floor of the building is essentially non-existent with regards to any use as a domestic space and what little finishes are present are distorted beyond the point of acceptable reuse. In order to provide support to the new timber skin it is proposed that a reinforced concrete ground floor be installed with localised edge thickenings in order to avoid surcharging the surrounding foundations.

Stonework elevations: Cracking is apparent to the lime mortar joints between stones in various locations around the perimeter of the building, and in the case of the 1st floor section of the south elevation of the main building, deterioration of the bed joints has caused the stonework to lean out to the extent that it cannot be adequately repaired in situ. Cracking to the lime mortar joints should be repaired by raking out the affected joints and replacing with a sympathetic lime mortar, and the leaning first floor panel should be demolished and replaced, reusing the original stones as far as is practicable.. The proposed refurbishment includes the installation of a new timber stud work inner skin in order to improve thermal insulation; this is to be connected to the outer skin at typical wall tie centres in order to allow the studwork, which has been designed accordingly, to provide a degree of additional restraint to the existing stonework.

Timber first floor: The existing floor joists are undersized in relation to being able to act as a modern domestic floor and distorted beyond the point at which they could reasonably be reinforced with the addition of new straight timber sections. As such new timber joists have been specified spanning between load-bearing walls

Roof structure: The existing roof over the small annex is in reasonable condition, although a degree of spread of the roof has occurred resulting in cracking to the end gable elevation. This roof can be reinforced by the installation of a new ridge beam to prevent further spread but otherwise can be left in place. The roof over the main part of the house has experienced severe decay and distortion and there is in the opinion of the writer no part of this structure that can be adequately retained for reuse. As such a new framed roof has been specified over this part of the building.

I trust that the above comments are clear but please do not hesitate to contact me should you have any queries or wish to discuss the matter

Regards



Martin Soper

BEng (Hons) CEng MStructE

Director, MSoper MStructE Ltd

cc Michelle Pumell, Heritage Fusion (by email)