



45 Westmorland Drive
Felpham
West Sussex
PO22 8NA

18th June 2021
ABMH Ref: ABF1735/AOB

Mr Giles Dixon

By Email Only

Dear Giles,

Proposed Conversion of Existing Stable Building at Peckhams, Poling, Arundel Structural Assessment Report of Existing Stable Building

1 Introduction

As requested, we attended the above site on Wednesday 12th May 2021 to undertake a visual structural inspection & assessment of the existing stable building with the view of being converted/renovated into living accommodation, and provide a report of our findings.

2 Visual Inspection

The existing barn was of a flint & solid brick construction. The roof was of a cut timber construction with a slate tile finish. The front elevation was of a timber frame construction with a weather board finish. The ground floor was broke stone and soil with no structural finish.

Front Elevation

The front elevation was of a timber framed construction with a weather board finish. There were 3 small stable sized doors within the elevation that were also in timber. All timber above ground visually looked to be structurally in good condition.

Right-Hand Side & Rear Elevations

The RHS (right-hand side) and rear elevations were of a solid flint construction and was assumed to be 215mm in thickness. It was noted that within the rear elevation there was an existing large opening in the centre of the wall that had been blocked-up more recently. Within the blocked-up masonry panel there were noticeable horizontal cracking in the mortar joints in the top left-hand corner. Within the flinted areas of the wall there a few visible vertical cracks that looked as if they had been repaired/re-mortared recently.

Left-Hand Side Elevation

The LHS (left-hand side) elevation is of a solid brick construction and was assumed as 215mm in thickness.

Roof

The roof consisted of softwood rafters at approximately 50x100 at 400mm centres with 50x100 high level softwood collar ties at the same centres fixed to the sides of rafters. There were also 3 low level softwood ties at approximately 75x200 at 5m centres, which we believe to be restraint ties. All rafters were built off a timber wall plate situated at the top of all elevations, approximately 75x200 in size. It was noted that the roof was new and in very good condition, with no existing roof members present.

Ground Floor

The ground floor visibly seemed to have no structural finish (ie: no concrete ground bearing slab, suspended floor, etc..), it was a mixture of broken stone and soil.

3 Observations & Recommended Remediation

Front Elevation

The entire wall generally seems to be structurally sound with no apparent failures present. However, the bottom of the support posts do look a little dilapidated and will require either repairing and/or replacement where necessary.

Left-hand Side Elevation

We deem this entire wall structurally sound with no apparent failures present.

Rear Elevation

We deem this entire wall structurally sound with no apparent failures present. However, we recommend that the flint wall is re-pointed/re-bed in places to ensure its structural integrity. Also, we advise a more intrusive investigation is undertaken to the blocked up opening to ascertain the reason for the horizontal cracking to the top left hand corner.

Right-hand Side Elevation

We deem this entire wall structurally sound with no apparent failures present. However, we recommend that the flint wall is re-pointed/re-bed in places to ensure its structural integrity.

Roof

We deem this entire roof structurally sound with no apparent failures present.

Ground Floor

There was no structural floor to building, we would advise a structural floor is provided for any conversion works.

Foundations

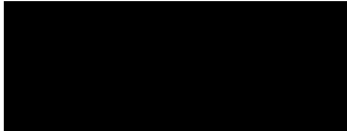
We were unable to check the existing foundations, so we advise that a more intrusive investigation is undertaken to ascertain the actual condition of the existing foundations. However, no evidence was visible within the external walls that any subsidence was present so in our professional opinion we deem the foundations structurally sound. If following more intrusive investigation it is found that some or all existing foundations were sub-standard then we would advise underpinning where required.

4 Summary

Except for the above and in view of the proposed conversion works, our overall professional opinion from our visual structural assessment would suggest that the existing barn building is robust and structurally sound to be converted into living accommodation.

I trust that you find the above to be in order and meet with your immediate requirements. However, should you have any comments or queries please do not hesitate to contact me.

Yours sincerely
ABMH Ltd



Alun Blow

