

TOYNBEE ASSOCIATES	London Office: Penhurst House, 352-356 Battersea Park	Sussex Office: Unit 2a Chanctonfold Estate Steyning Road, Steyning. West Sussex BN44 3AA	
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14th April 2026
Our Ref 2026/3218/TA/TT/Choller

FAO Cordial Investments SPV2
Longfrey Cottage
Dorking Road
Guildford
Surrey
GU4 8RH

Dear Jason

RE: NORTH CHOLLER FARM BN18 0AX

Following your instructions, Toynbee Associates Ltd visited the above property on to carry out a structural assessment of the buildings in relation to their proposed conversion from agricultural to residential use, under permitted development legislation (Class Q).

1. INTRODUCTION

This report outlines the findings from a structural inspection of agricultural buildings located at North Choller Farm Barnham Lane Walberton, intended for conversion to residential dwellings. Tristan Toynbee MEng CEng MStructE carried out the inspection.

2. NON TECHNICAL SUMMARY

Toynbee Associates was instructed to assess the structural integrity of the existing agricultural buildings at North Choller Farm to determine their suitability for conversion into residential dwellings under Class Q legislation.

Our structural inspection confirms that the buildings are generally capable of supporting the proposed conversion. The existing structural frames are sound; however, as with any change from agricultural to residential use, remedial works will be required to bring the structures up to modern building standards.

We recommend that these findings be integrated into the planning and design phase to ensure a smooth transition from an agricultural setting to a residential development.

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Please note: This assessment was a visual, non-intrusive inspection. It does not cover hidden elements, such as those behind finishes or underground, nor does it comment on asbestos, drainage, or building services

3. SCOPE AND LIMITATIONS

This report relates to a visual structural survey only. No intrusive investigations or material testing have been conducted. We have not inspected elements concealed by finishes or underground. We do not comment on the following:

- Asbestos
- Drainage (above or below ground)
- Services (gas, electrics, water, telecoms)
- Fixtures, fittings, or finishes
- Windows or non-structural features

The report does not constitute a warranty regarding the condition of unexposed elements.

4. GENERAL DESCRIPTION

The buildings comprise a range of agricultural structures of varying age, form, and construction. These may include:

- **Plot 1** is masonry and flint wall purpose built out building with a trussed roof, exposed rafters and purlins with gable ends, internal joinery and windows and doors.
- **Plot 2** is a solid masonry purpose-built hay barn with timber trussed hipped roof, with conventional rafters and purlins supporting the roof tiles. The walls are 18 inches solid masonry with offset air vents. Two large opening providing in and out passage through the barn that are full height to wall plate level.
- **Plot 3** is a precast concrete portal frame with the frame is 300 dp by 140 wide RC frame that are bolted at eaves level and at the apex of the roof. There are precast 3 purlins that support the roof sheeting and the building is enclosed on all external faces.
- **Plot 4,5,6** is a steel frame large span cowshed with closed ends and sides, with masonry block work walls on conventional foundations up to around 2.0 m in height. The steel frames columns are 305x167x54kg/m and rafters as 260x147x43kg/m there are steel box sections as purlins that support corrugated cement board sheeting. This barn has an existing concrete slab.
- **Plot 7** is masonry and block purpose-out building with window and door openings. There are timber trusses which support the roof. There are some internal block work walls that are providing support vertical support. While there are some local areas of the roof that require repair the building is largely in good condition.
- **Barn 8** is masonry and flint wall purpose-built cart building with openings to the East Elevations and door openings to the west elevation. There are timber trusses with a Sussex hip to the northern elevation. There are some internal block work walls that are providing support vertical support. While there are some local areas of the roof that require repair the building is largely in good condition.
- **Plot 9** is masonry and flint wall purpose built out building with a trussed roof, exposed rafters and purlins again with an in-out opening, with trusses at 4m centres, rafters at roughly 380-400 mm centres. The ground levels to the main track side and internal yard side of the barn vary in height around 600 mm or slightly more. While there are some local areas of the roof that require repair the building is largely in good condition.



Figure 1 Building Location and numbering

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5. Ground Conditions

The property is in West Sussex, which according to the British Geology Society Drift maps the geological ground conditions are as follows:

- Superficial Deposits Head Deposits
- London clay

Initial trial pits and water level investigation showed that the head deposits extend to over 2.0 m in depth.

6. STRUCTURAL OBSERVATIONS

The buildings were divided into identifiable zones (e.g., Barn A–E), and assessed individually:

- **Plot 1** is masonry and flint wall purpose built out building with a trussed roof, timber rafters and purlins. The building is in sound condition, and this can easily support the introduction of modern insulation, membranes and plaster board to the roof and retiling/slating a along with internal wall insulation and has am existing concrete slab
- **Plot 2** is a solid masonry purpose-built hay barn with timber trussed hipped roof, with conventional rafters and purlins supporting the roof tiles. The walls are 18 inches solid masonry with offset air vents. The building is sound condition, and this can easily support the introduction of modern insulation to roof and walls, membranes and plaster board to the roof along with retiling. Any new floor internal floor structures can be supported off the existing external walls or on new internal walls and appropriate foundations.
- **Plot 3** is a precast concrete portal frame with the frame is 300 dp by 140 wide RC frame that are bolted at eaves level and at the apex of the roof. There are precast S purlins that support the roof sheeting and the building is enclosed on all external faces. This can support the recladding of the building with light weight insulation panels like Panel Sell where weights are around between 15kg/m² and 21 kg/m² similar to the weights of the cement based sheeting that is on the building at 17kg/m². Any new floors can be supported of any new internal walls.
- **Barn 4,5,6** is a steel frame large span cowshed with closed ends and sides, with masonry block work walls on conventional foundations up to around 2.0 m in height. The steel frames are at 305x167x54kg/m and rafters as 260x147x43kg/m The steel frame can support the marginal increase in loading from the cement-based boarding at 17 kg/m² to the potential roof panels from suppliers like Panel Sell where weights are around between 15kg/m² and 21 kg/m² New internal floors can be supported of any new dividing walls between the units or internal layouts. And this barn has an existing concrete slab that can be reused as part of the scheme. The light weight wall panel systems from Panel Seel can be supported of the existing perimeter walls and their foundations with weights between 15kgm/² and 20 kg/m² on elevation.
- **Plot 7** is masonry walls support the roof. The timber trusses which support the existing roof can and roof sheeting can again support the Panel Sell system mentioned above. The existing masonry walls can easily support the introduction of new wall board insulation and the building has an existing concrete slab.
- **Plot 8** is masonry and flint wall purpose-built cart building with openings to the East Elevations and door openings to the west elevation. The existing timber trusses and rafters are able to support the weight of new insulation and plater boards that will be required to convert the building to residential. The external openings can be infilled with non-load bearing walls that are in keeping with the present visuals of the building.

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- **Plot 9** is masonry and flint wall purpose built out building with a trussed roof, exposed rafters and purlins again with an in-out opening, with trusses at 4m centres, rafters at roughly 380-400 mm centres. The roof in its present condition can support the weight of additional insulation and plaster board that will be required to convert the property and the external walls can support the weight of any new wall boarding that will be required.

7. STRUCTURAL INTEGRITY & SUITABILITY

The primary load-bearing structure to Plots 1,2,7,8 and 9 have conventional rafters and purlins and up grading the roofs with insulation and retiling will not have a detrimental effect on the building. The existing structure with some localised repairs to the rafters will enable the roof to support the weight. The Barns are structurally sound showing no signs of instability and in a condition that is commensurate with age and previous use. The walls remain stable and in good condition and can continue to support the roofs. Existing roof sheeting, especially cement fibre panels, should be tested for asbestos and are recommended for replacement as part of the conversion.

Plot 4,5,6 the has been designed and detailed to BS5502 and our initial assessment shows that the steel structure can support the new roof panels from Panel Sell that will be used to convert the building from agricultural purpose to residential the weights as mentioned above are similar to the sheeting weights for the cement boarding.. Infill walls between the frames are level and free of signs of instability and should remain fit for purpose for conversion.

8. RECOMMENDATIONS

We recommend the following works as part of the proposed conversion:

- Removal and replacement of roof sheeting with lightweight insulated panels to meet modern Building Regulations.
- Localised repair of timber elements as required to ensure long term stability where there is some external damage
- Retain and reuse existing concrete slabs where possible to provide the floor slabs internally.
- Upgrade building envelope to meet insulation and air-tightness standards as required by the Building Regulations
- Confirm asbestos status and remove in accordance with regulations and as required to meet the conversion requirements.
- Any internal load bearing walls supporting any new floors will need to new foundations to the required depth.

9. CONCLUSION

In our professional opinion, the buildings inspected are structurally suitable for conversion from class C3 to residential dwellings without the need for wholesale demolition or significant structural rebuilding.

Conversion works must ensure compliance with current Building Regulations, particularly thermal performance, fire safety.

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10. APPENDICES

- Manorwood Drawings

This report has been prepared for your sole use only and it may not be relied upon by any third party (a future purchaser) without our express written consent. This exclusion does not relate to other second parties, i.e. your insurers.

Please do not hesitate to contact me if you have any queries or require any additional information.

Yours sincerely



Director

Tristan Toynbee MEng CEng MStructE MFPWS
On behalf of Toynbee Associates Ltd

ENC

- Pictures
- Manorwood Drawings



Figure 2 Internal of Plot 1



Figure 3 Plot 1 internals



Figure 4 Gable Wall of Plot 2 with plot 3 in the right side.



Figure 5 North elevation of plot 2



Figure 6 end elevation of plot 7



Figure 7 internals of plot 7



Figure 8 south elevation of plot 9



Figure 9 roof structure of plot 9



Figure 10 west elevations of plot 8 and 9



Figure 11 Internals of plot 4,5,6 with steel frames



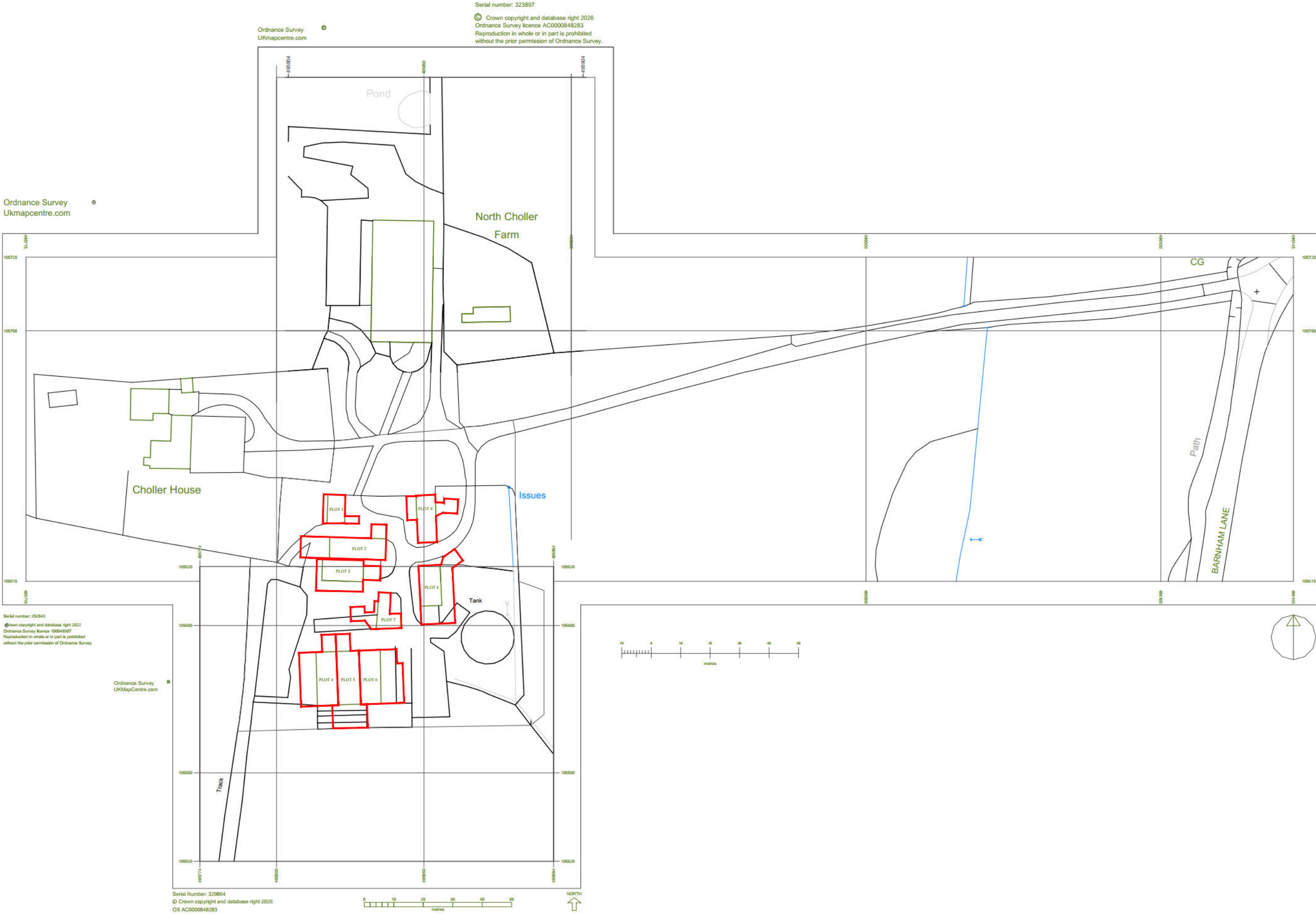
Figure 12 west elevation of plot 4,5,6



Figure 13 Plot 8 East elevation to cart shed with infill blockwork walls



Figure 14 internal roof structure of Plot 8



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Submission Planning

Scale @ A3 1:1250

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

Status Existing

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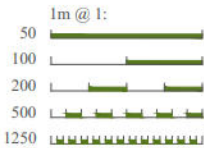
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Revision 000

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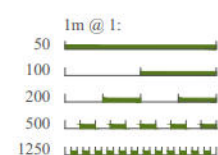


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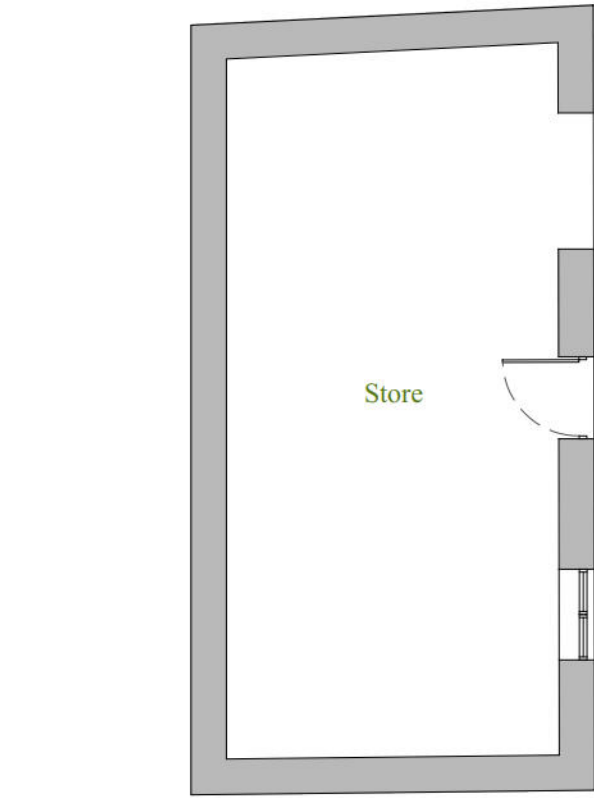




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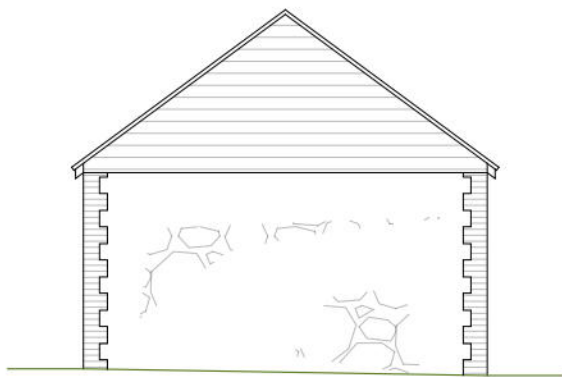
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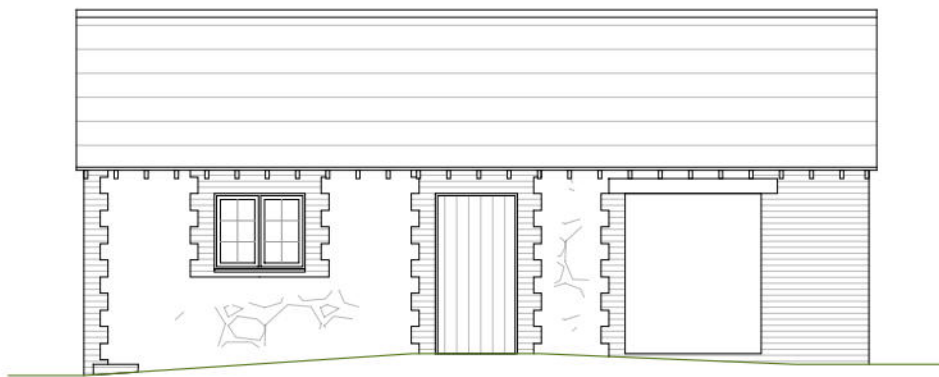
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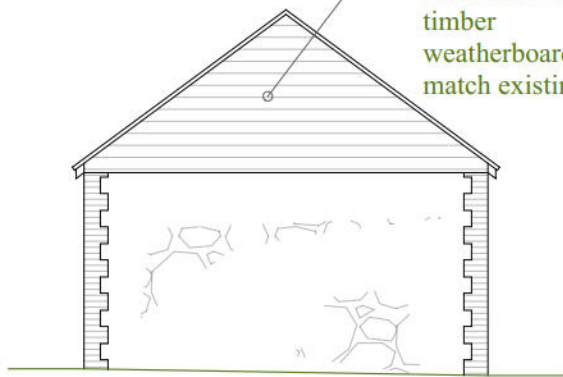
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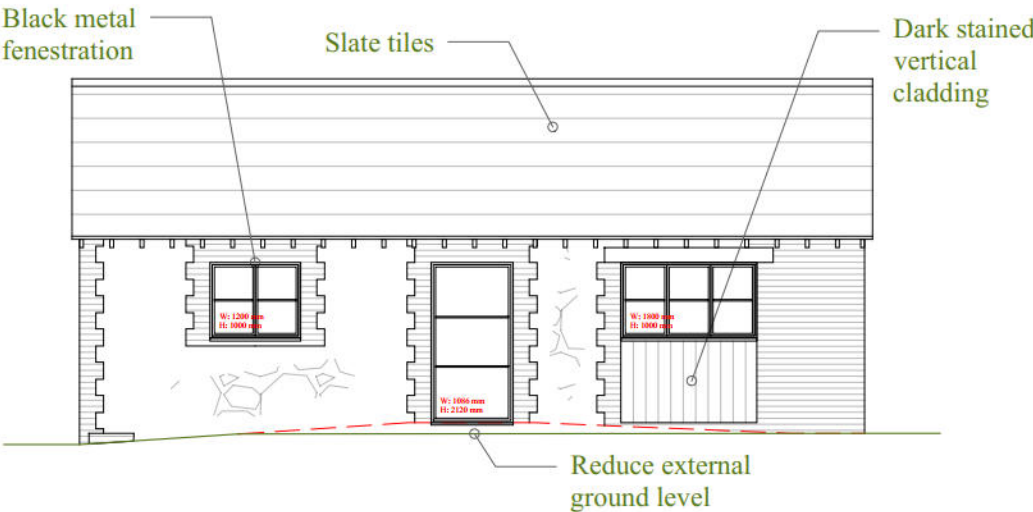
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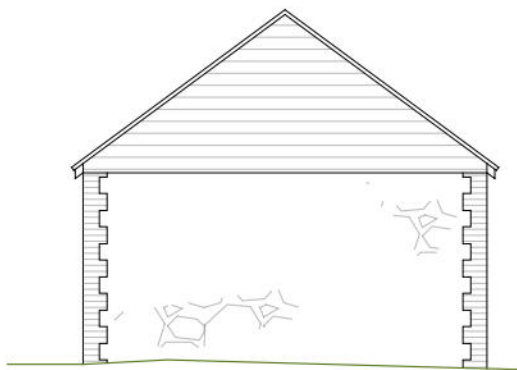
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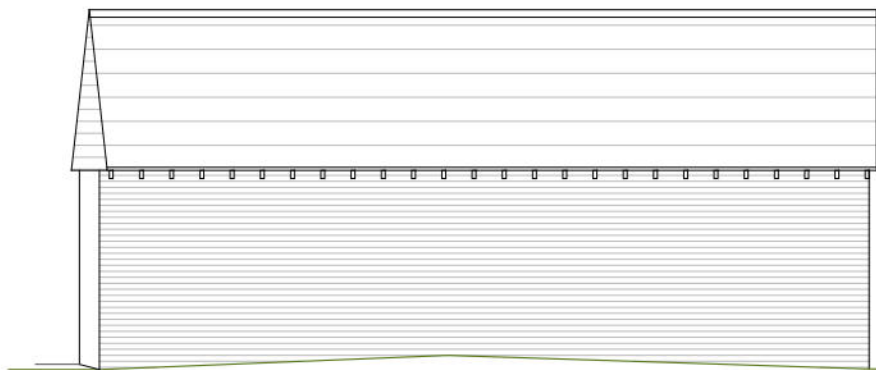
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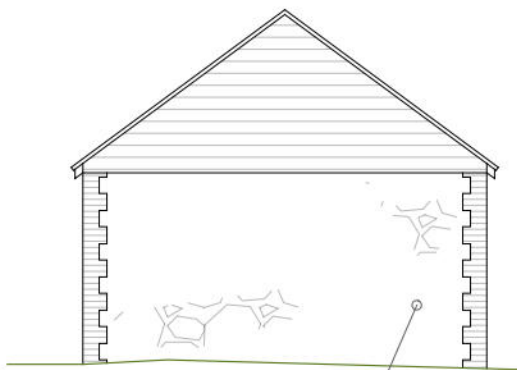
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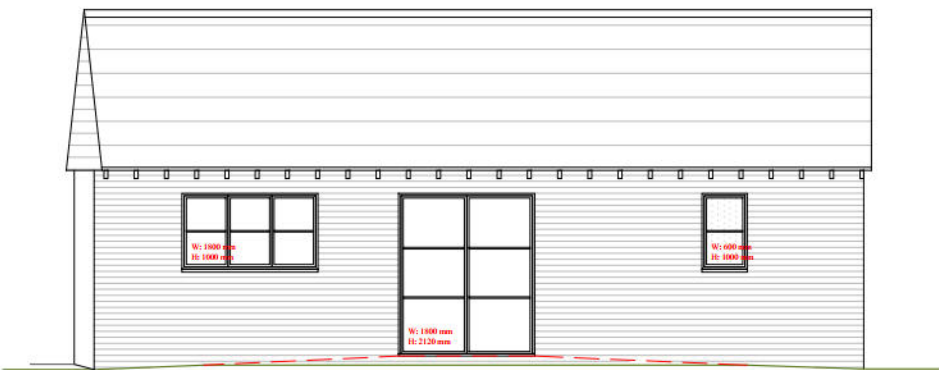
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West
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North
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West
1:100 | PROPOSED

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Submission **Planning**

Scale @ A2 1:100

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

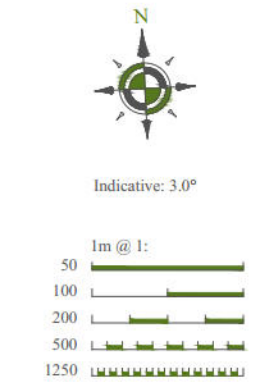
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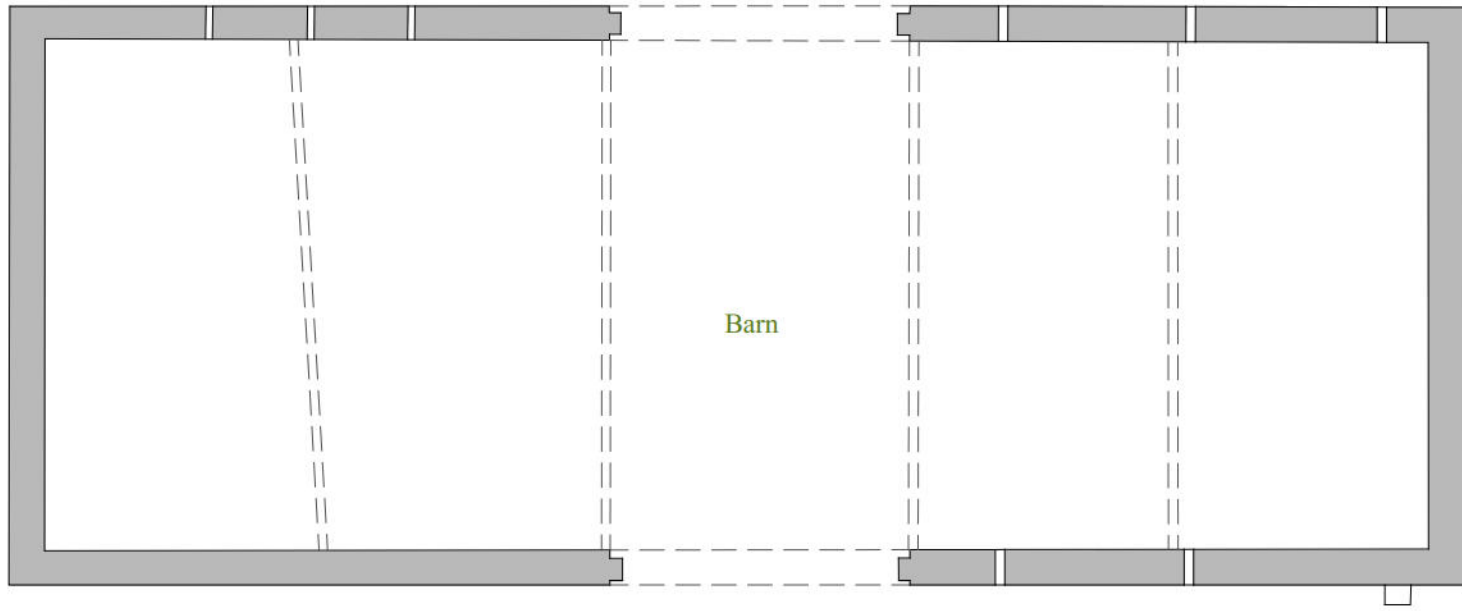
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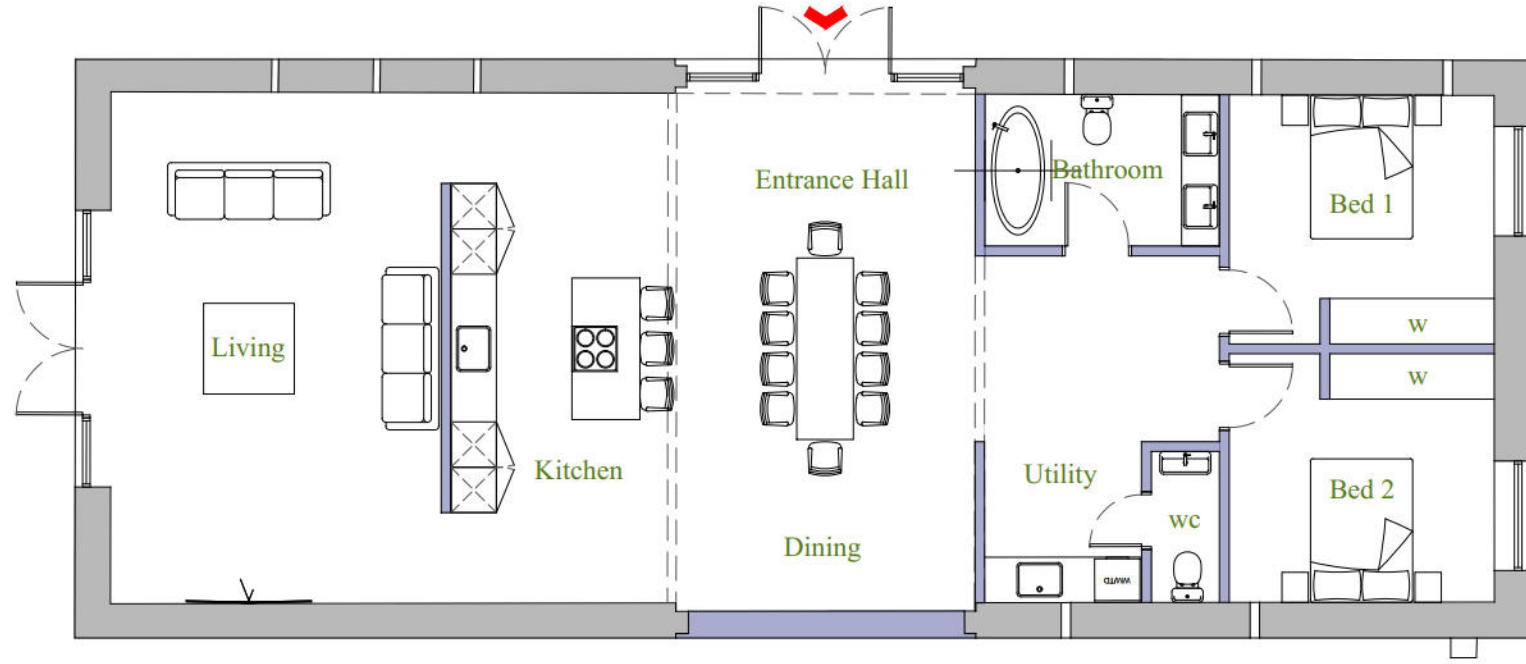
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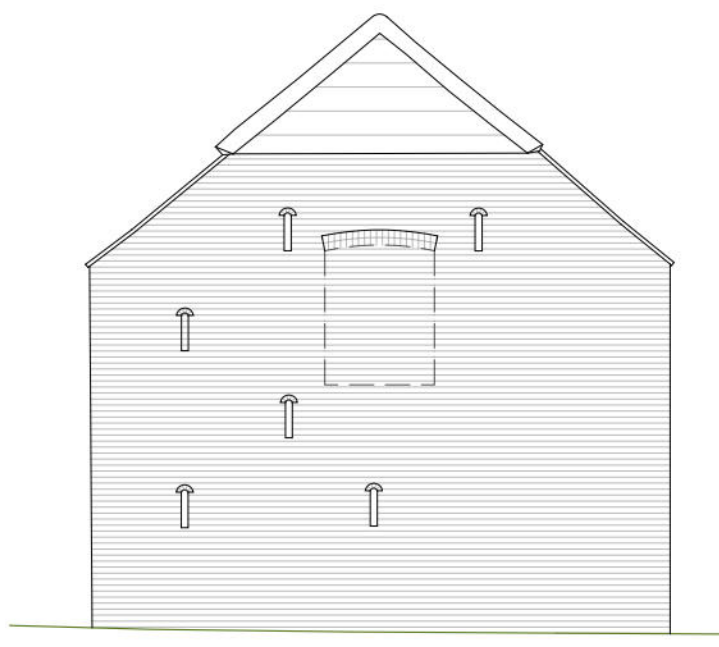
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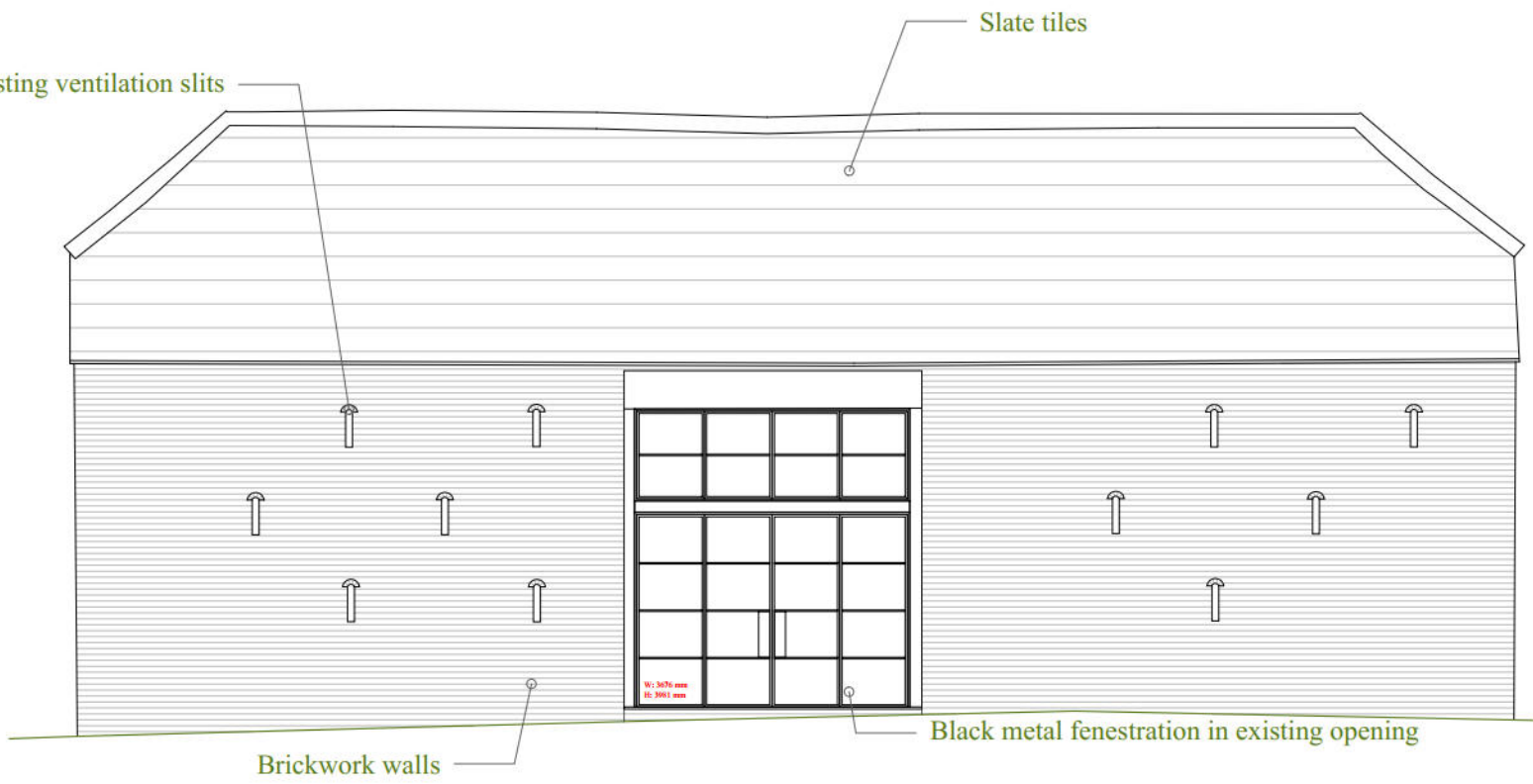
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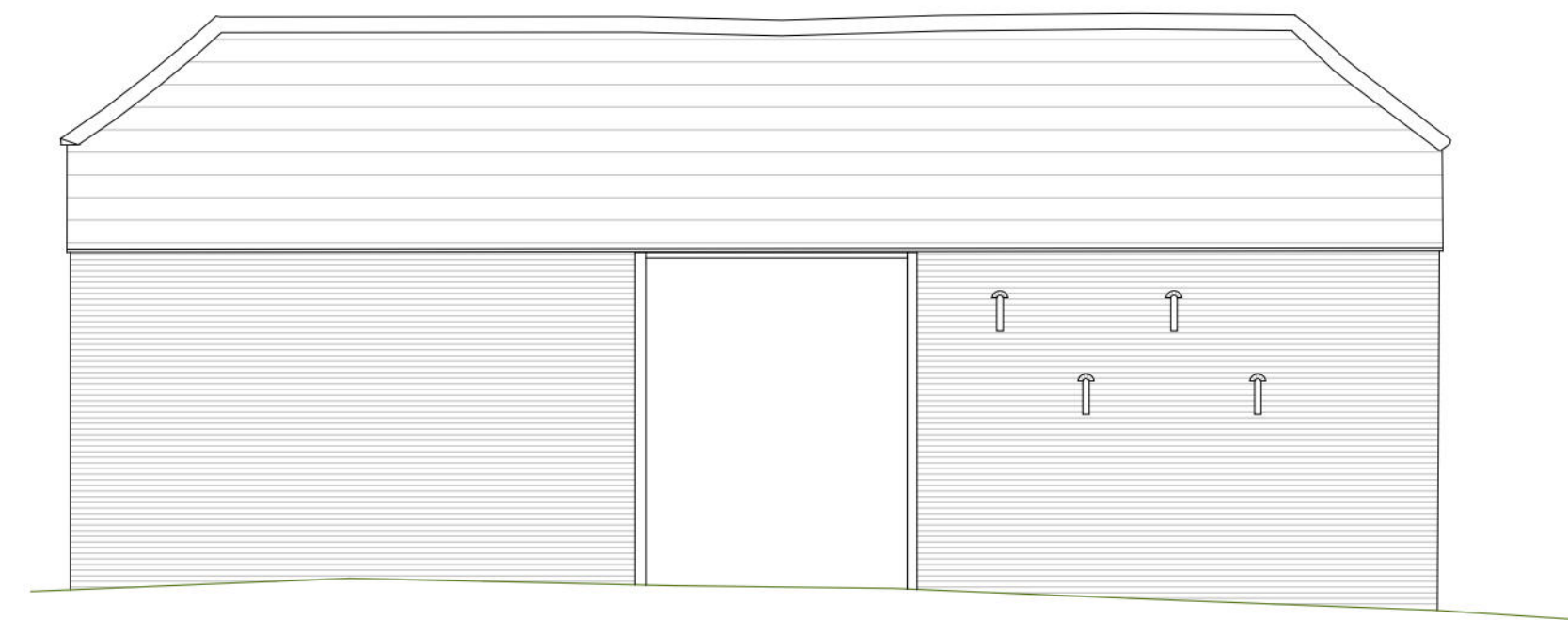
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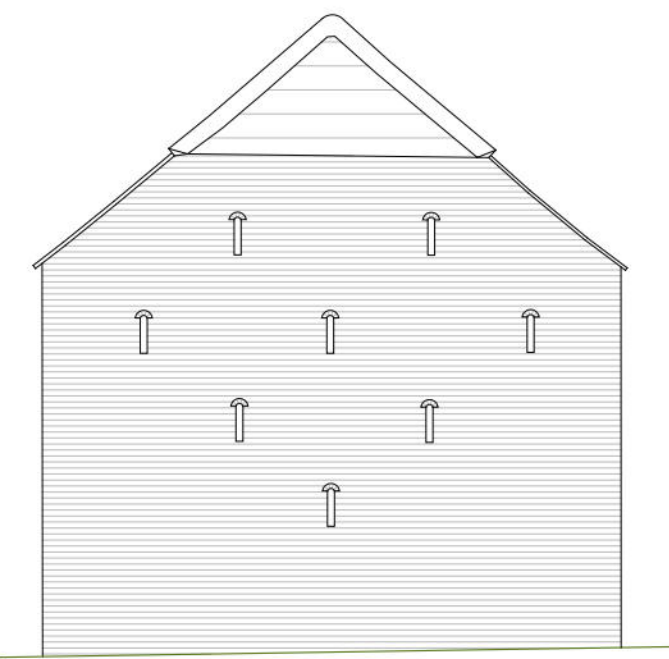
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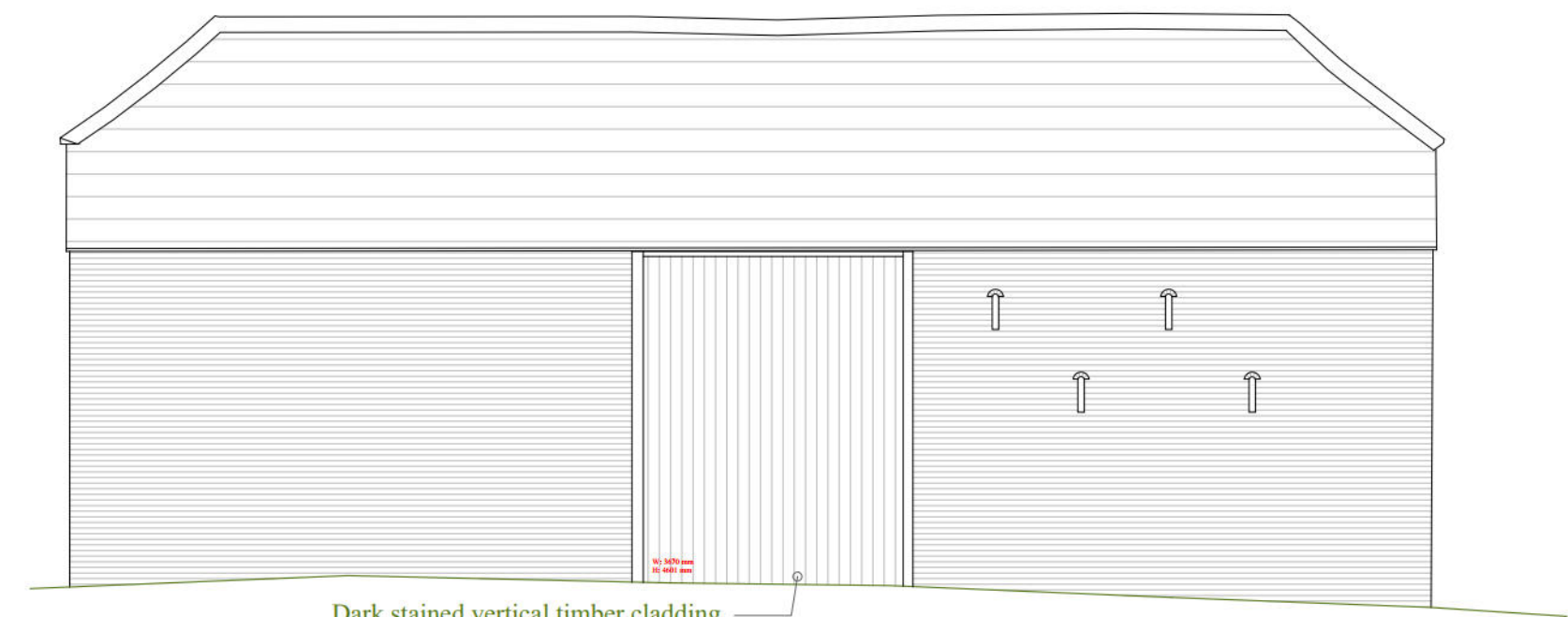
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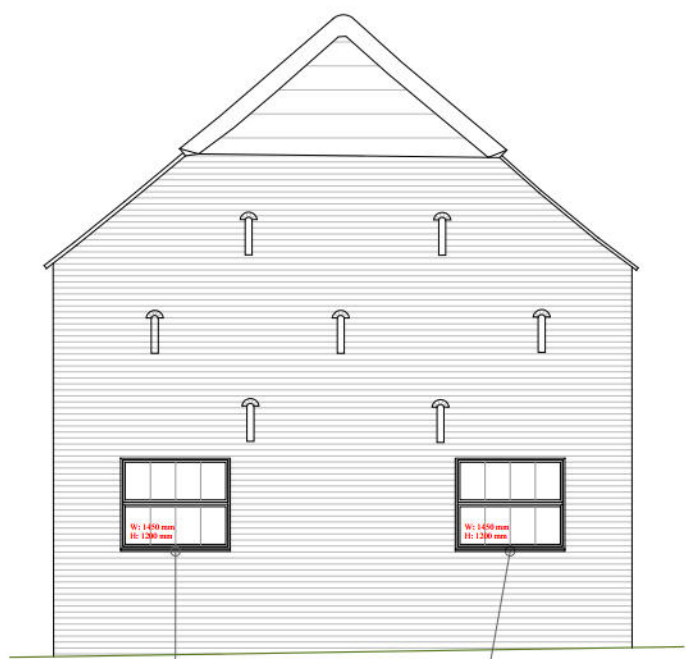
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East
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South
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East
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Scale @ A1 1:100

Job No. 2506CH

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Checked By BK

Drawn On 20.04.2026

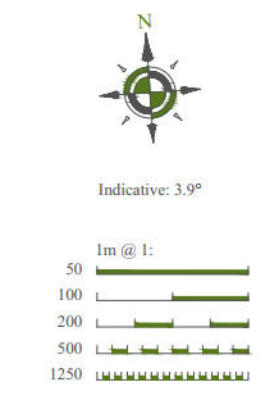
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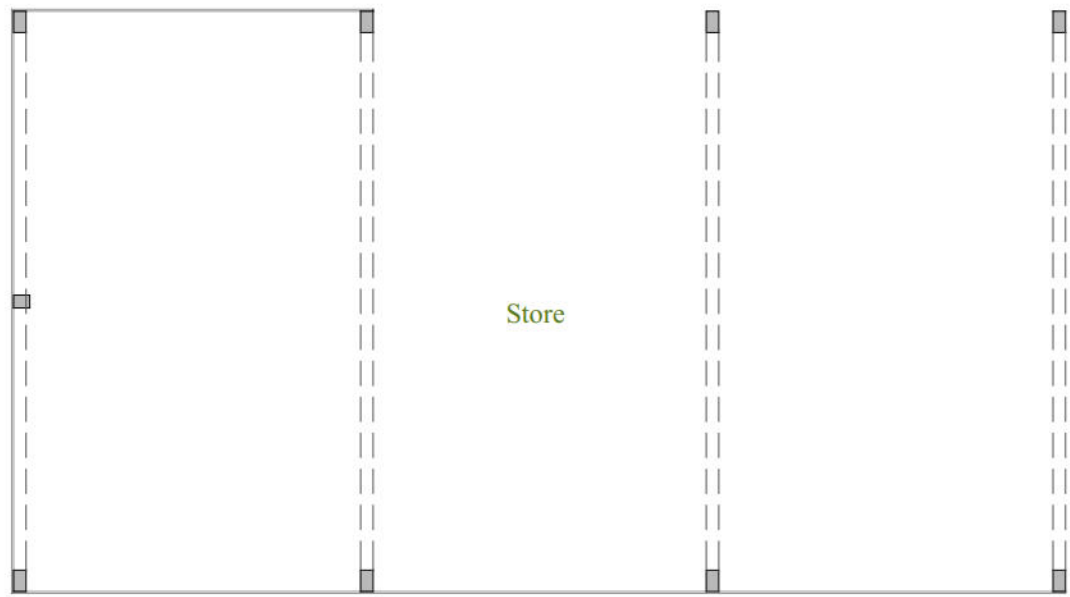
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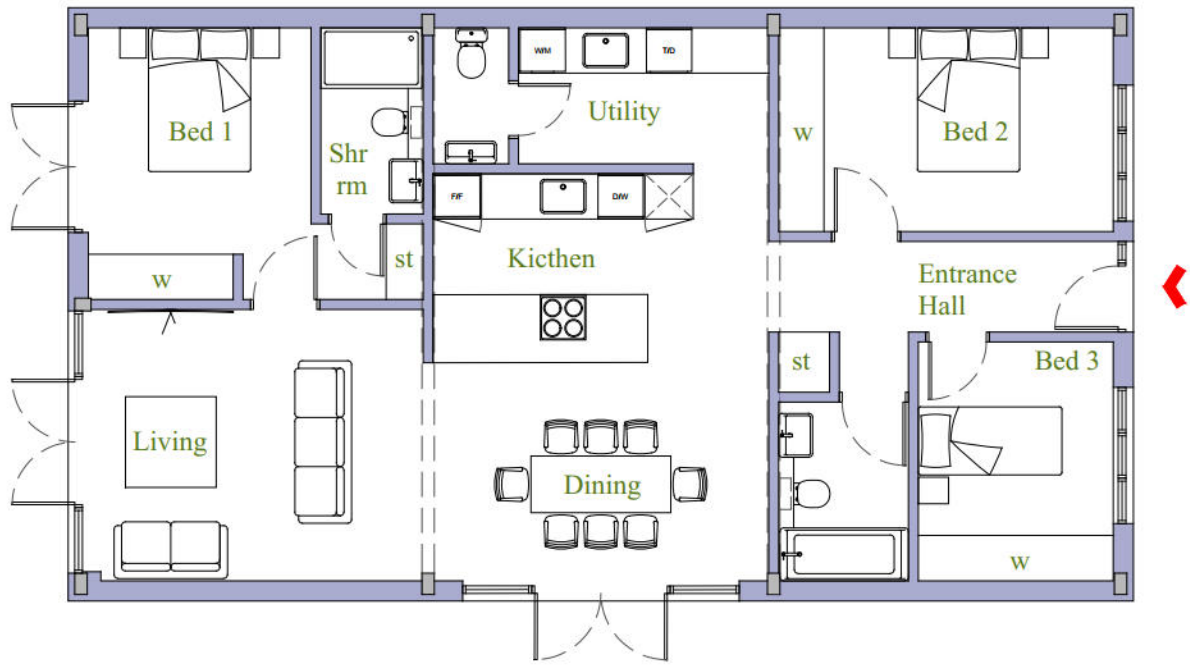
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Revision **000**





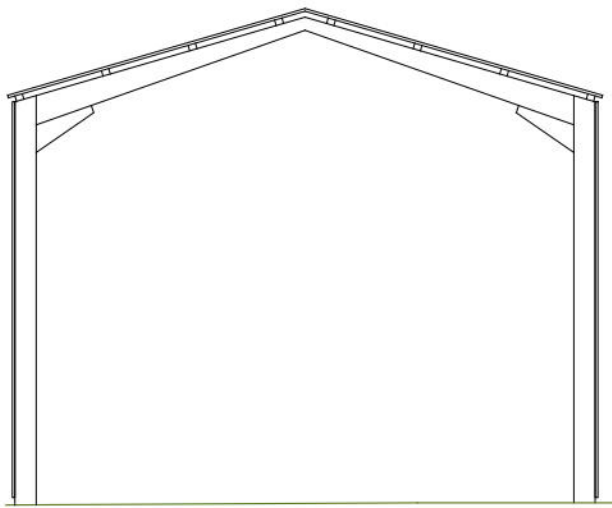
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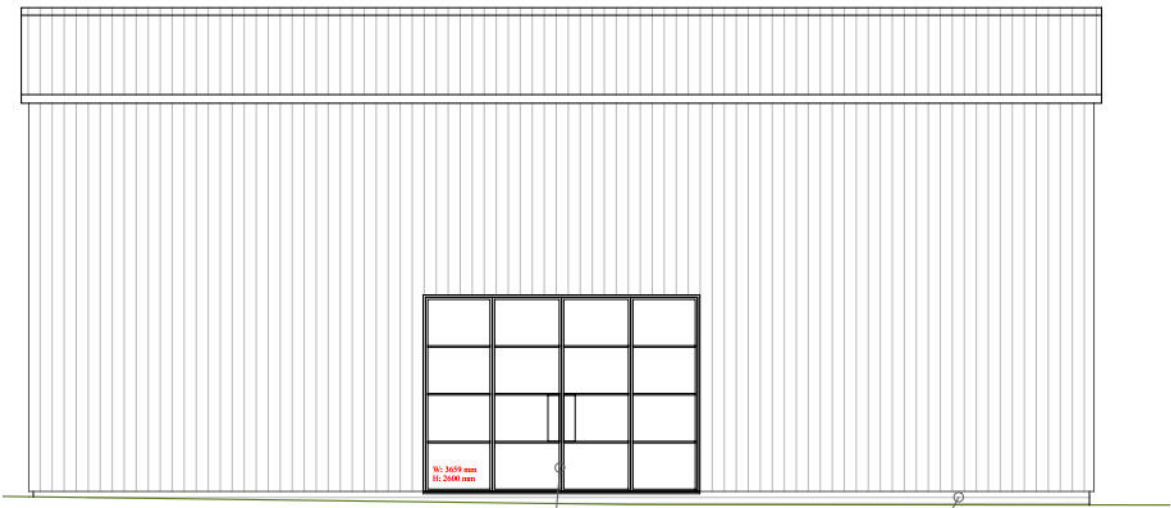
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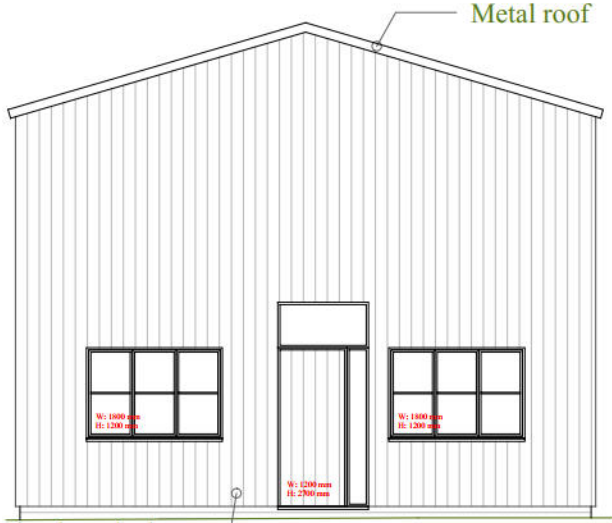
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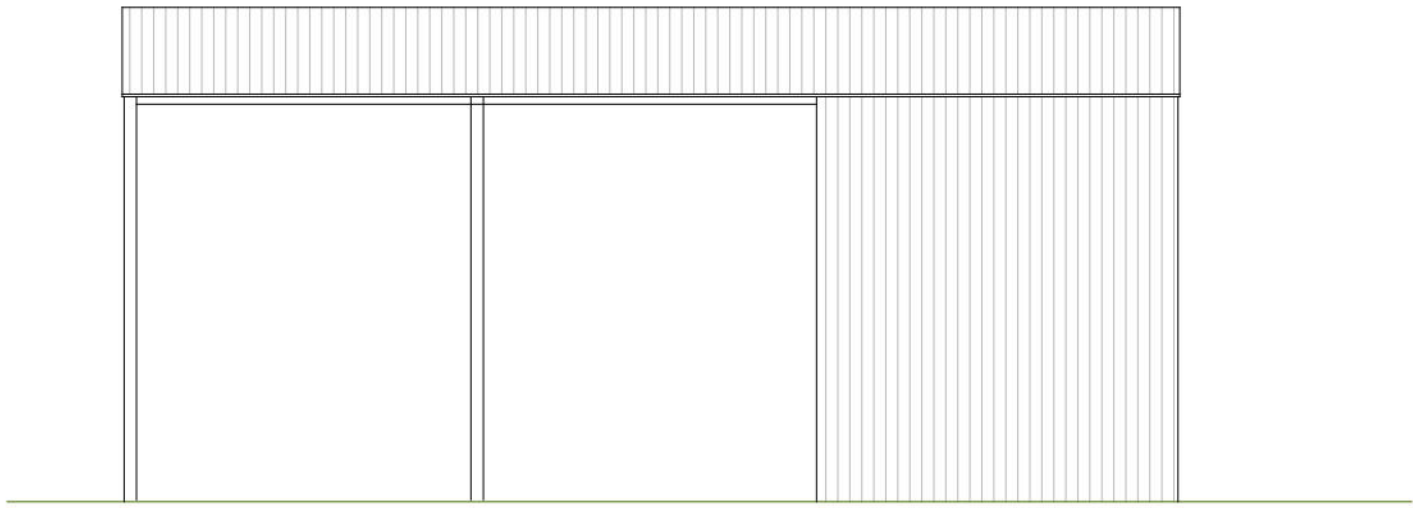
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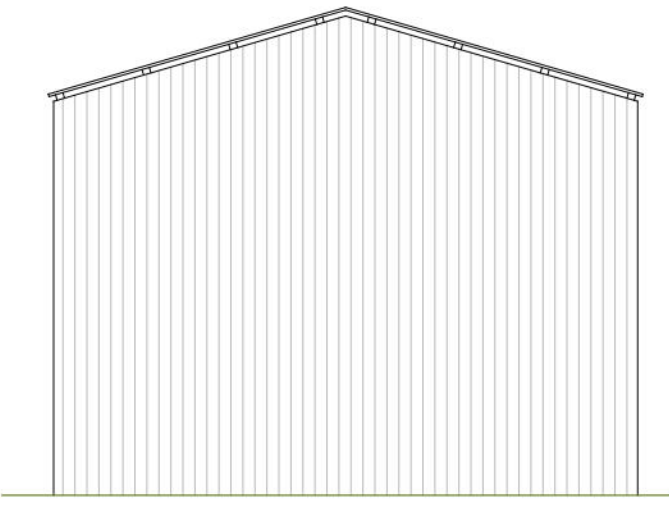
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East
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West
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North
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West
1:100 | PROPOSED

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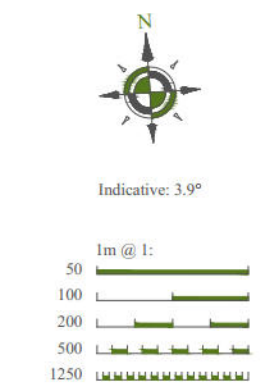
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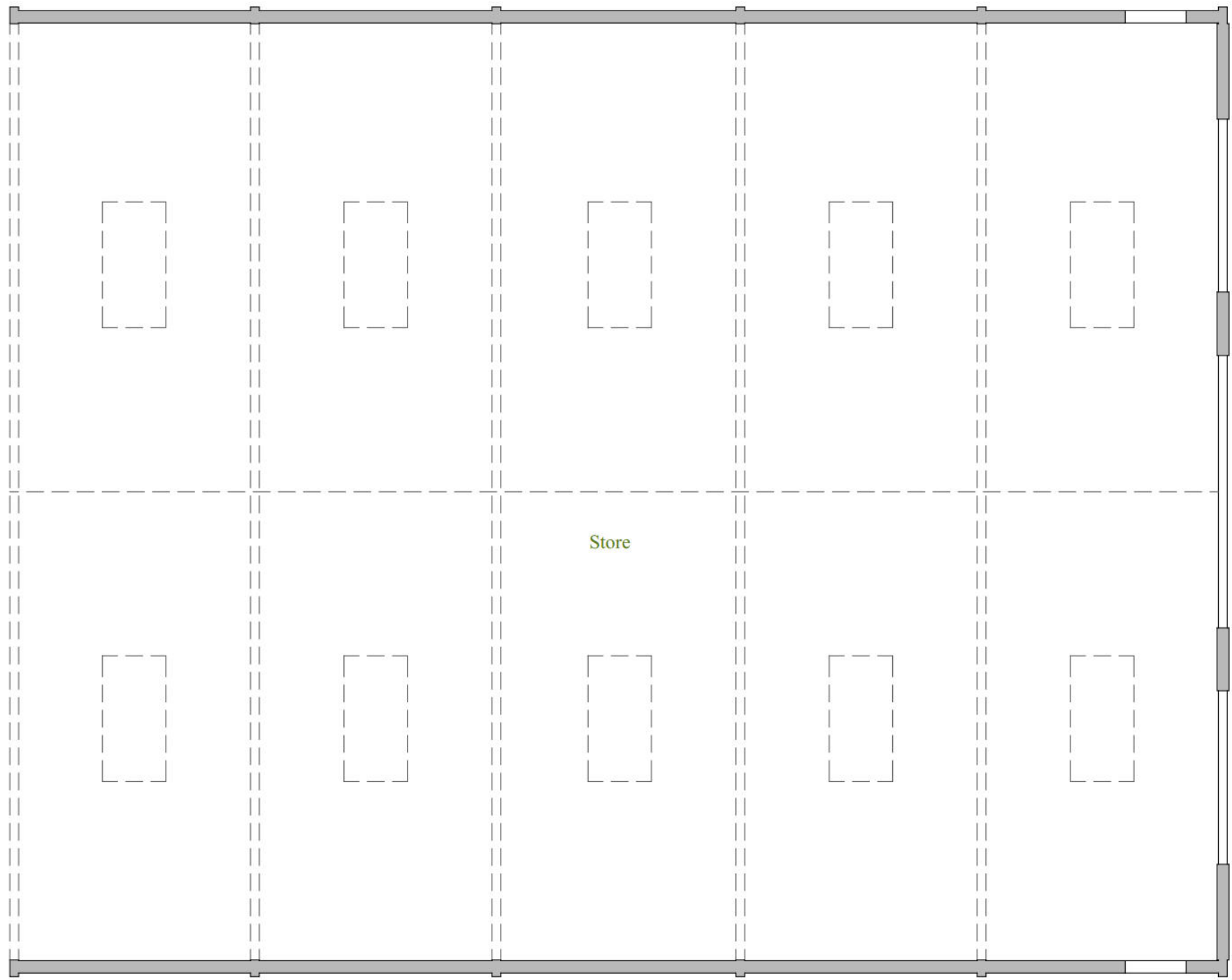
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Job No. 2506CH
Drawn By VM
Checked By BK
Drawn On 20.04.2026
Issued On 20.04.2026
Status Existing and Proposed
Drawing PLOT 3
Drawing No. 2506CH_102
Revision 000



Ground Floor Plan

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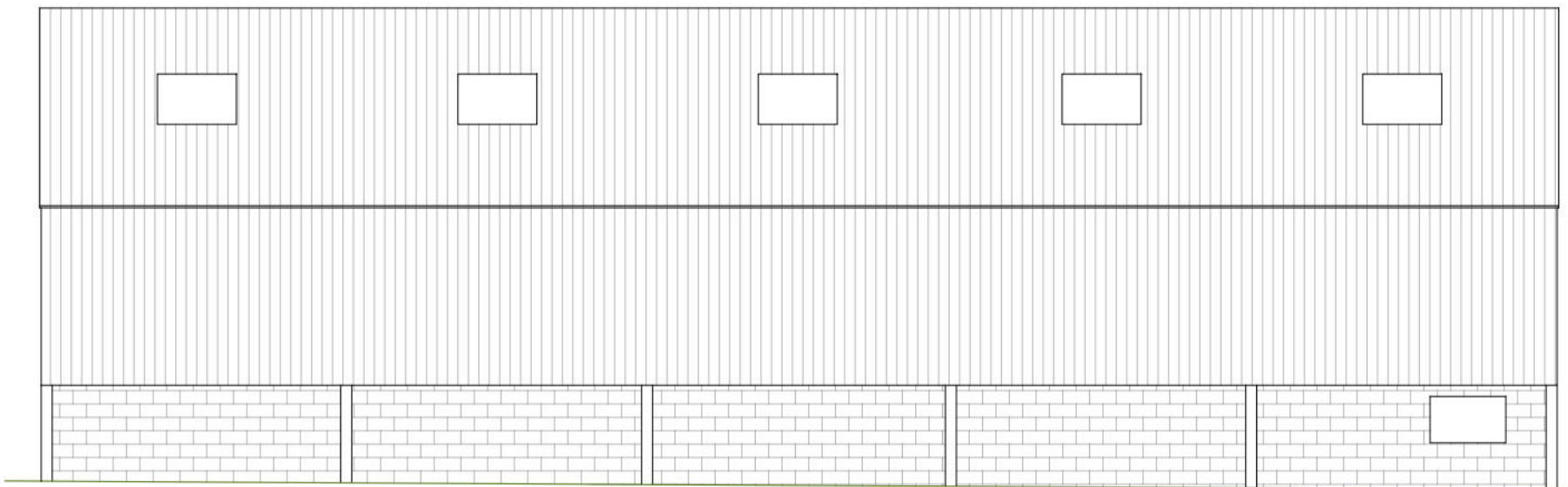
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South

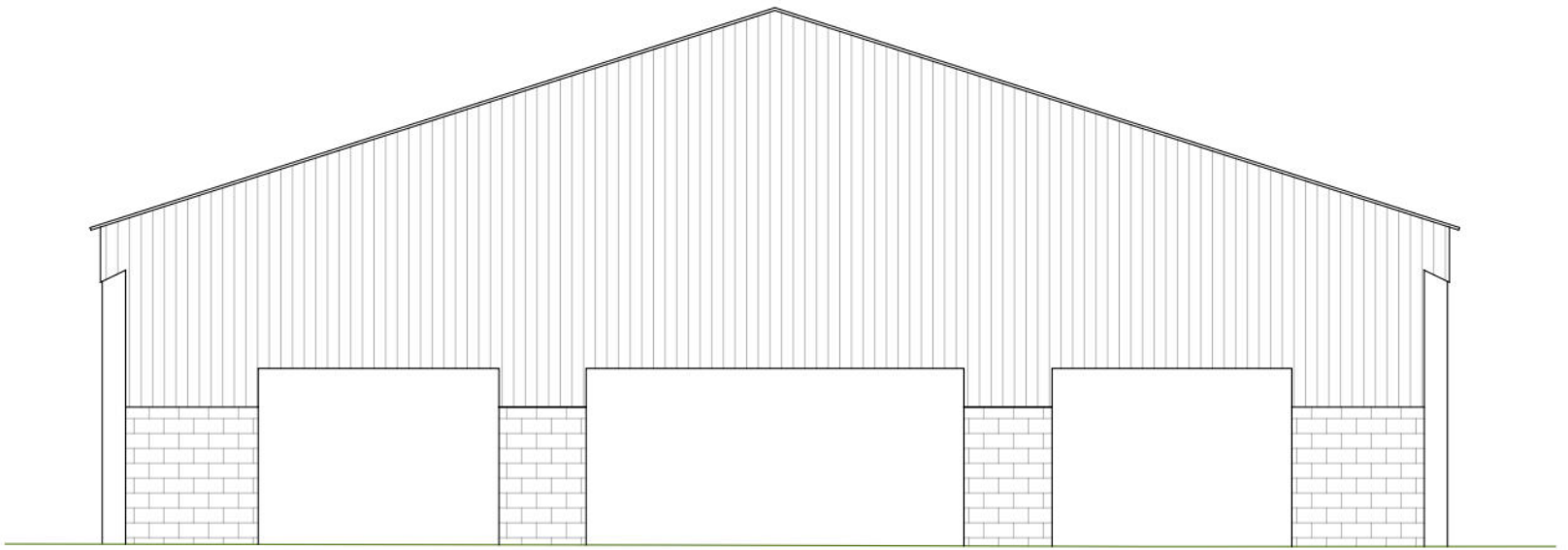
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Render exposed blockwork and install new unstained vertical timber cladding



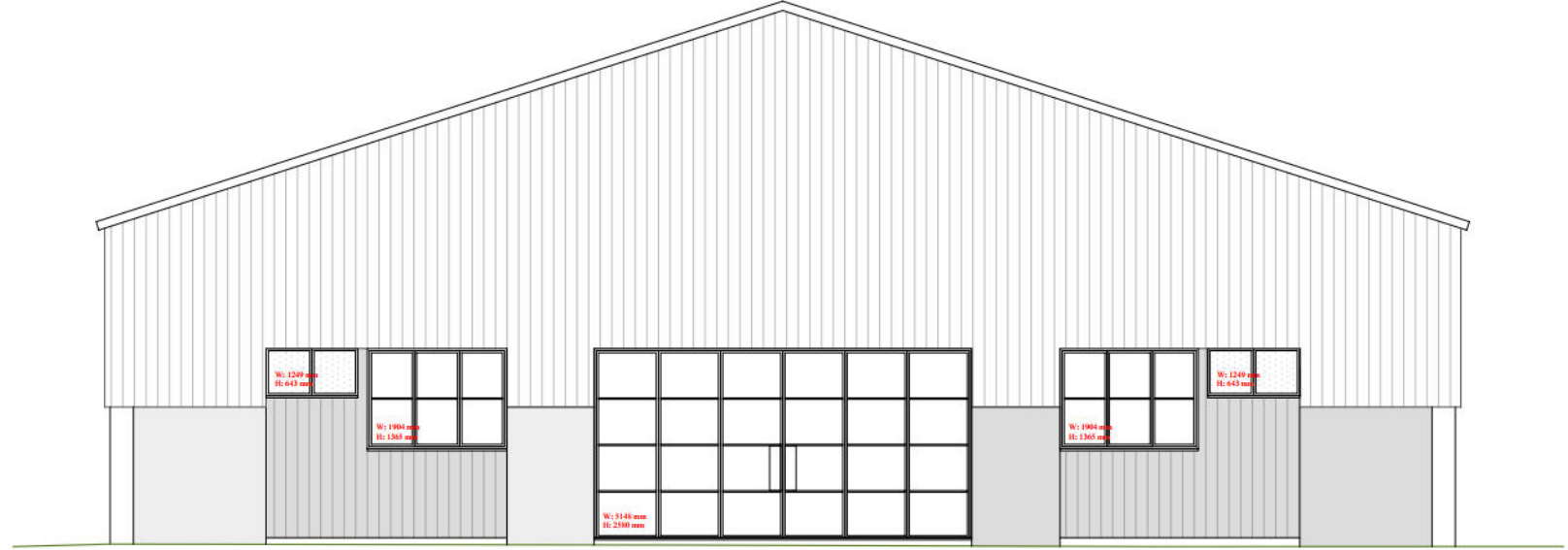
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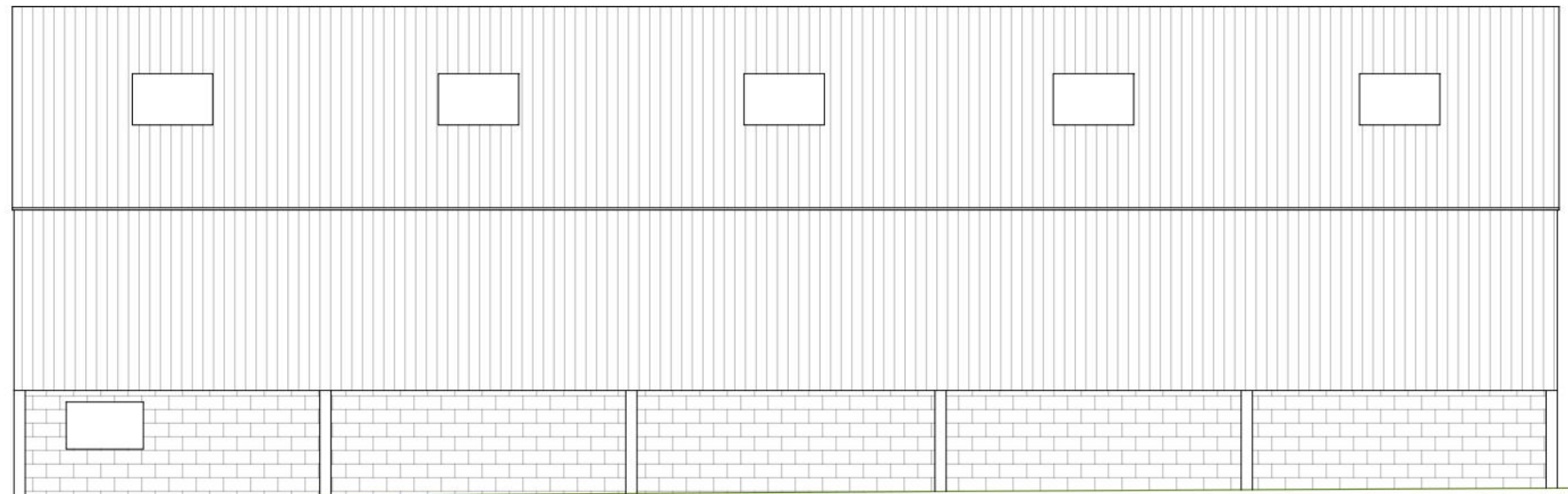
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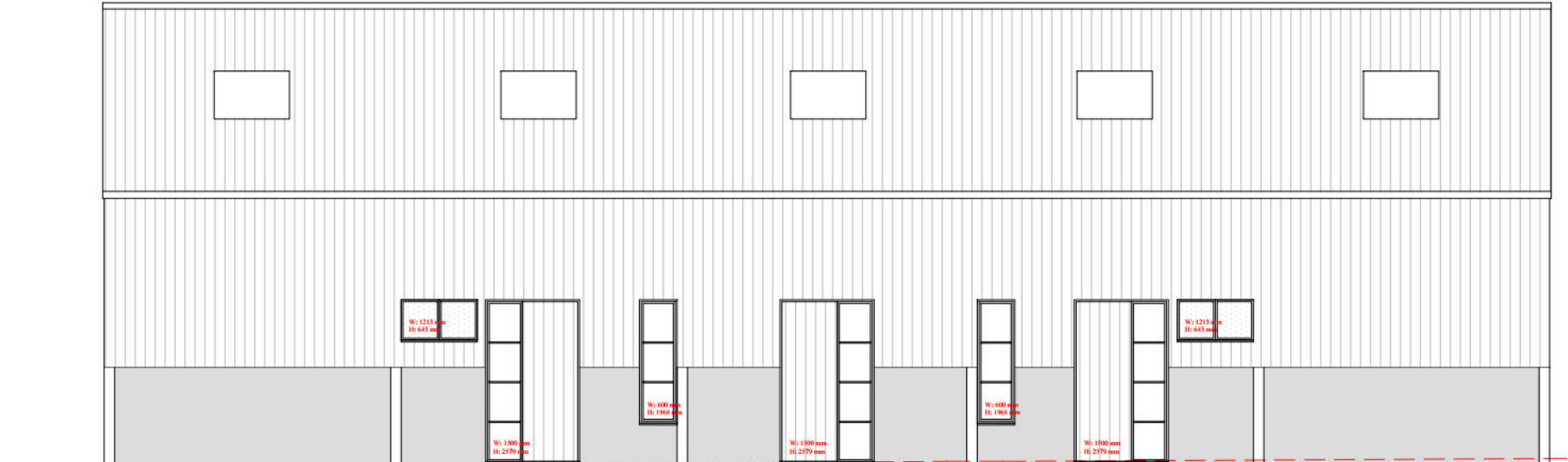
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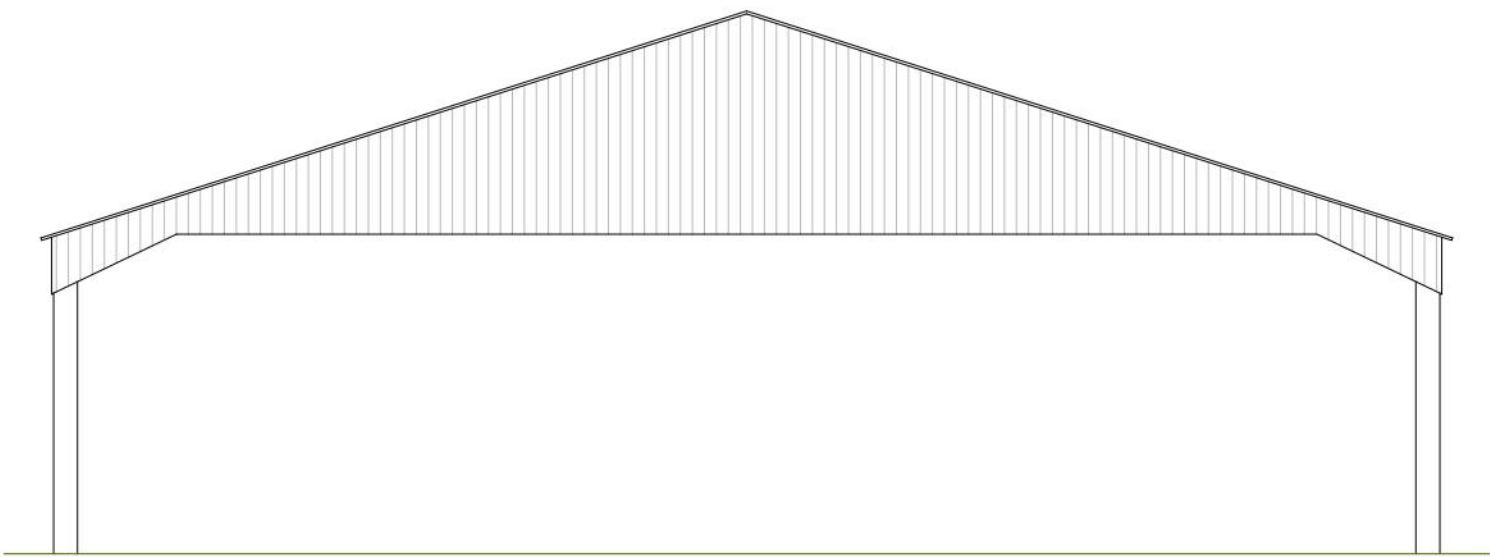
North

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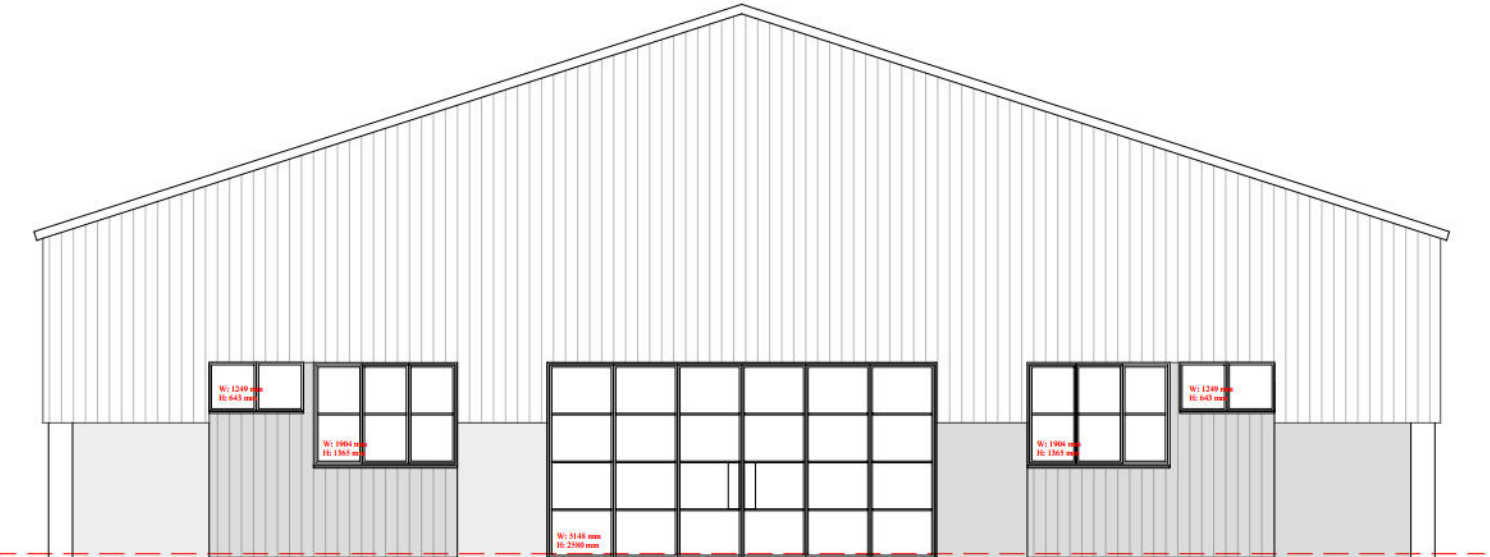
West

1:100 | EXISTING



West

1:100 | PROPOSED



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Address

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Walberton, Arundel, West Sussex
BN18 0AX

Submission **Planning**

Scale @ A1 1:100

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 20.04.2026

Issued On 20.04.2026

Status Existing and Proposed

Drawing PLOT 4 / 5 / 6

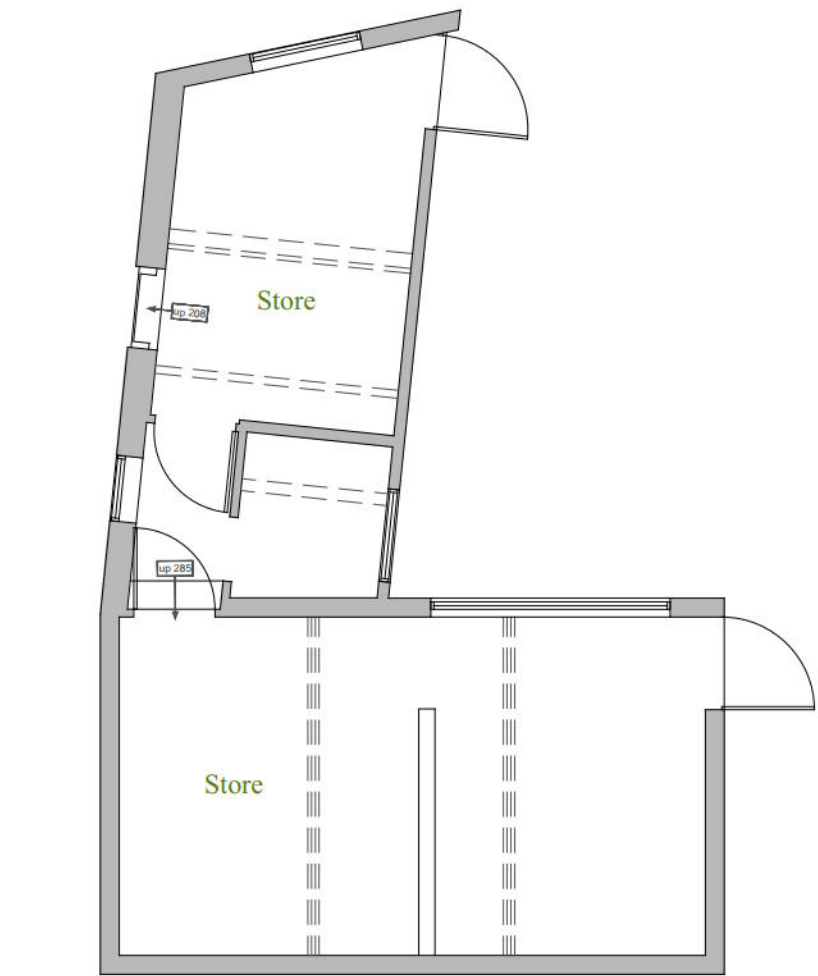
Drawing No: 2506CH_103

Revision **000**



Im @ 1:
50
100
200
500
1250

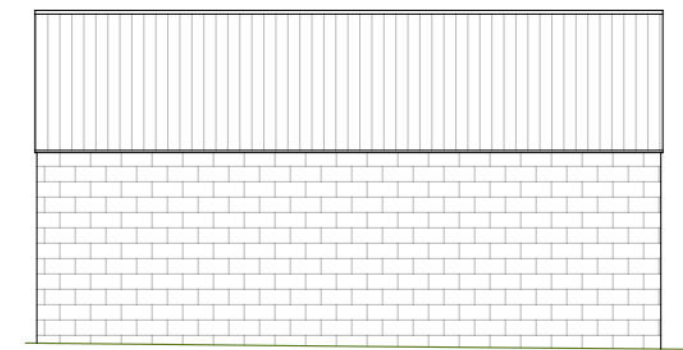
PLOT 7



Ground Floor Plan
1:100 | EXISTING



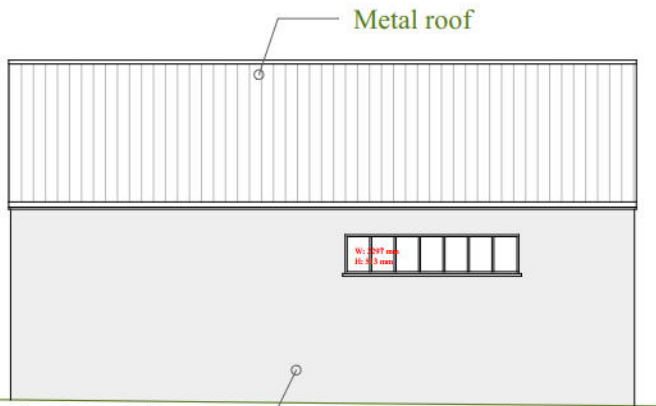
Ground Floor Plan
1:100 | PROPOSED



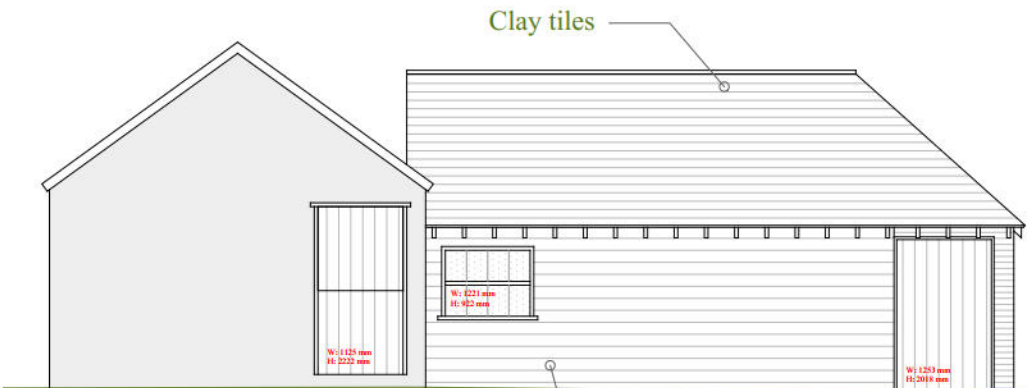
South
1:100 | EXISTING



East
1:100 | EXISTING



South
1:100 | PROPOSED



East
1:100 | PROPOSED



North
1:100 | EXISTING



West
1:100 | EXISTING



North
1:100 | PROPOSED



West
1:100 | PROPOSED

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Submission **Planning**

Scale @ A2 1:100

Job No. 2506CH

Drawn By VM

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Drawn On 20.04.2026

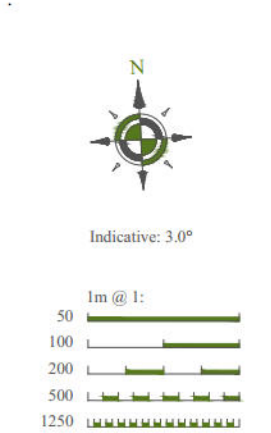
Issued On 20.04.2026

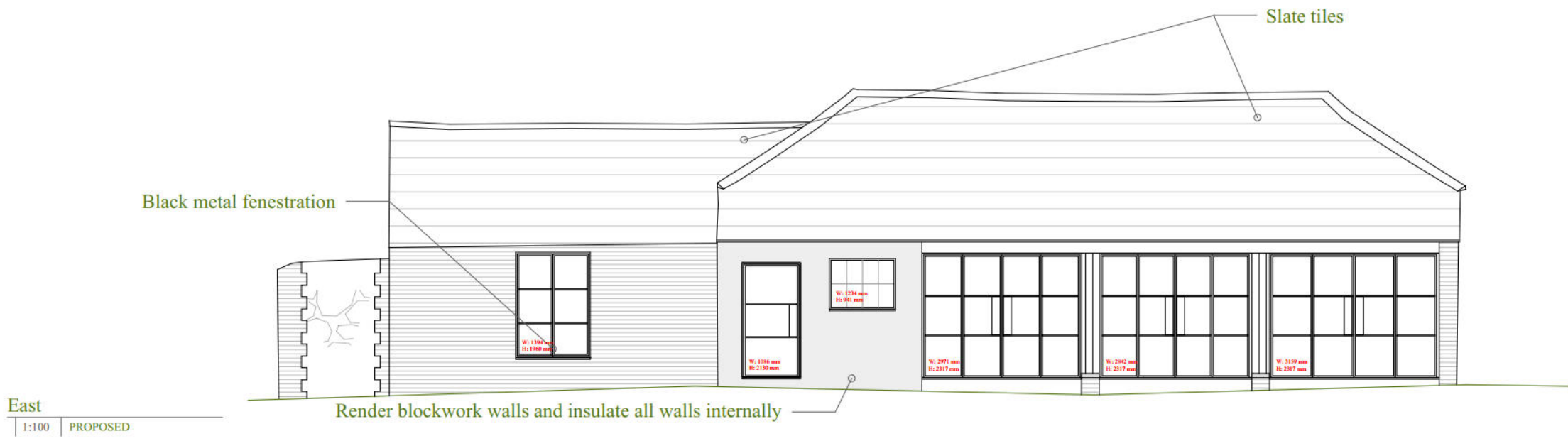
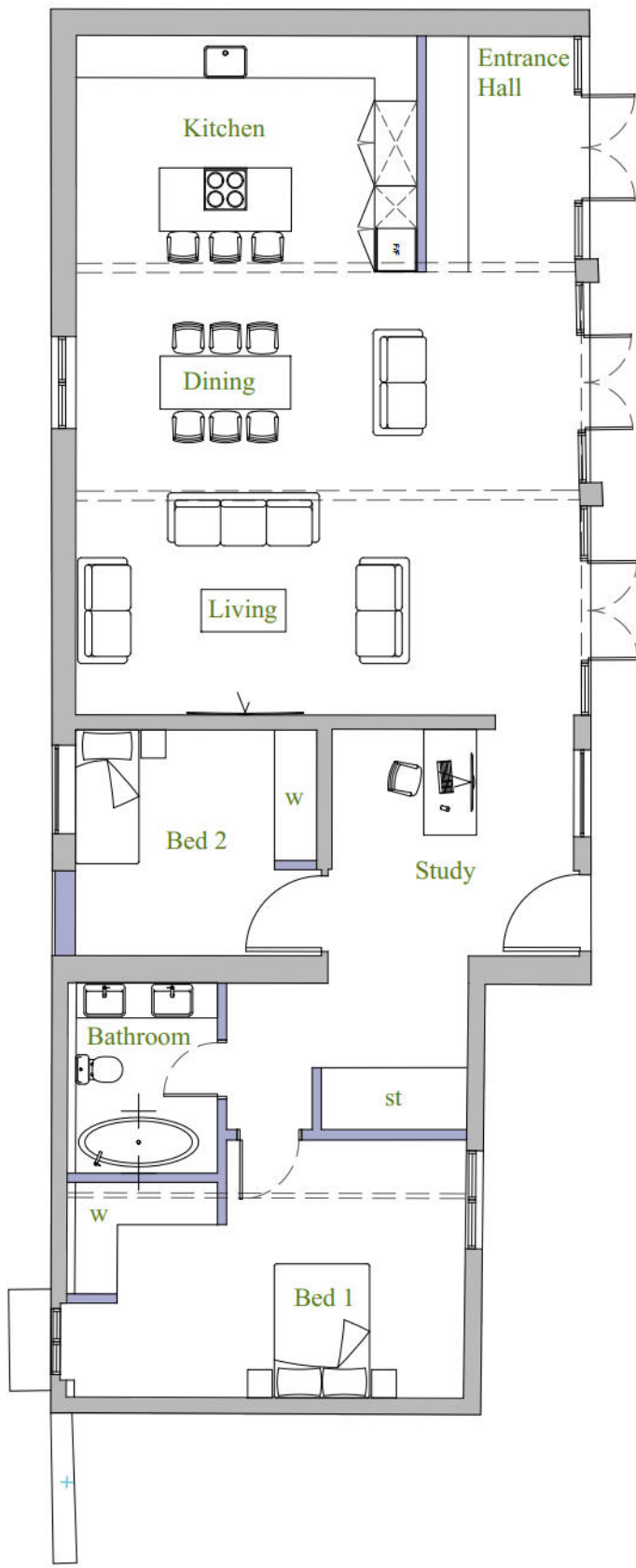
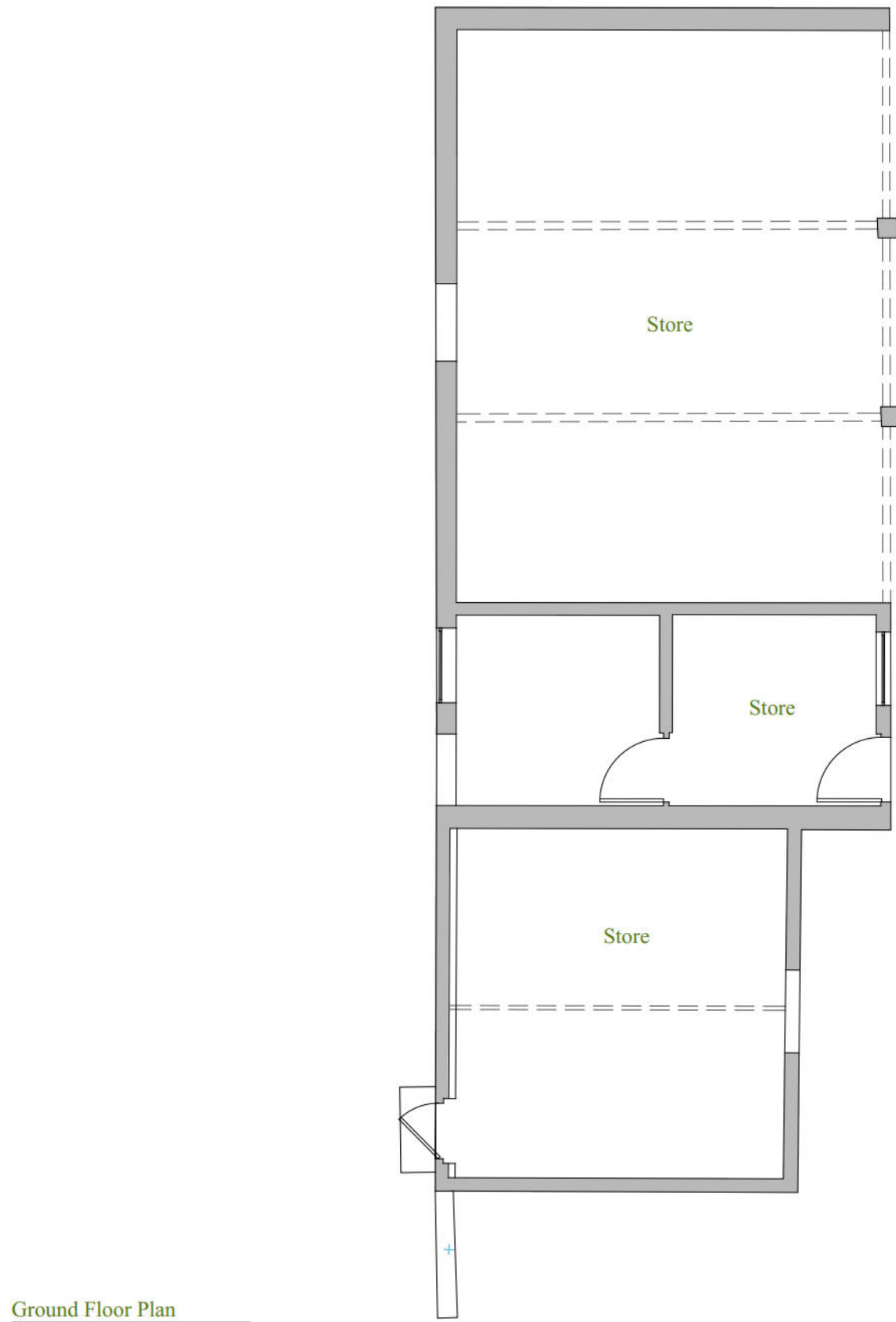
Status Existing and Proposed

Drawing PLOT 7

Drawing No. 2506CH_104

Revision 000





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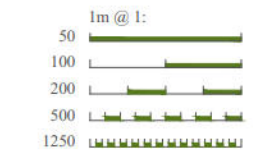
Issued On 20.04.2026

Status Existing and Proposed

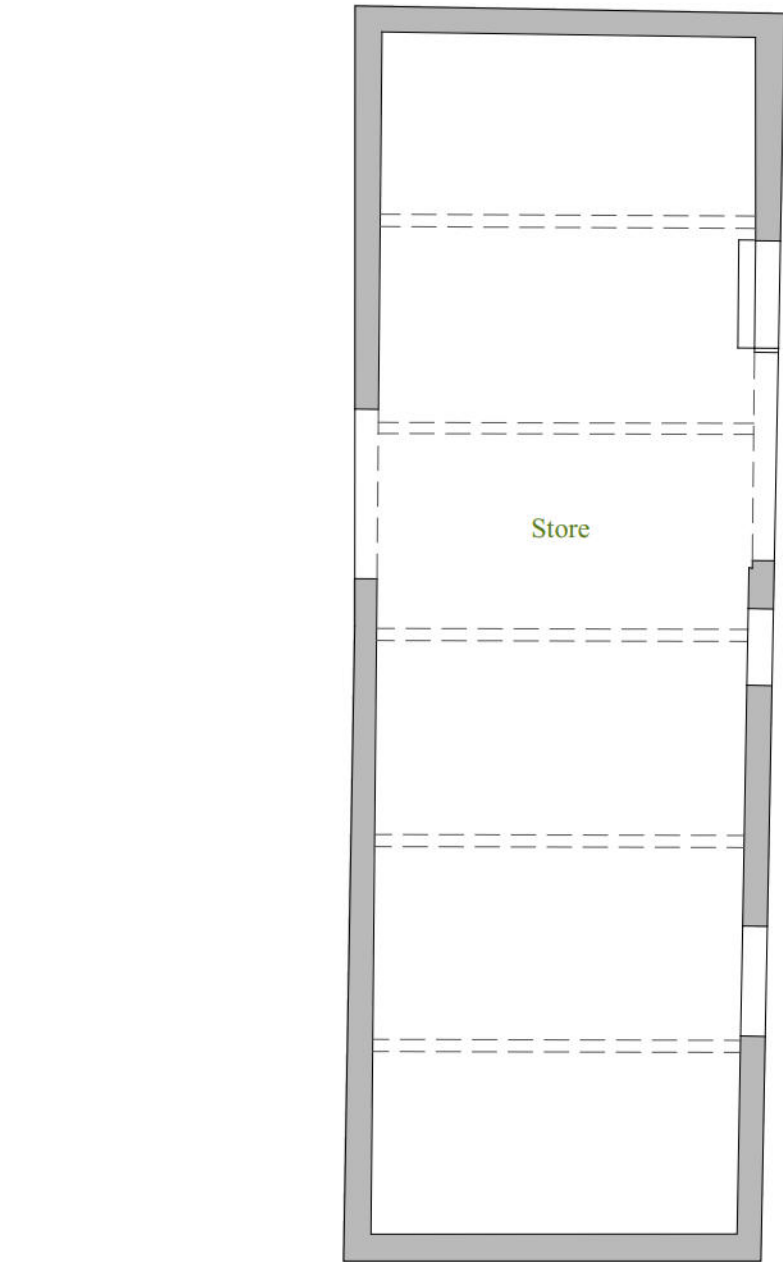
Drawing PLOT 8

Drawing No: 2506CH_105

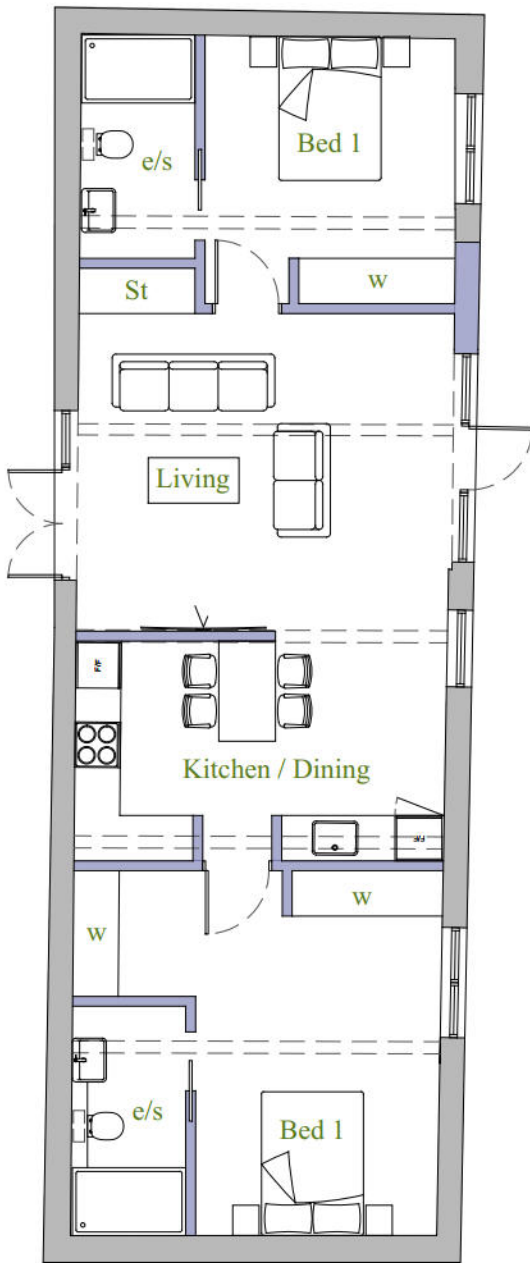
Revision **000**



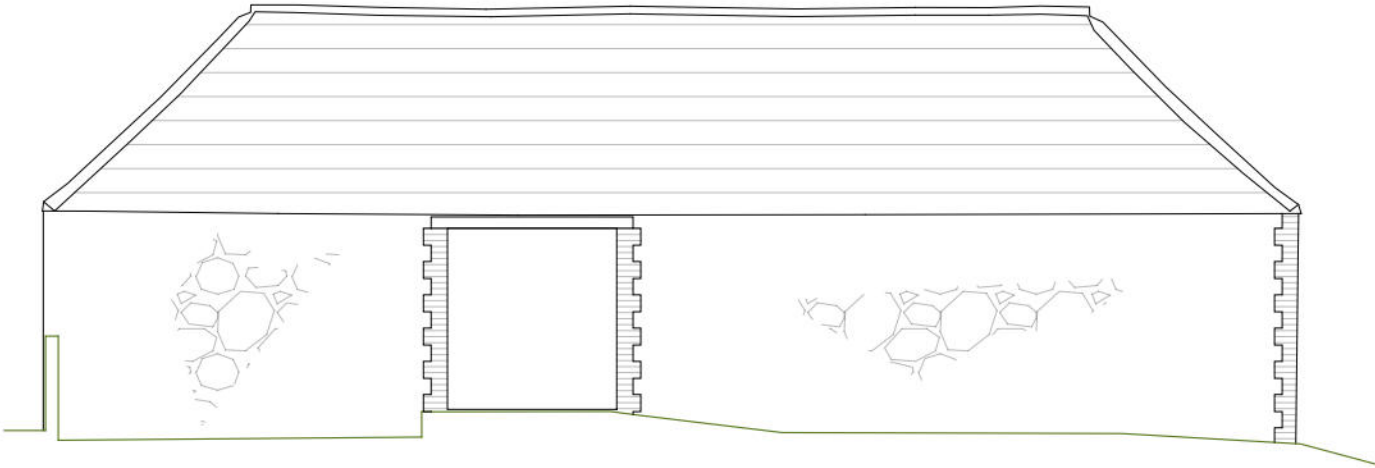
PLOT 9



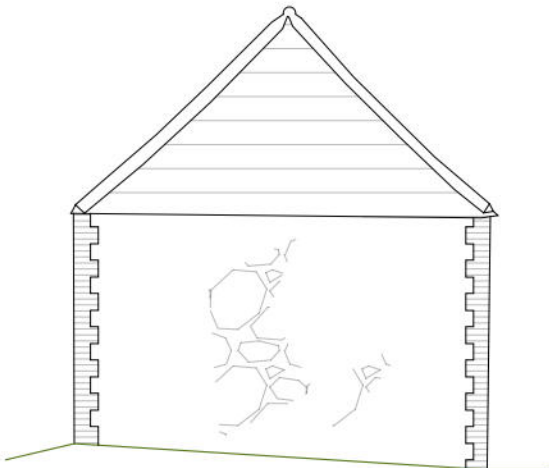
Ground Floor Plan
1:100 | EXISTING



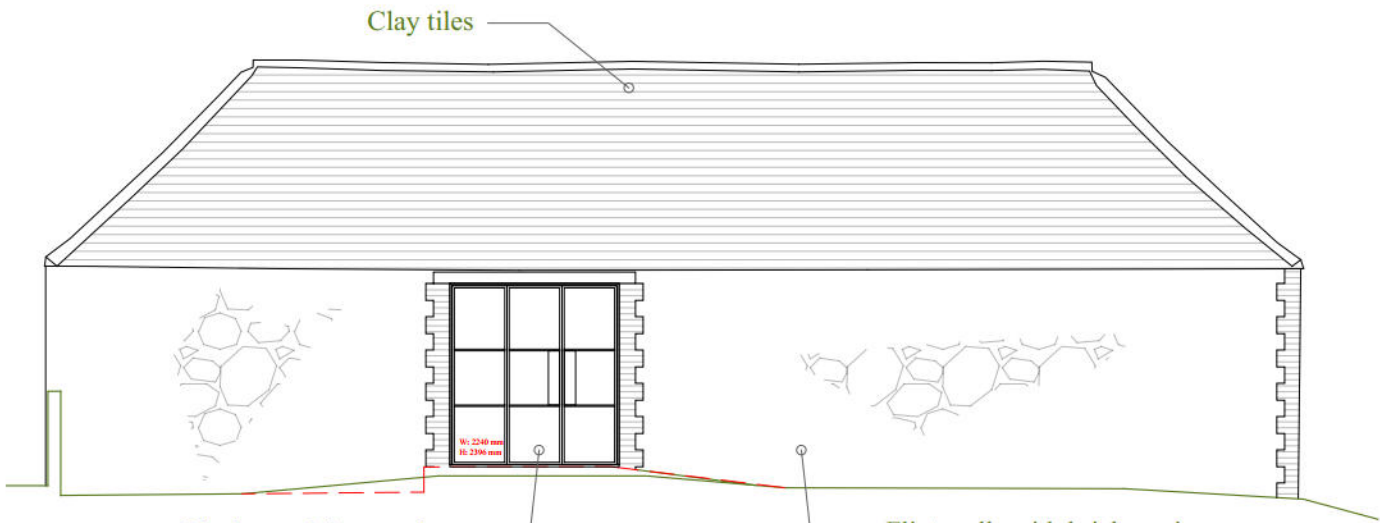
Ground Floor Plan
1:100 | PROPOSED



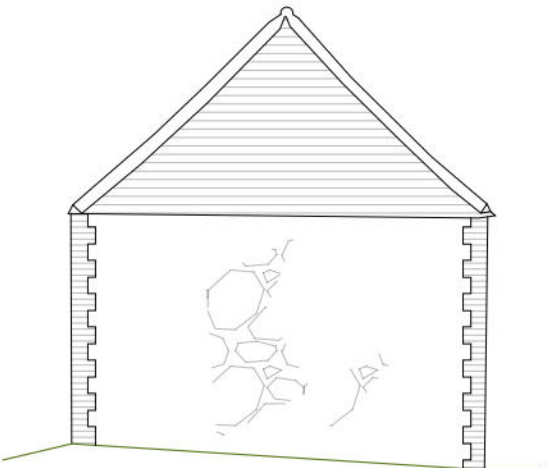
West
1:100 | EXISTING



South
1:100 | EXISTING



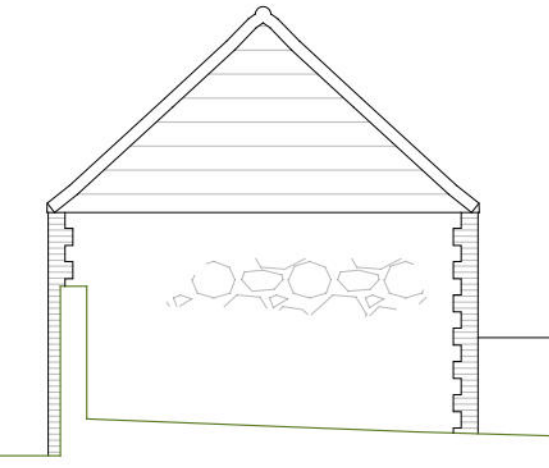
West
1:100 | PROPOSED



South
1:100 | PROPOSED



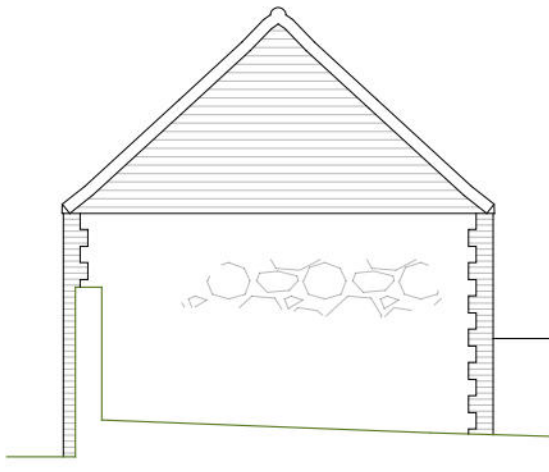
East
1:100 | EXISTING



North
1:100 | EXISTING



East
1:100 | PROPOSED



North
1:100 | PROPOSED

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Drawing PLOT 9

Drawing No. 2506CH_106

Revision 000

