

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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11 August 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 site to carry out a structural assessment of the existing old farm buildings in relation to their proposed conversion to residential properties.

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. The inspection was carried out by Tristan Toynbee MEng CEng MIStructE, and focuses solely on the structural integrity and suitability of the existing buildings for conversion. The inspection was non-intrusive and based on visible and accessible elements throughout the farm stead and geotechnical works as part of the flood and contamination testing.

2. 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.

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3. GENERAL DESCRIPTION

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

- **Plot 1** 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 masonry with offset air vents and a cavity wall construction. Two large floor to ceiling openings provide in and out passage through the barn that are full height to wall plate level. The single storey building to north will be linked attached in the new scheme. The building is flint walled with brick corners and openings to the east elevation. The existing roof is built of timber roof trusses and slate covering.
- **Plot 2** 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 3** is masonry and flint walled 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 internal block work walls that are providing support vertically support the roof above. While there are some local areas of the roof that require repair, timber rafter replacement the building is largely in good condition. Plot 3 includes a small outbuilding which again will requires some repairs and remedial works. All new load bearing walls will need new foundations that can easily be built without affecting the existing building.

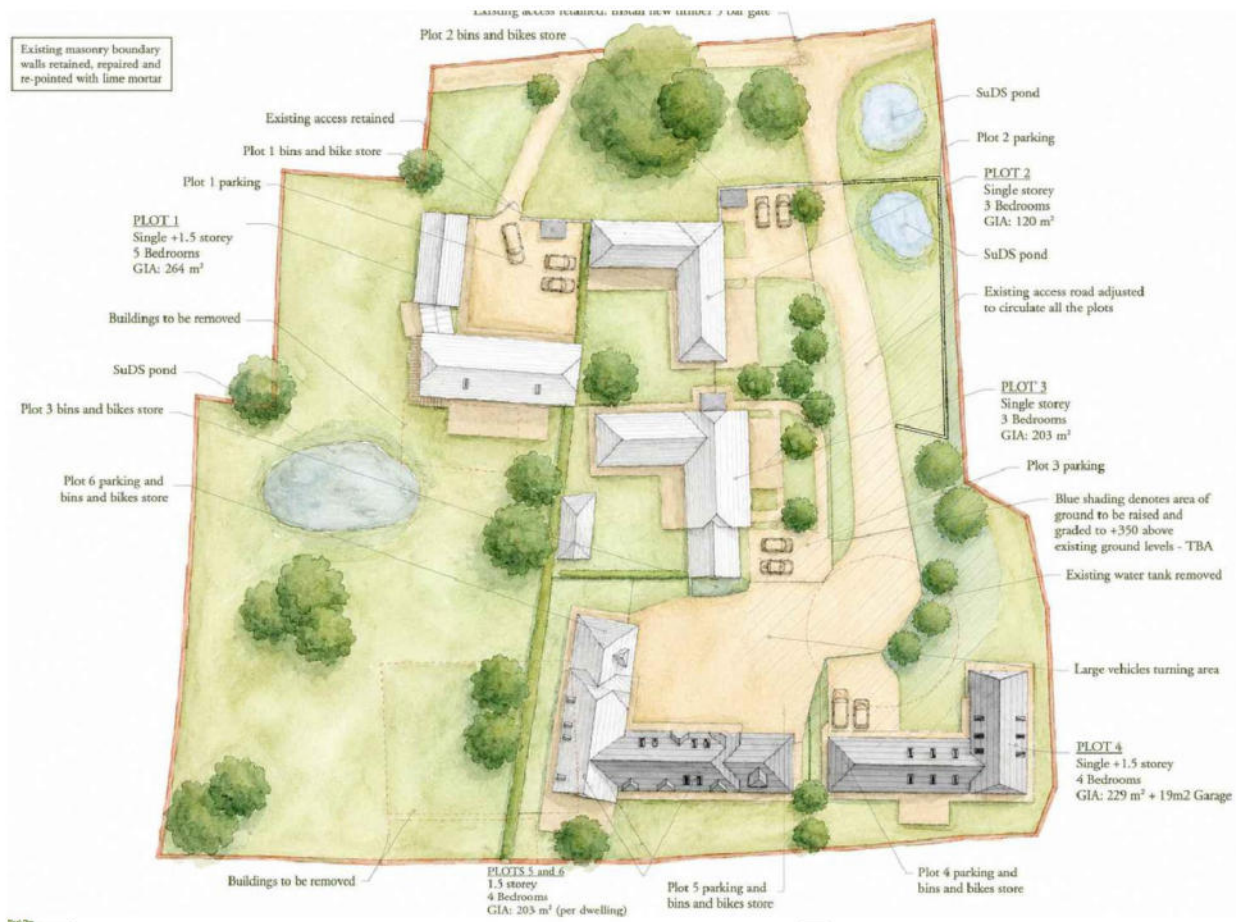


Figure 1 Building Location and numbering

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4. 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 2.0 m in depth.

5. STRUCTURAL OBSERVATIONS

- **Plot 1** 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 masonry with offset air vents and a cavity wall construction. Two large floor to ceiling openings provide in and out passage through the barn that are full height to wall plate level. The building is flint walled with brick corners and openings to the east elevation. The existing roof is built of timber roof trusses and slate covering. The building is in fair condition for its age and maintenance and can be easily converted.
- **Plot 2** 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. The building is in fair condition for its age and maintenance and can be easily converted.
- **Plot 3** 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 vertically support the roof above. While there are some local areas of the roof that require repair, timber rafter replacement the building is largely in good condition. Plot 3 includes a small outbuilding which again will requires some repairs and remedial works. All new load bearing walls

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6. STRUCTURAL INTEGRITY & SUITABILITY FOR CONVERSION

The primary load-bearing structure to Plots 1, 2, 3 is conventional masonry and masonry flint walls onto foundations founded into the hard head deposits at high level. The roof structures are conventional timber rafters and purlins. At the time of the inspection there were no signs of overall building instability throughout all three plots. The buildings were in a fair condition that is commensurate with age and previous use and maintenance.

The existing structural walls with some localised repairs to the eaves, supports to window and door opening and careful repair of the timber to masonry structure will enable the roof to support the weight of new finishes and insulation under the proposed plans.

The Barns appear structurally sound from a visual inspection and while they show historical signs of movement to the walls these can be repaired with masonry conservation techniques and localised repairs and rebuilding to maintain the original fabric.

There will need to be localised repairs and maintenance to the internal walls to ensure the walls do not degrade with time and where possible modern additions will be replaced with sympathetic replacement more in keeping with the original buildings

Existing roof sheeting, especially cement fibre panels, should be tested for asbestos and are generally recommended for replacement as part of the conversion with modern alternative that enhance the performance of the building in the conversion

New internal structural walls and supports can be built of new foundations constructed in modern materials where hidden and supported on shallow foundation within the hard head deposits.

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7. RECOMMENDATIONS

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

- Removal and replacement of roof tiles with lightweight insulation, counter baton and new tiles.
- Localised repair of timber elements as required to ensure long term stability where there is some external damage or rote due to the weather.
- Retain and reuse existing concrete slabs where possible to provide the floor slabs internally.
- Upgrade the 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 to suit the ground conditions and loading.

8. 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 and the historic fabric can be conserved and maintained to preserve the heritage of the buildings.

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

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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

Photographic record of barns

Manorwood Drawings



Figure 2 Internal of Plot 1



Figure 3 Plot 1 internals



Figure 4 Gable Wall of Plot .



Figure 5 North elevation of plot 1 and Plot 2 in the back ground



Figure 6 south elevation of plot 2



Figure 7 roof structure of plot 2



Figure 8 west elevations of plot 3

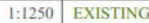
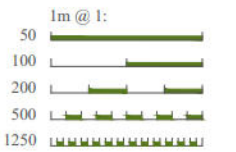
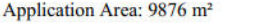


Figure 9 Plot 3 East elevation to cart shed with infill blockwork walls

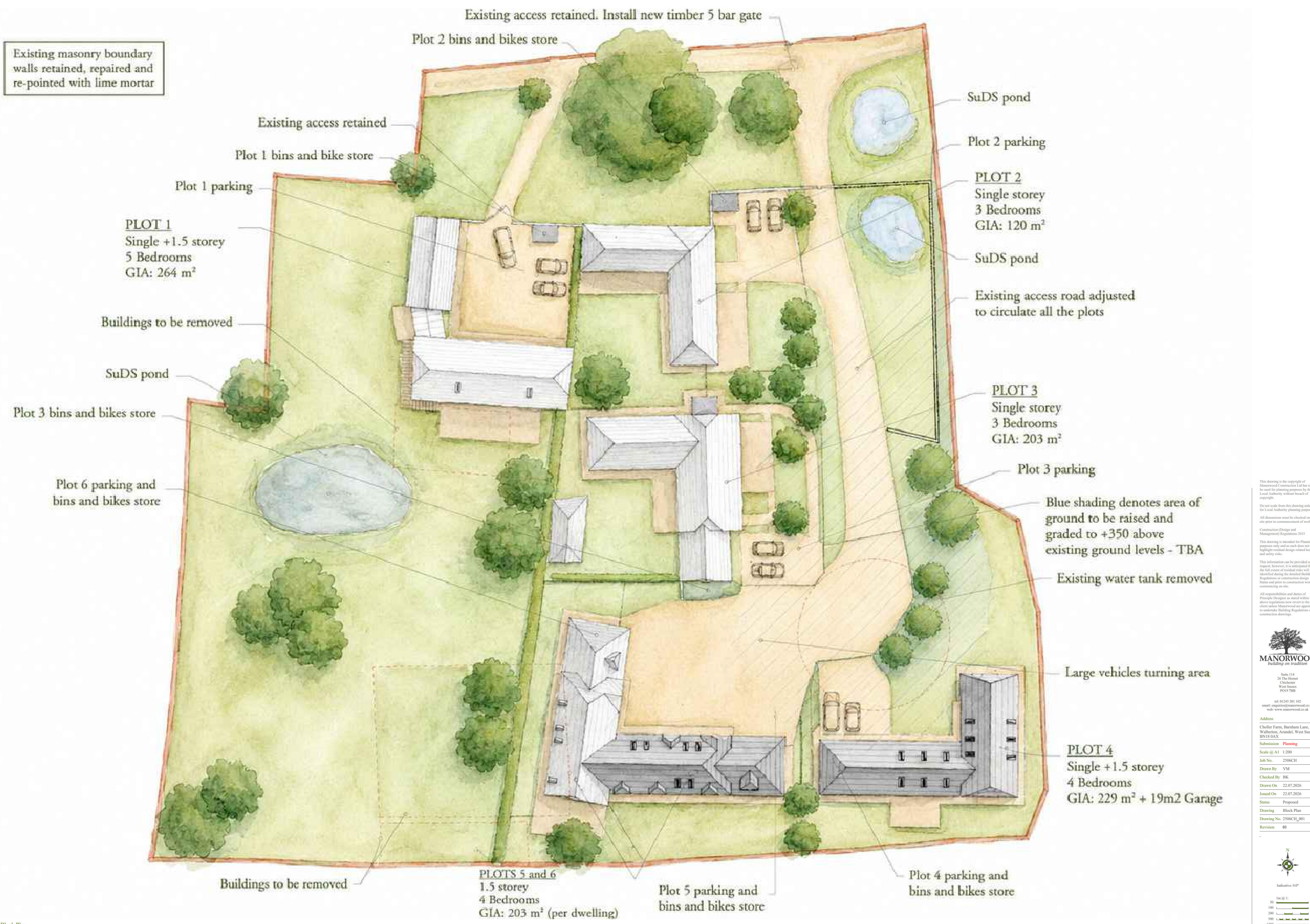


Figure 10 internal roof structure of Plot 3

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Existing masonry boundary walls retained, repaired and re-pointed with lime mortar



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Building on tradition

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Submission **Planning**

Scale @ A1 1:200

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 22.07.2026

Issued On 22.07.2026

Status Proposed

Drawing Block Plan

Drawing No. 2506CH_001

Revision 01

Indicative 0.0°

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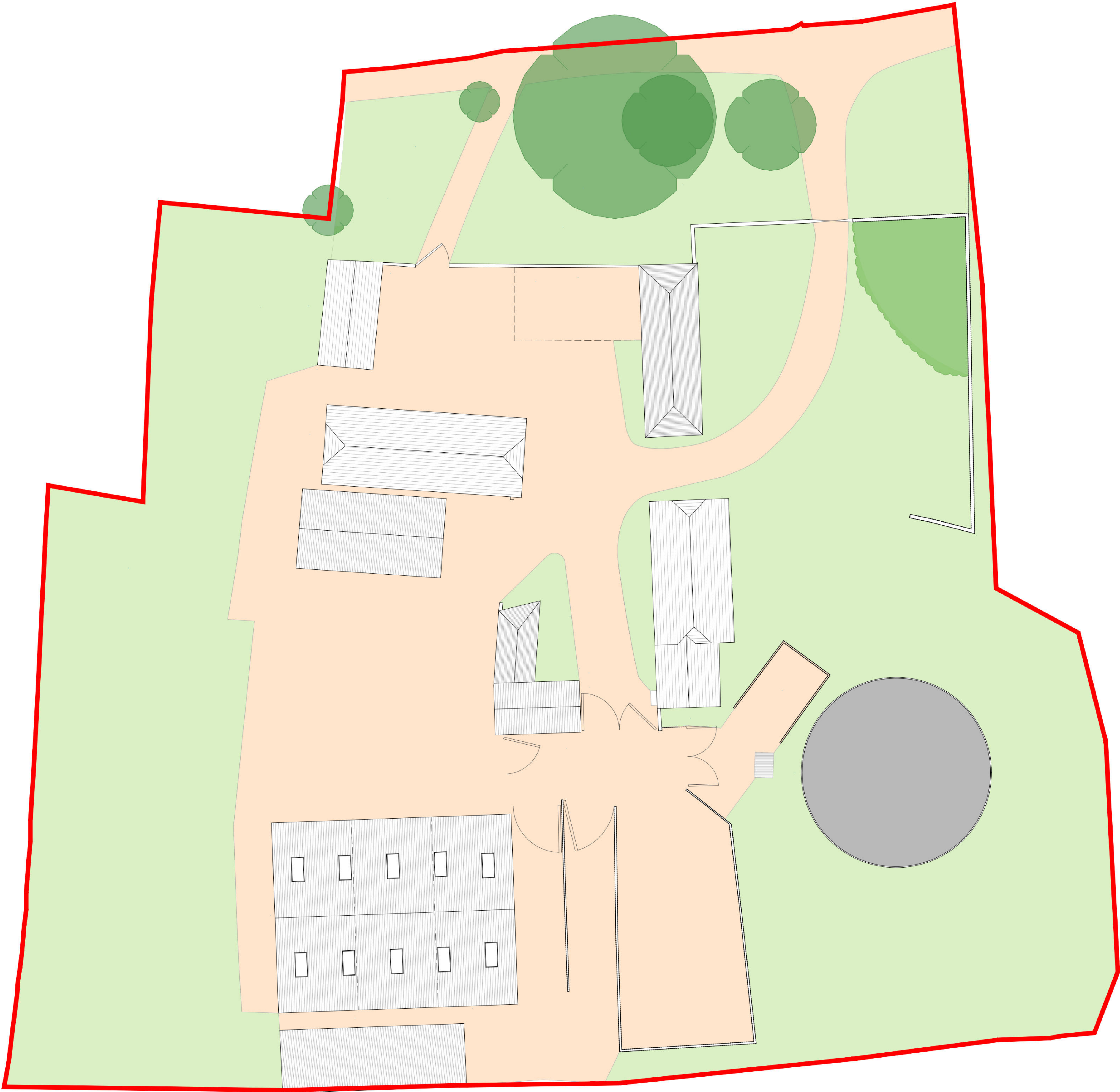
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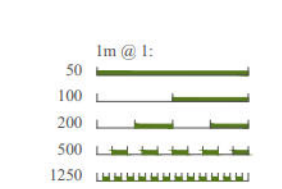
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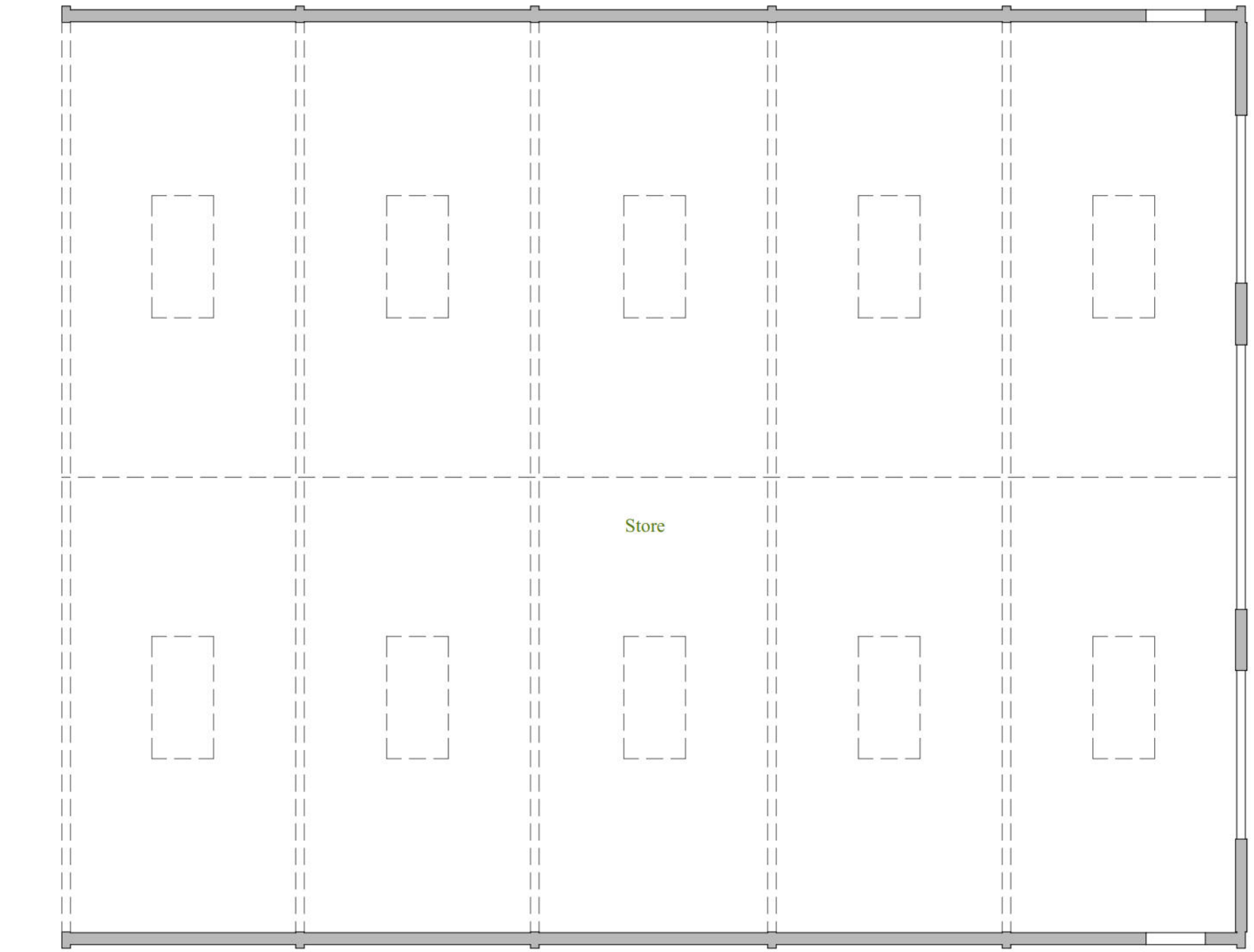
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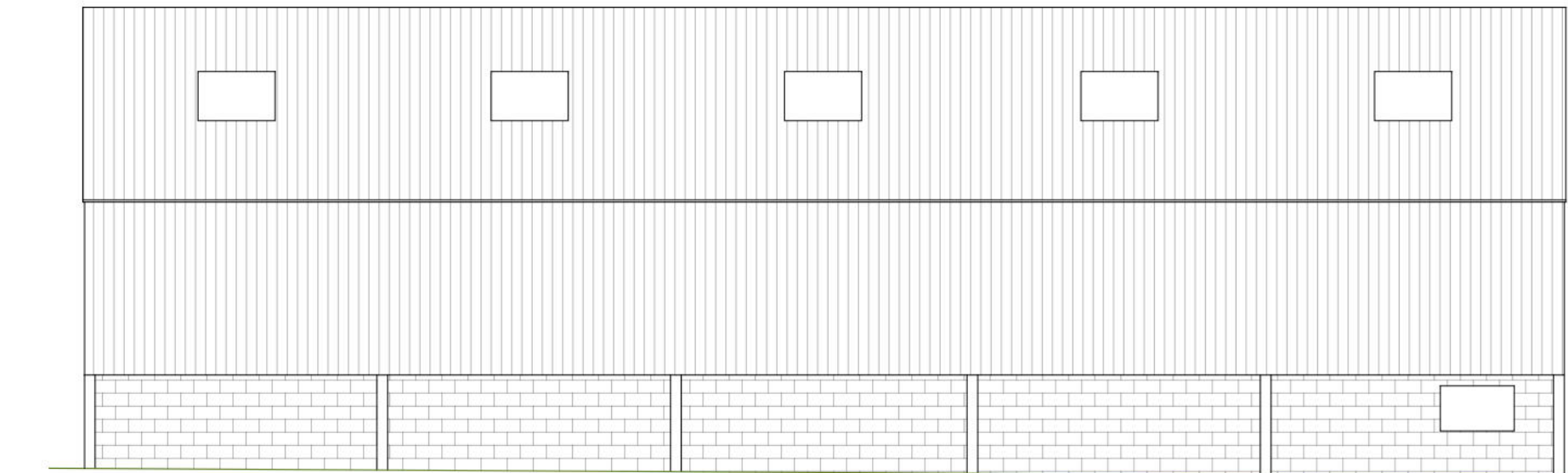
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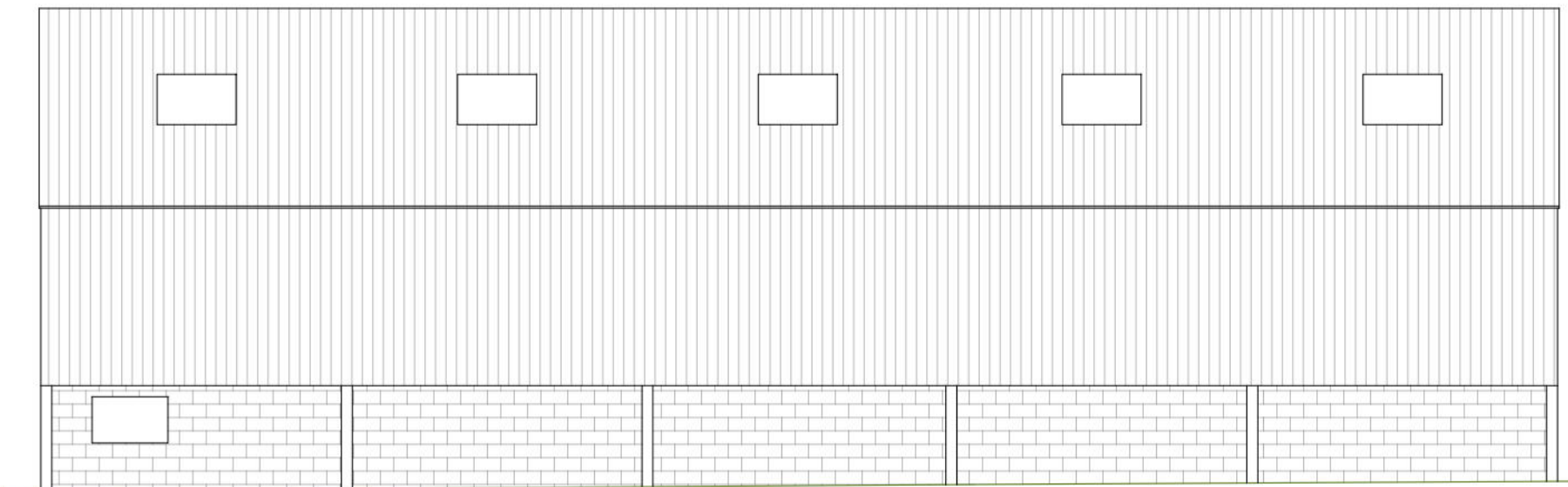
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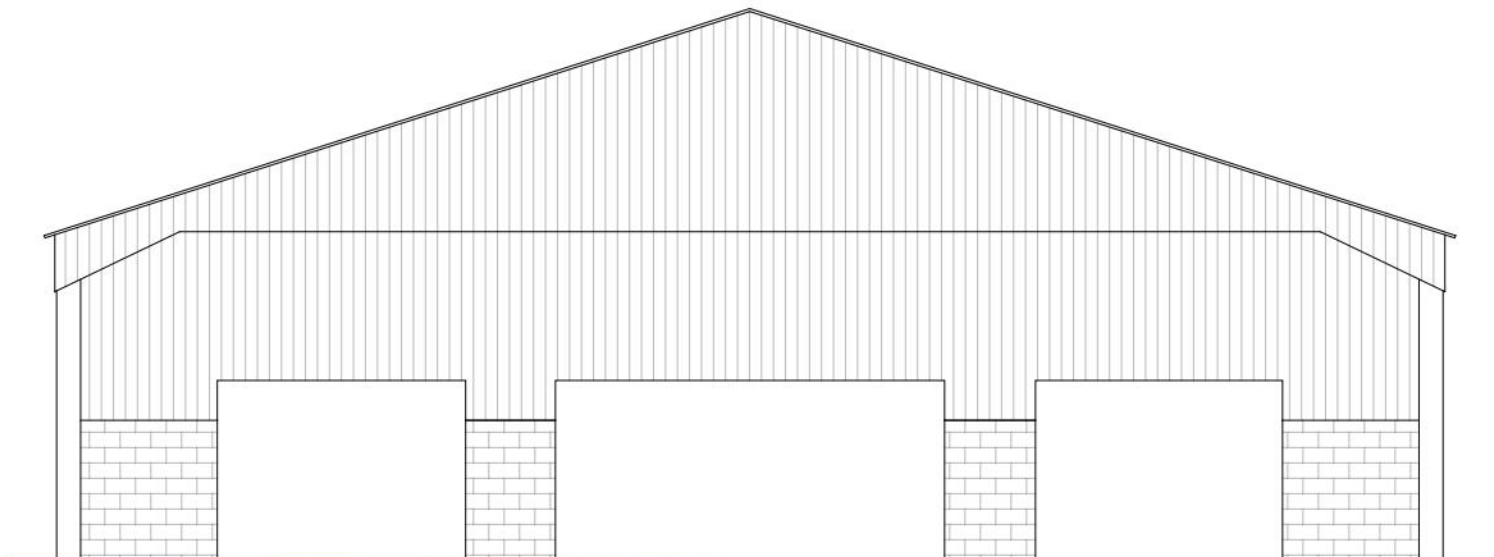
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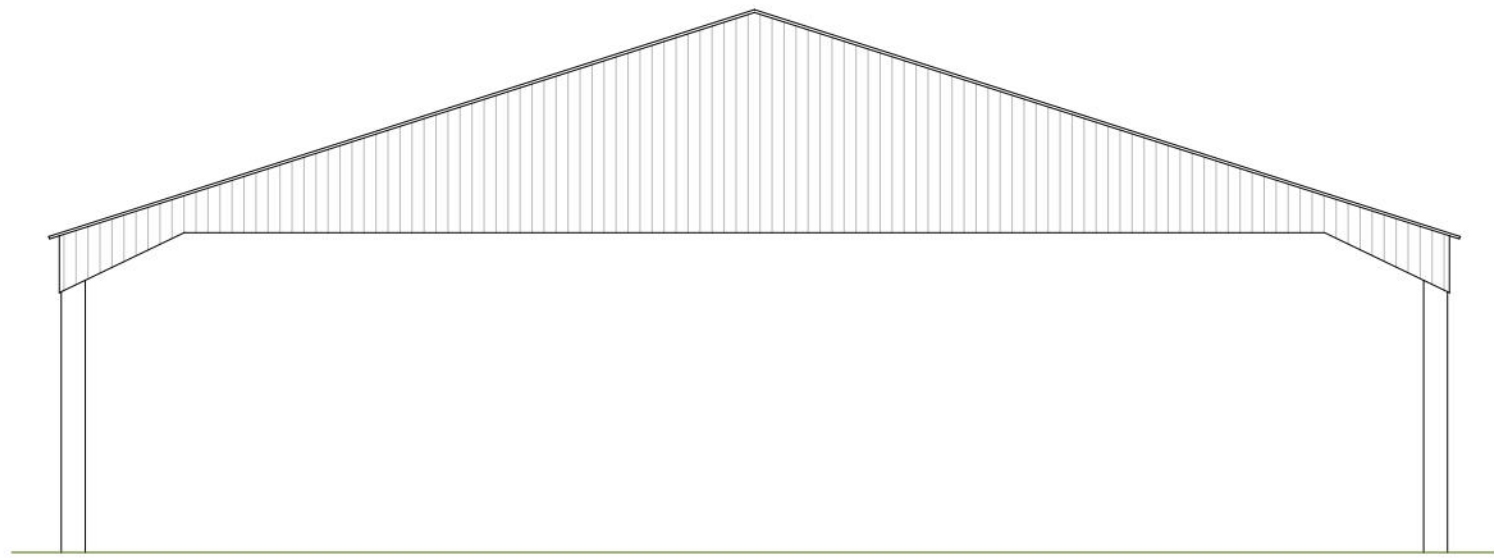
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North
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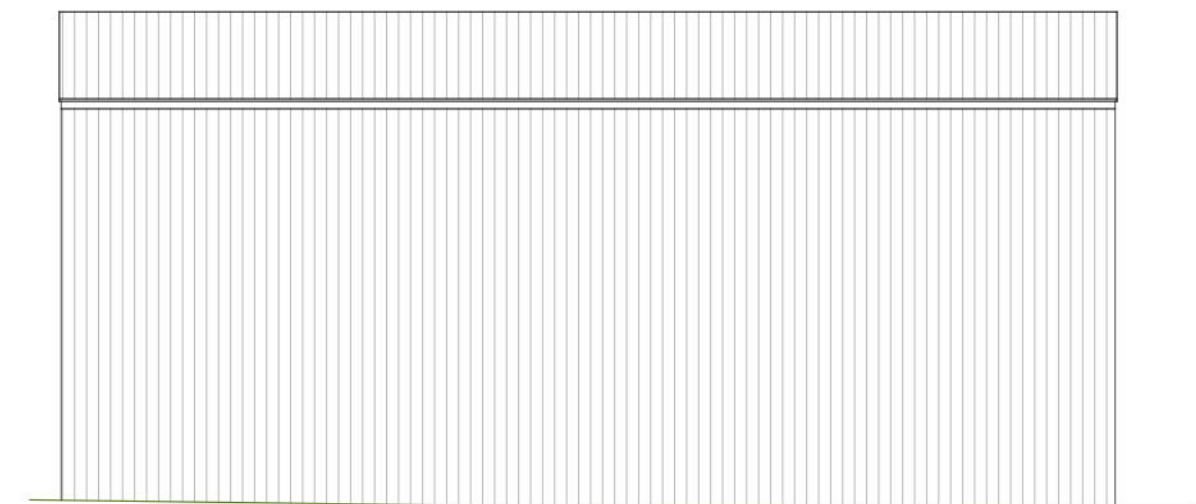
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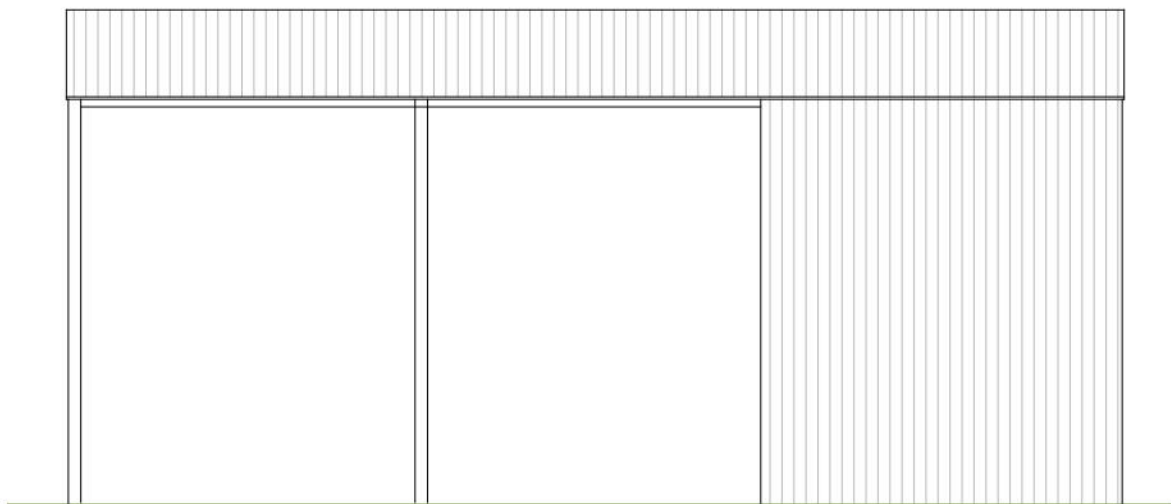
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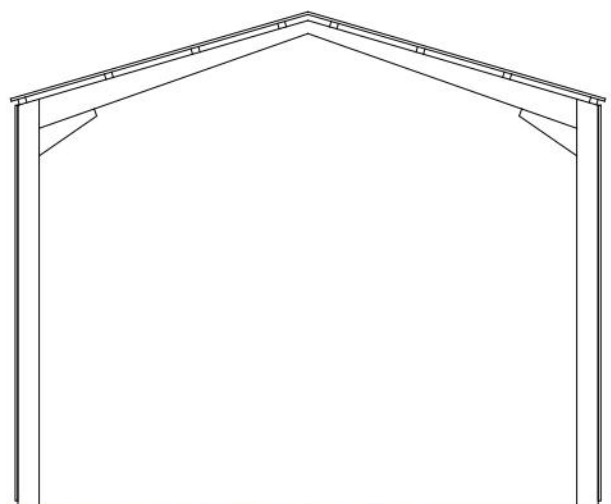
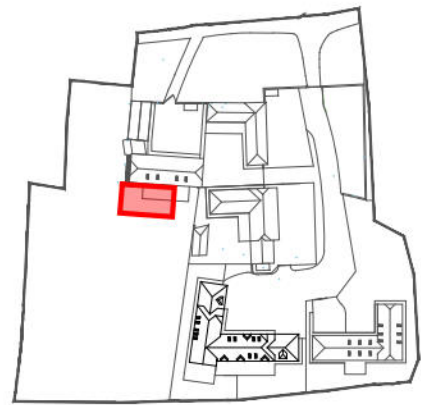
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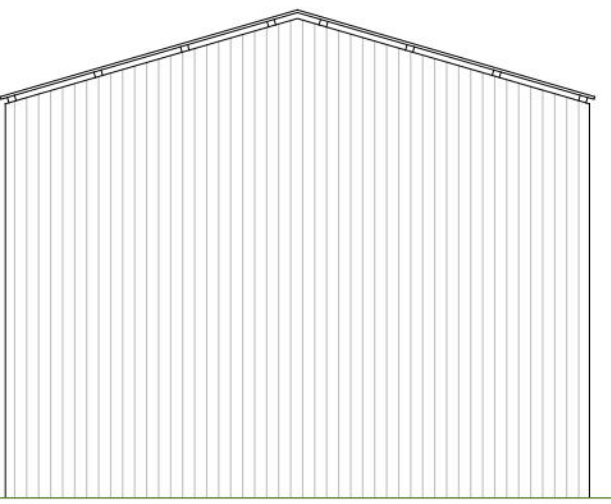
South
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North
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East
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West
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Submission **Planning**

Scale @ A1 #####

Job No. 2506CH

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Checked By BK

Drawn On 22.07.2026

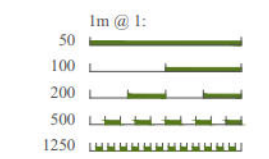
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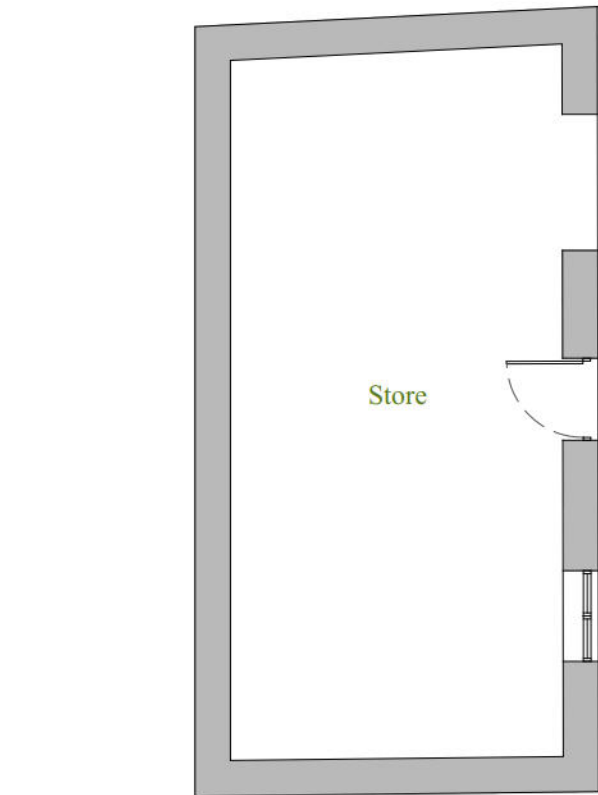
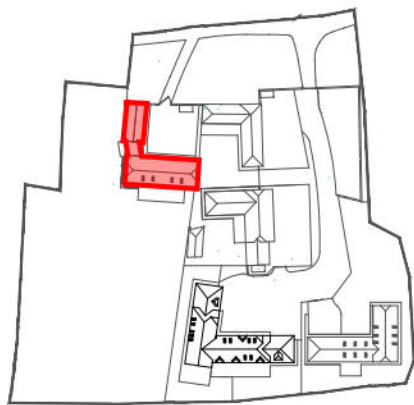
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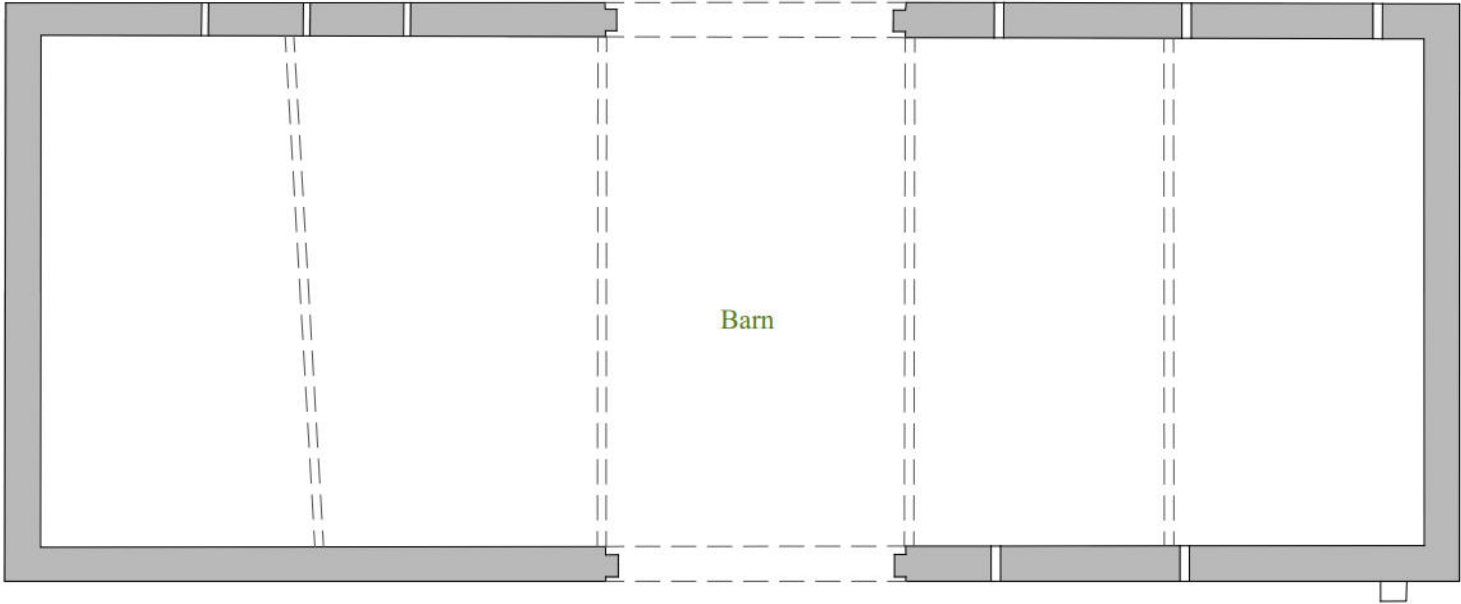
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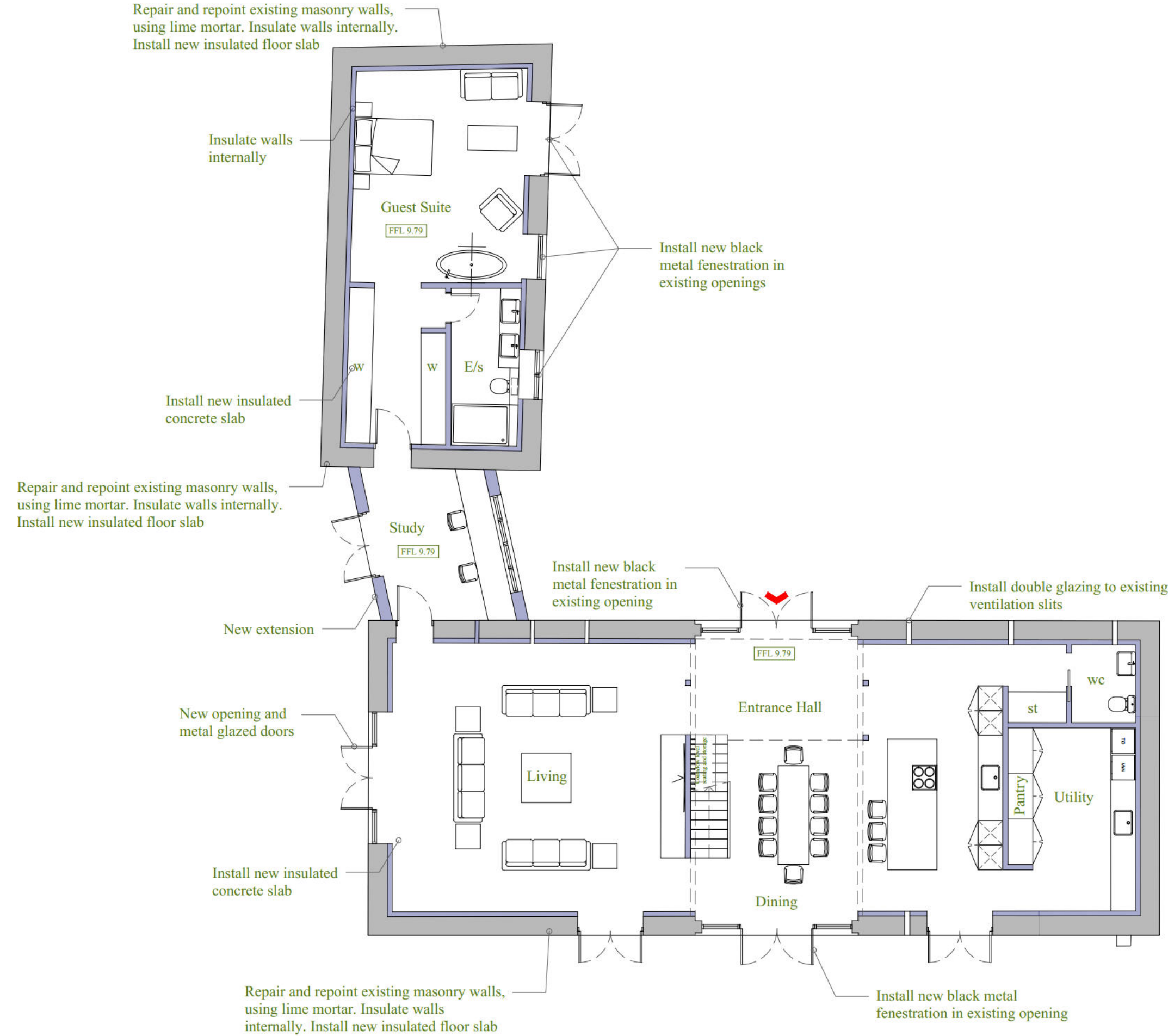
PLOT 1



Ground Floor Plan
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Ground Floor Plan
1:100 PROPOSED



Ground Floor Plan
1:100 PROPOSED

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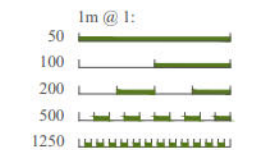
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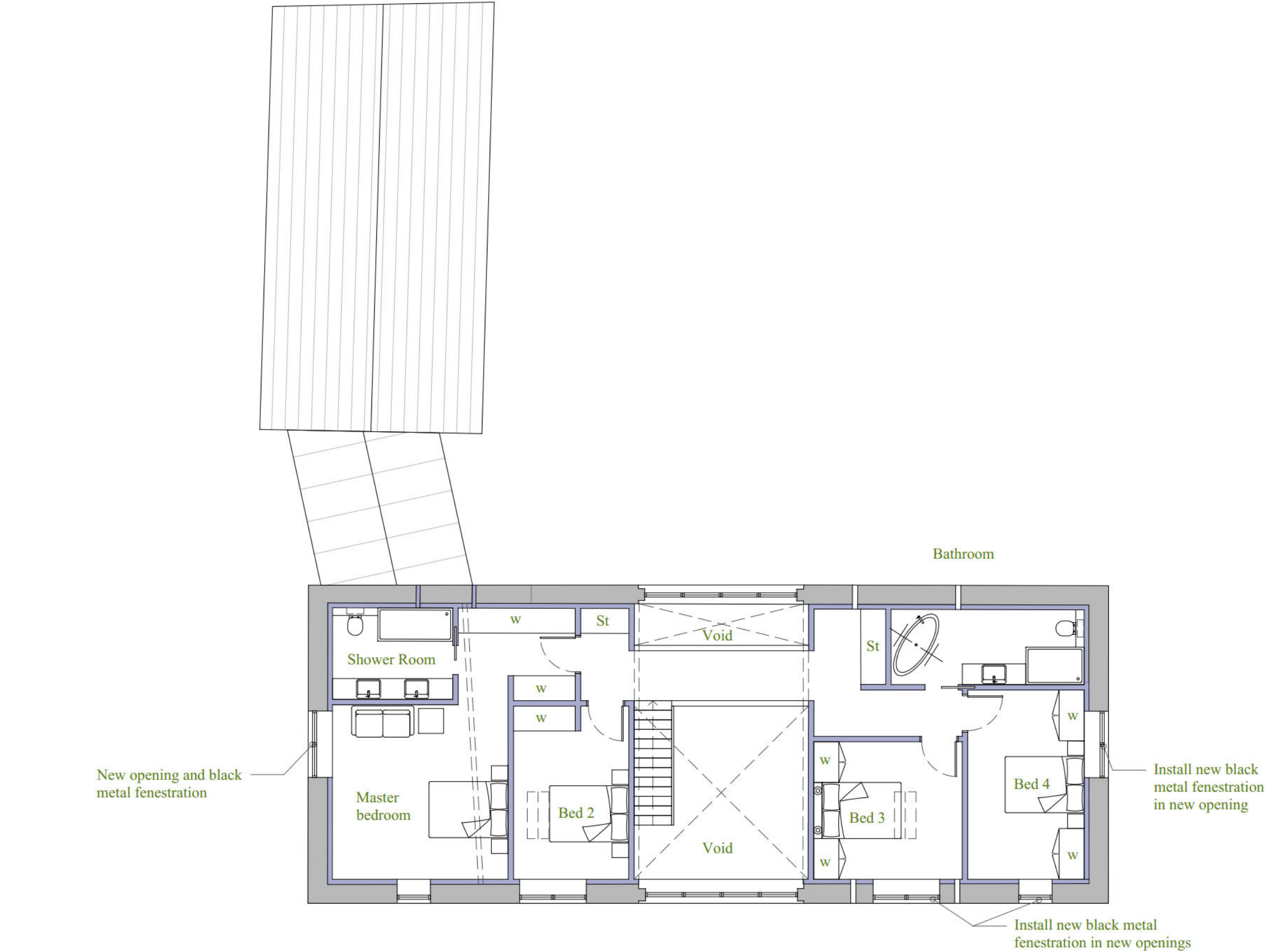
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PLOT 1



First Floor Plan
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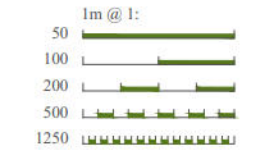
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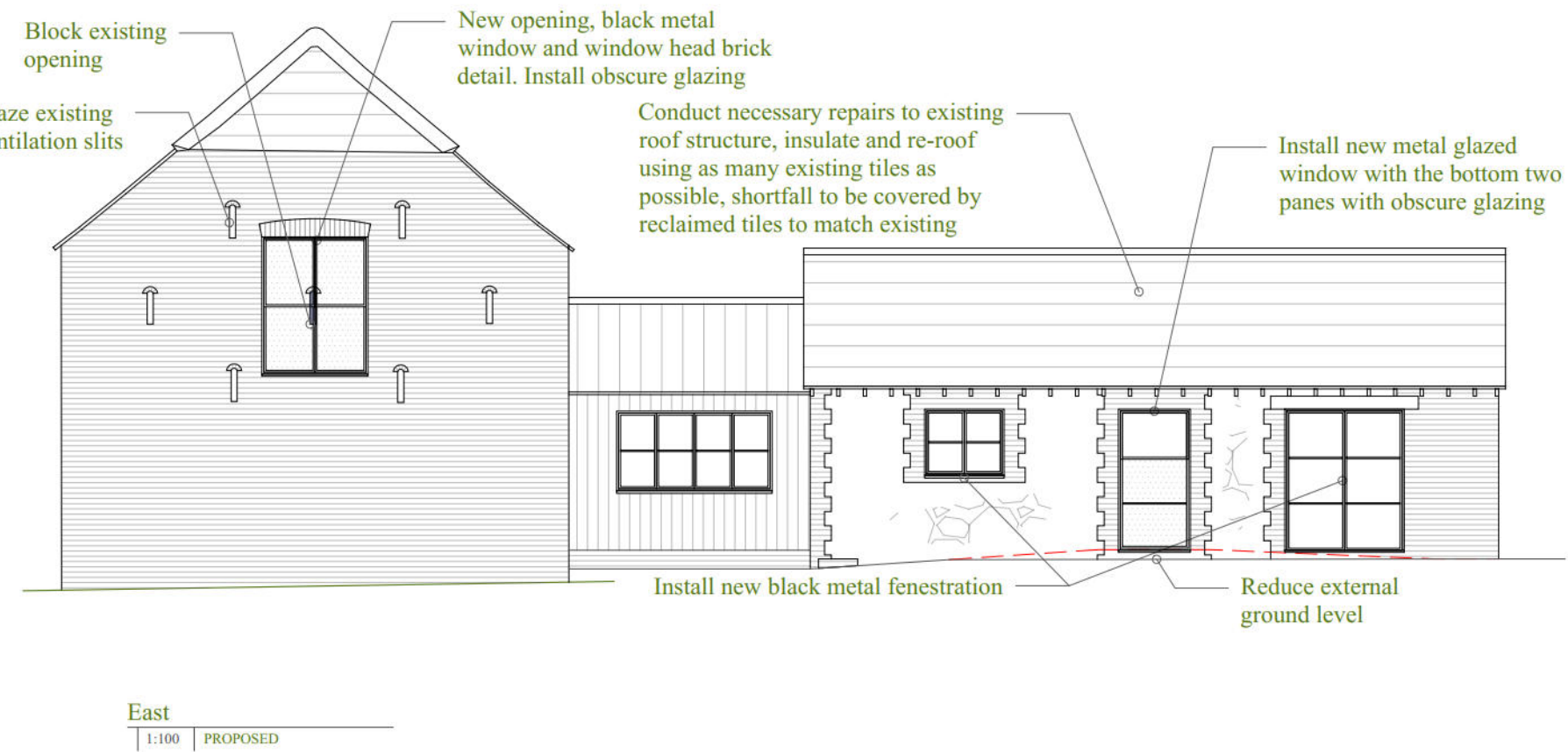
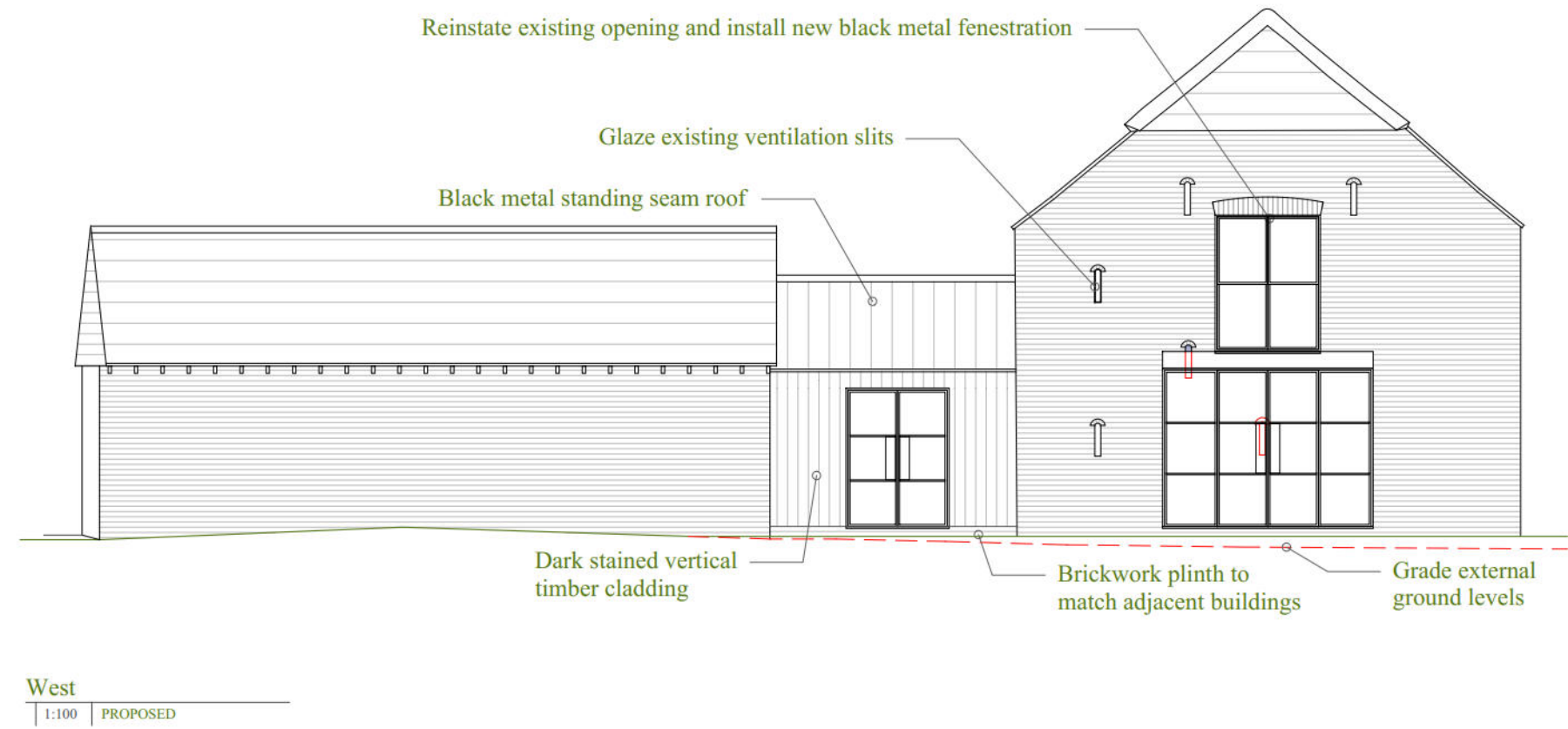
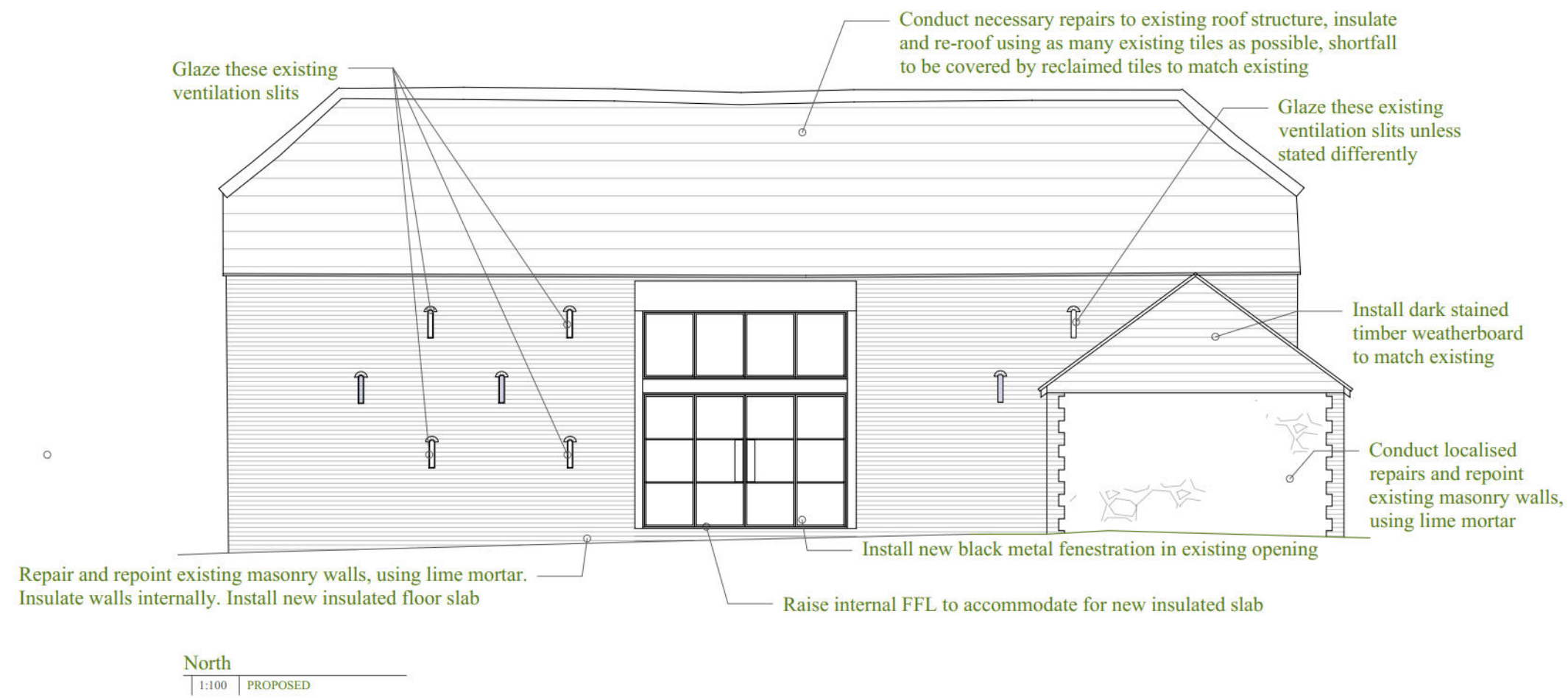
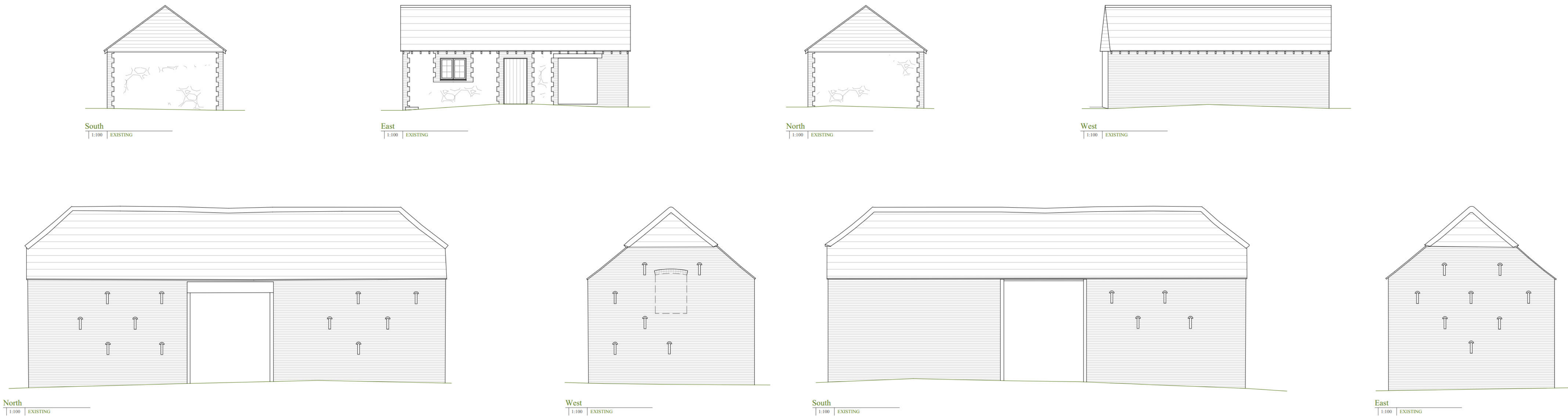
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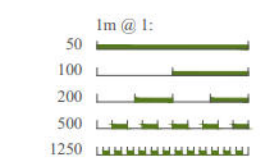
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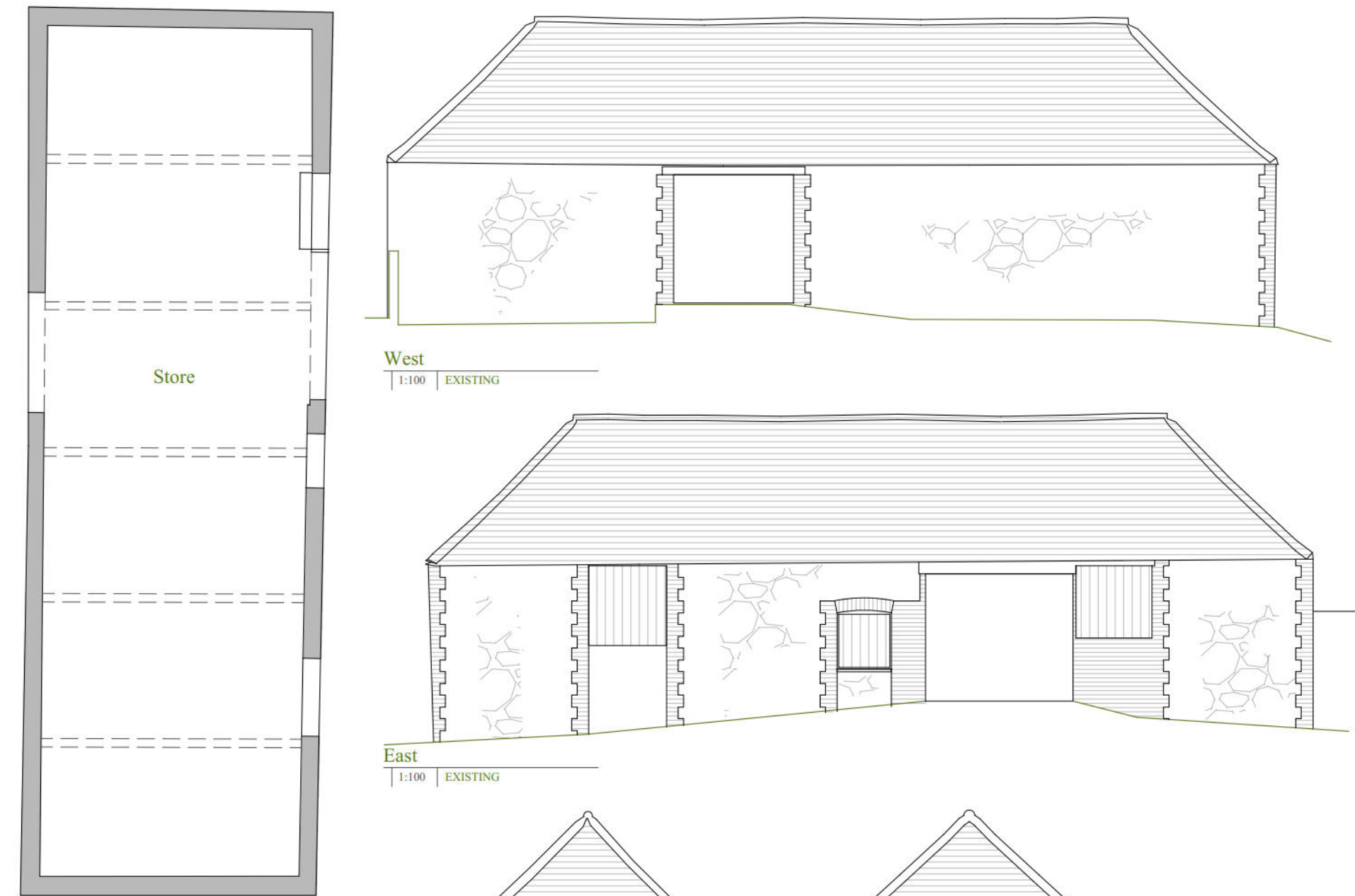
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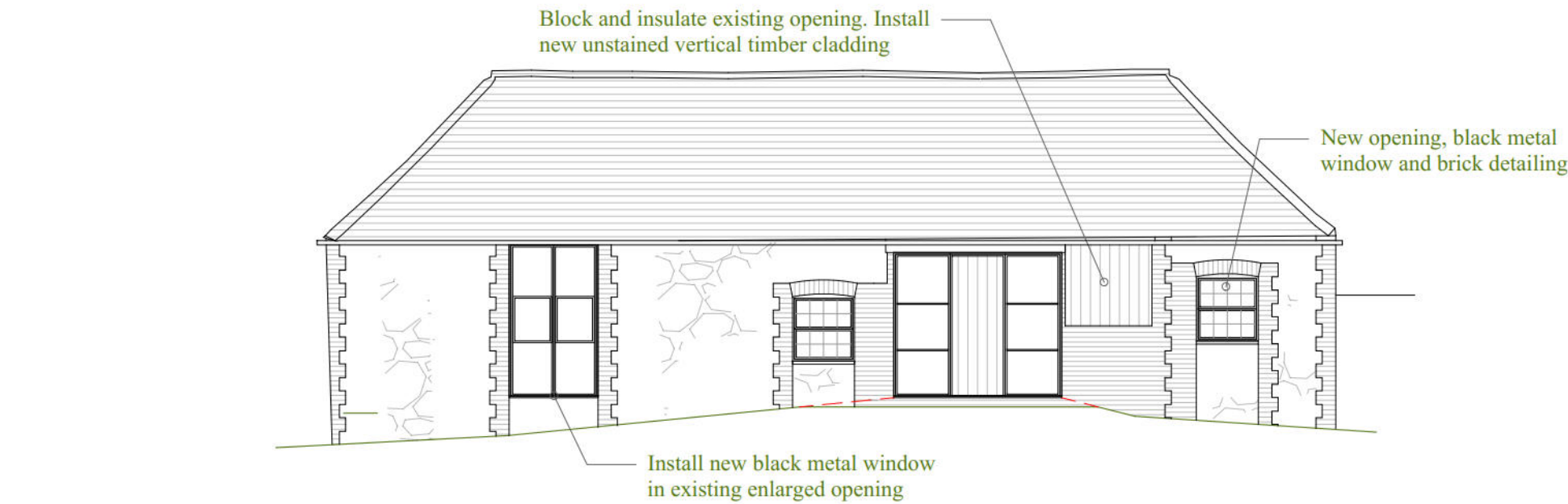
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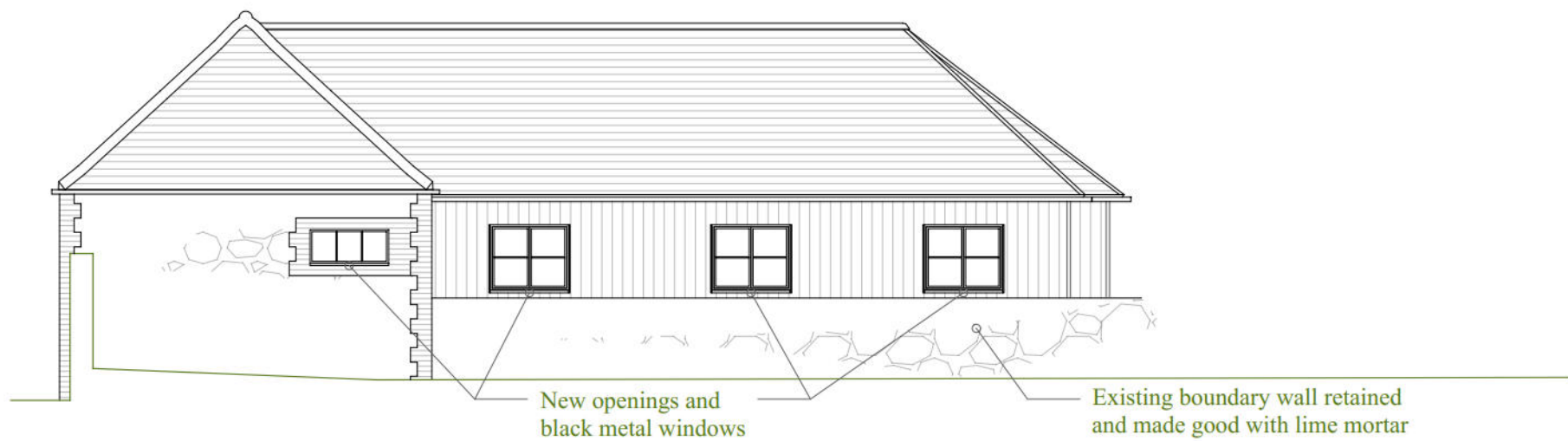


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South
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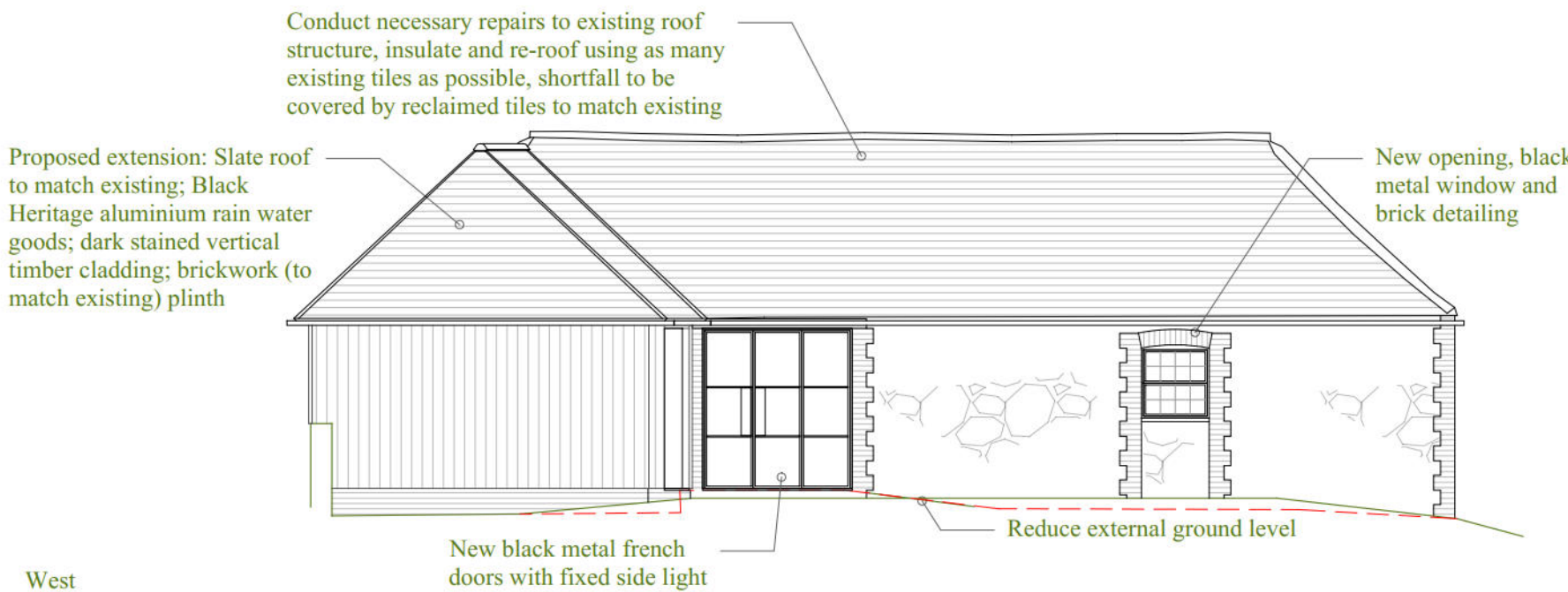
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North
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Ground Floor Plan
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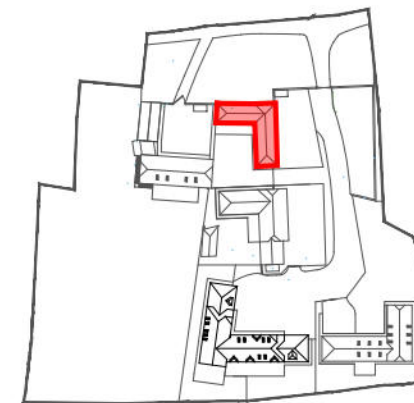


West
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South
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PLOT 2



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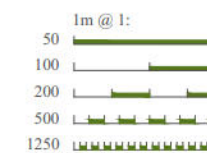
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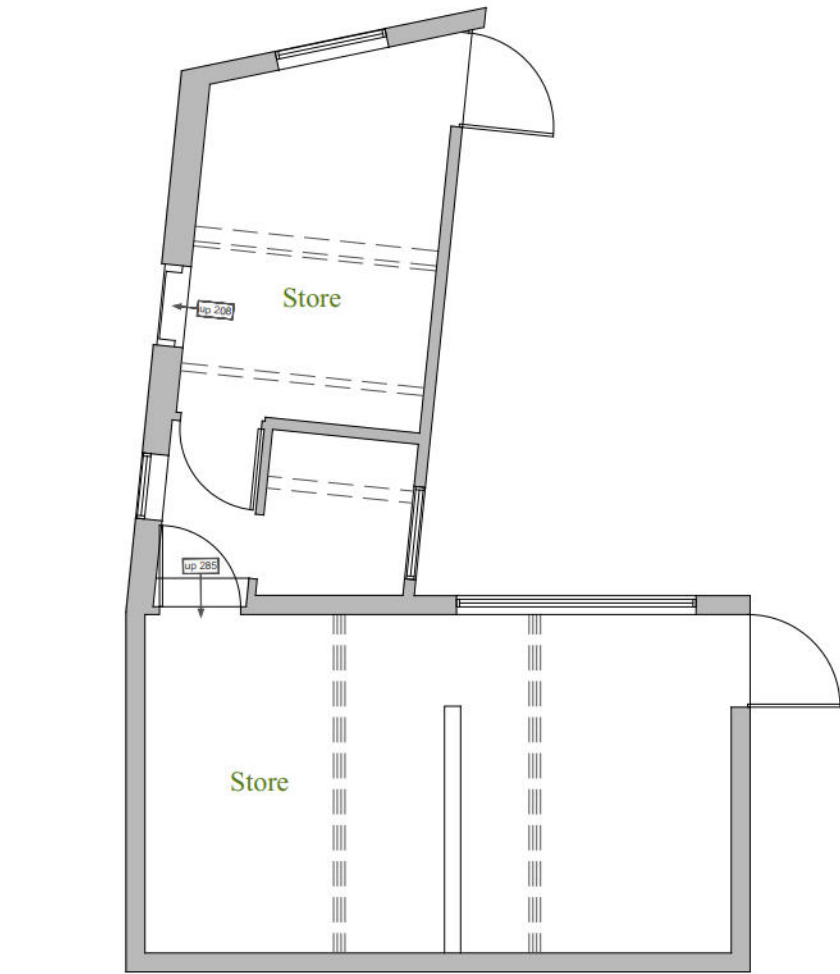
Drawing No. 2506CH_104

Revision 000

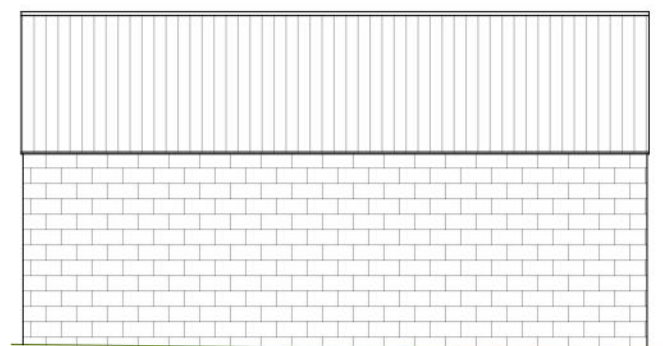


Indicative: 3.0°





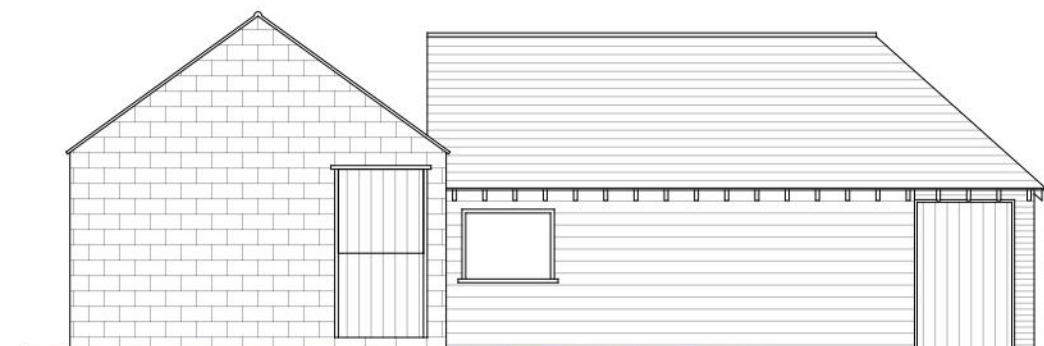
Ground Floor Plan
1:100 | EXISTING



South
1:100 | EXISTING



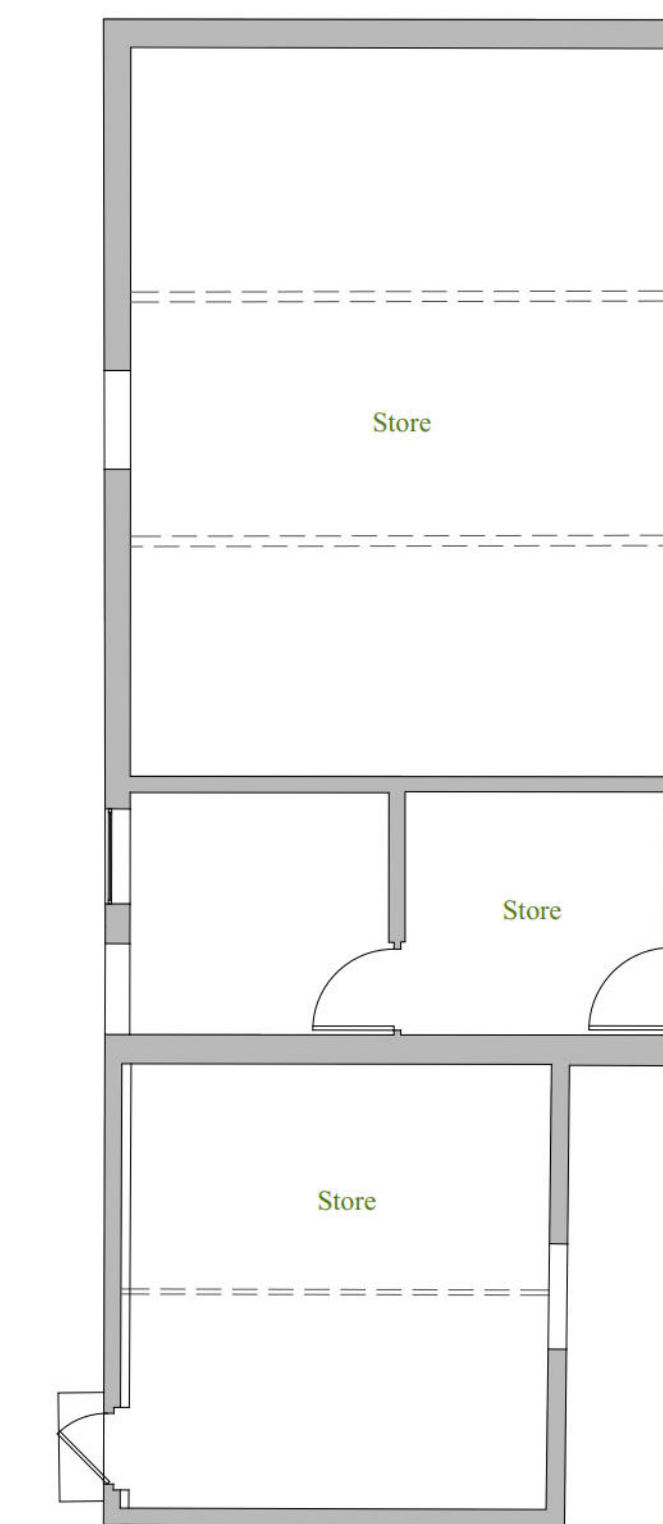
North
1:100 | EXISTING



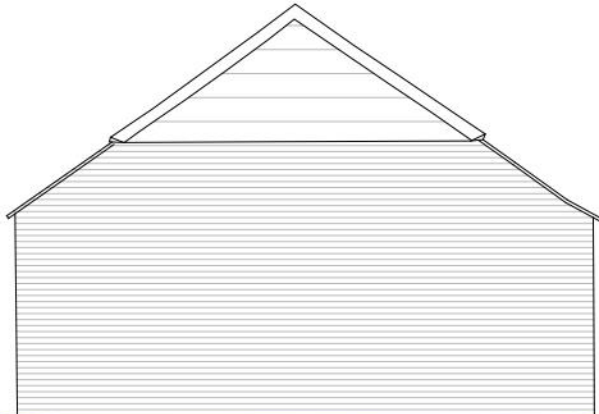
East
1:100 | EXISTING



West
1:100 | EXISTING



Ground Floor Plan
1:100 | EXISTING



North
1:100 | EXISTING



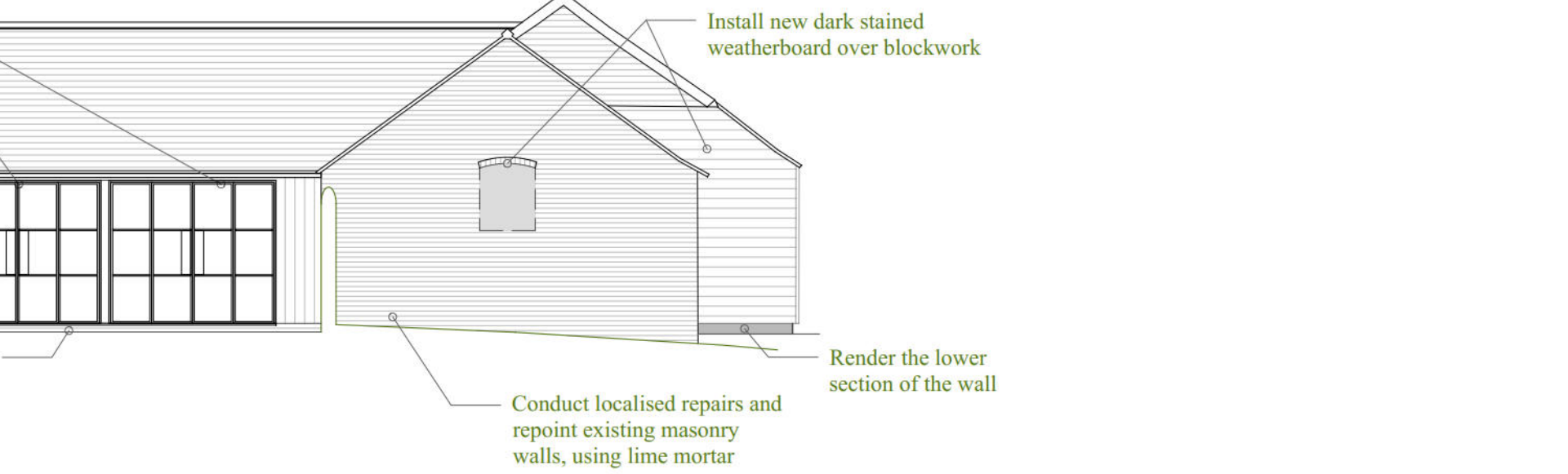
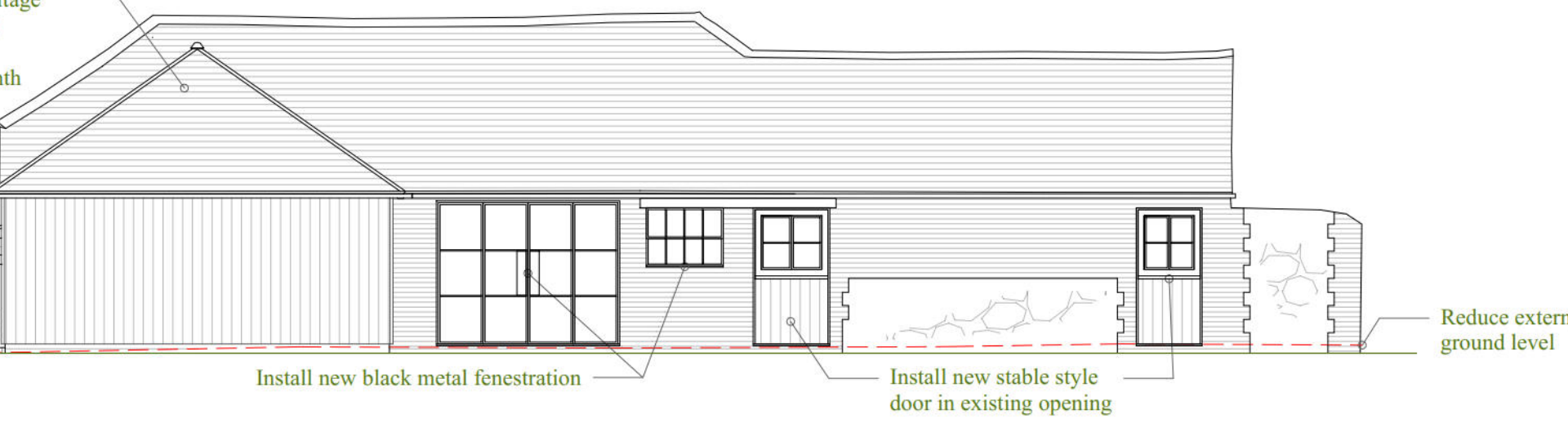
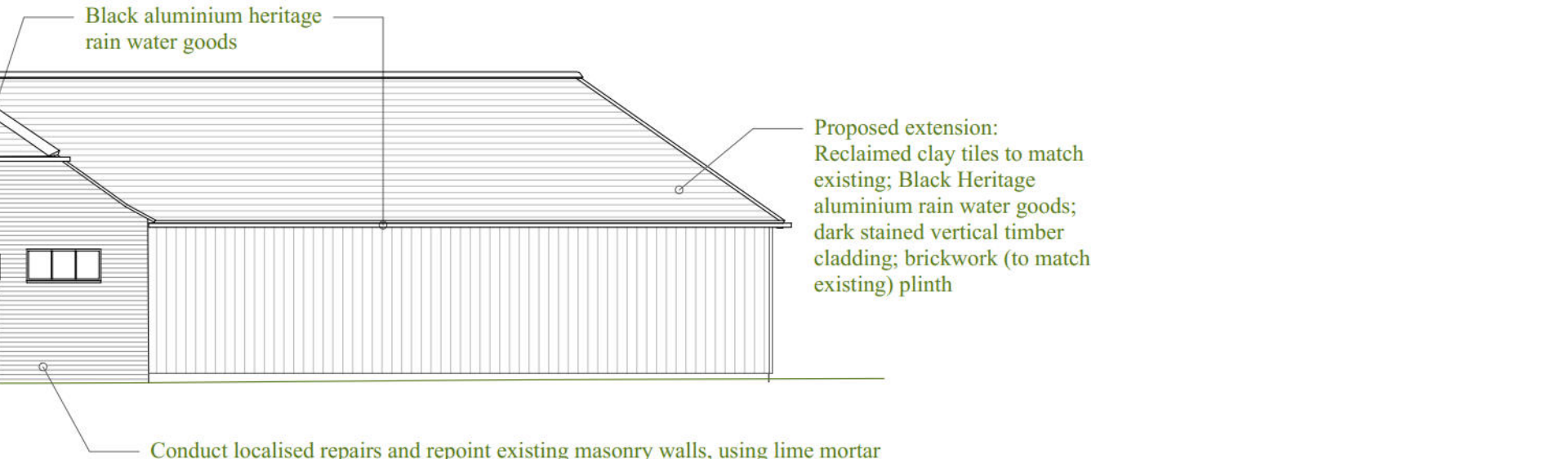
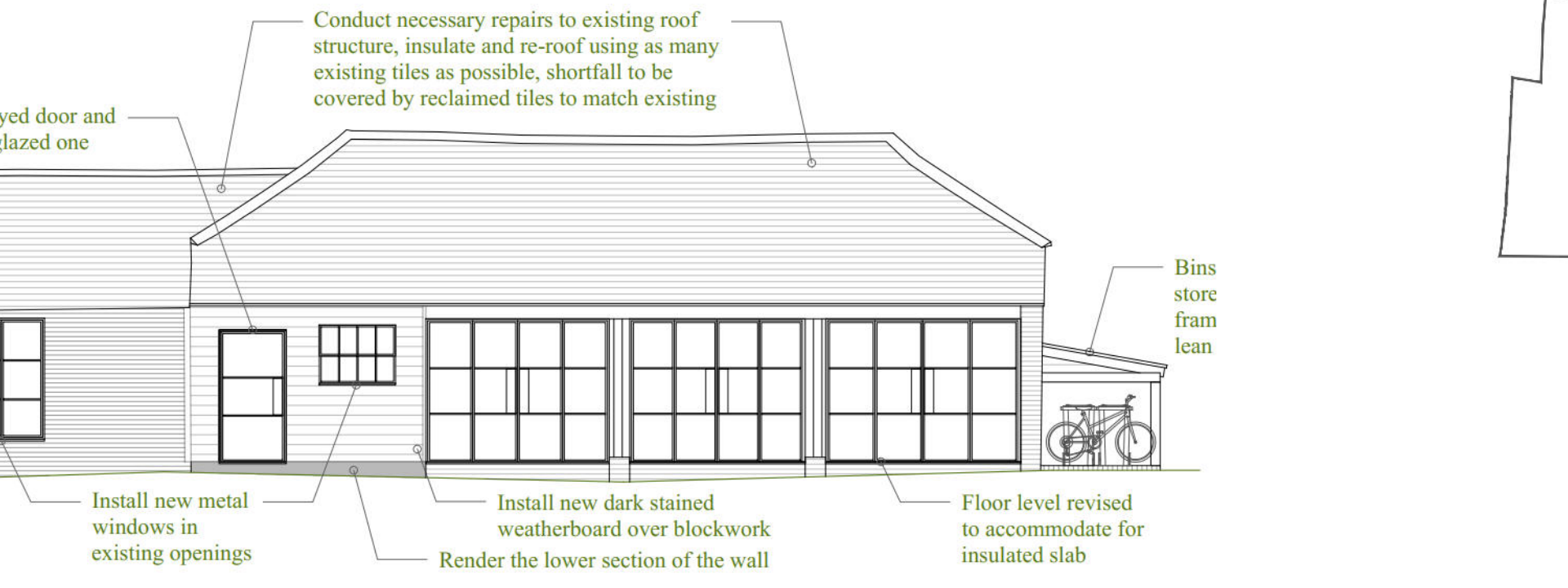
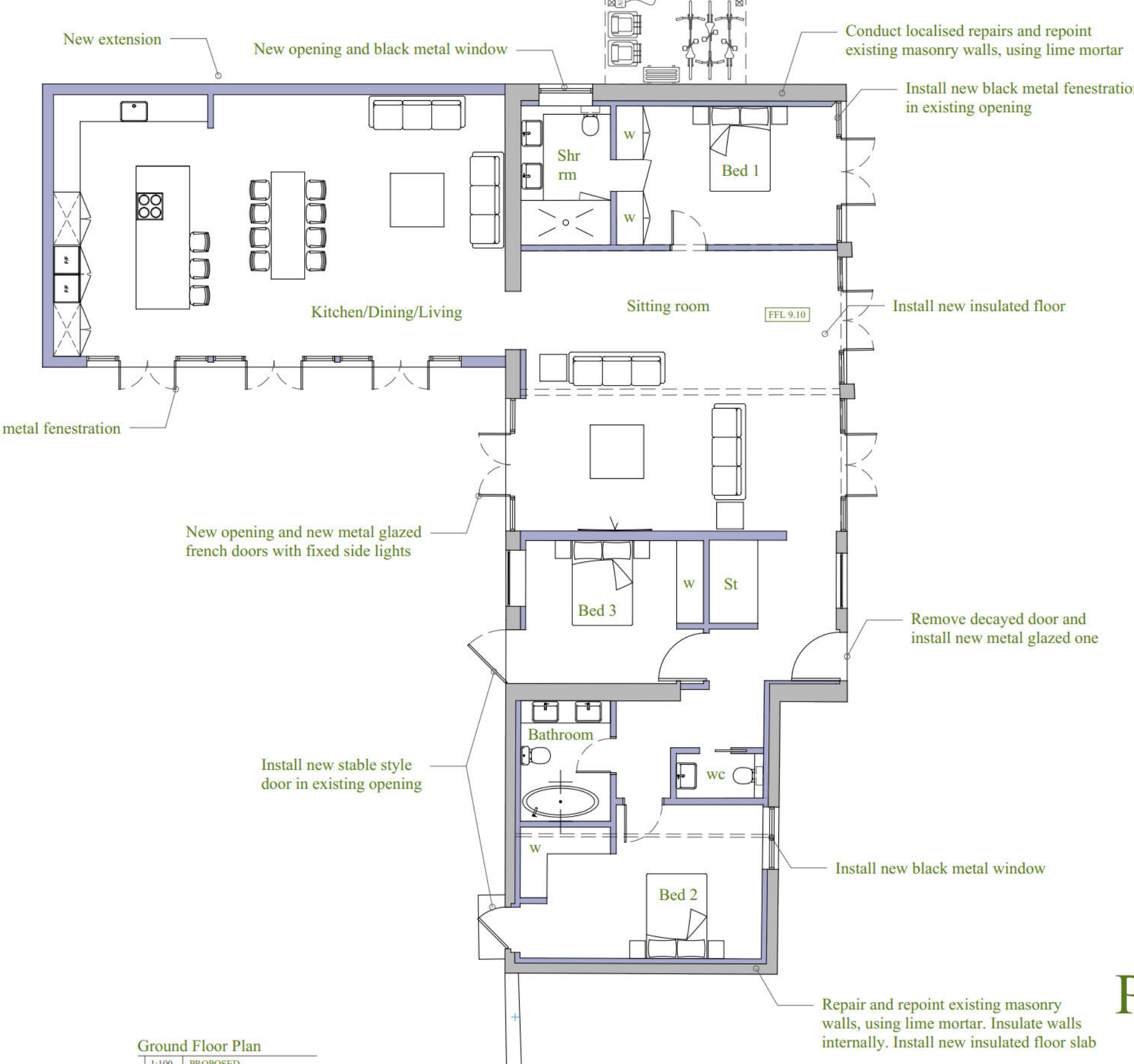
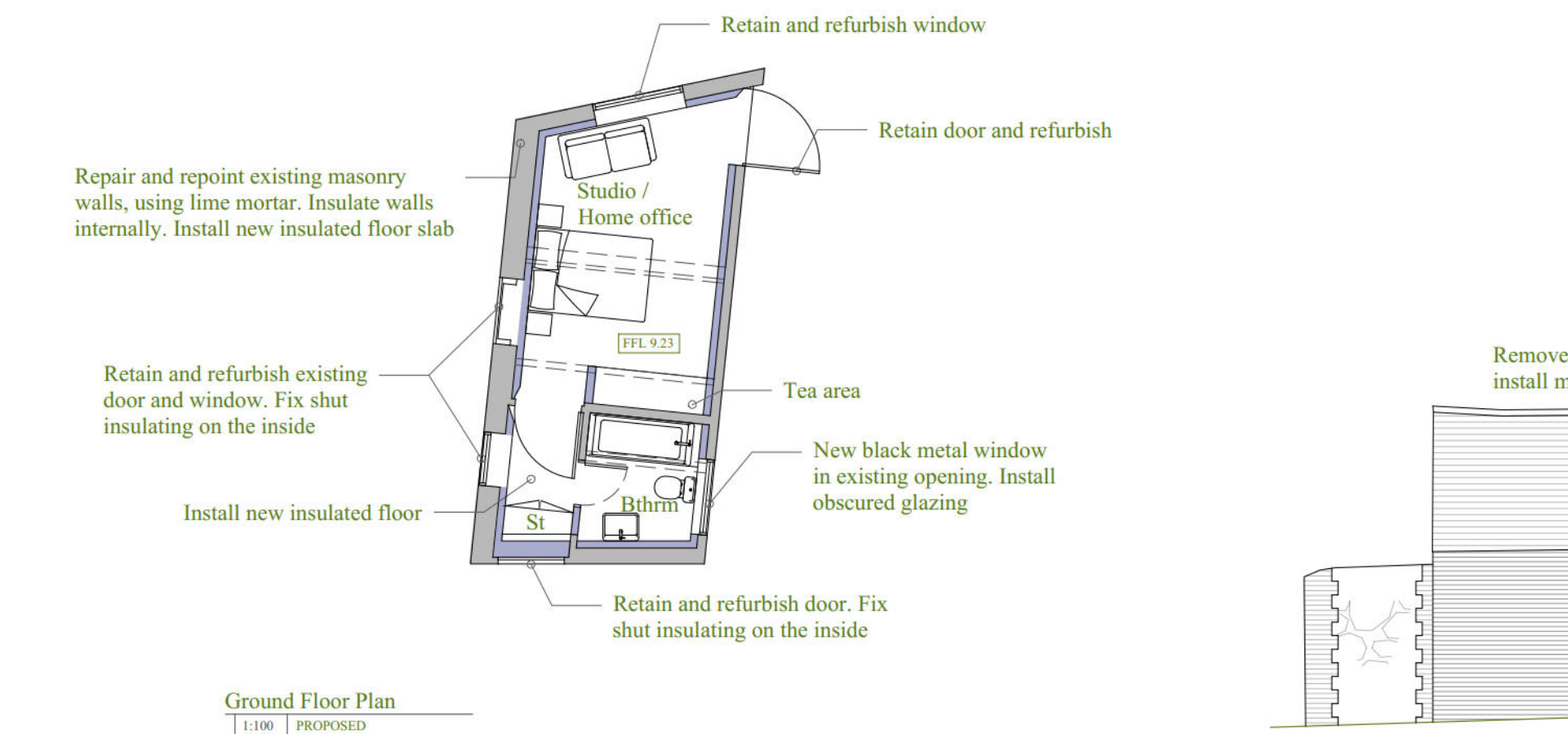
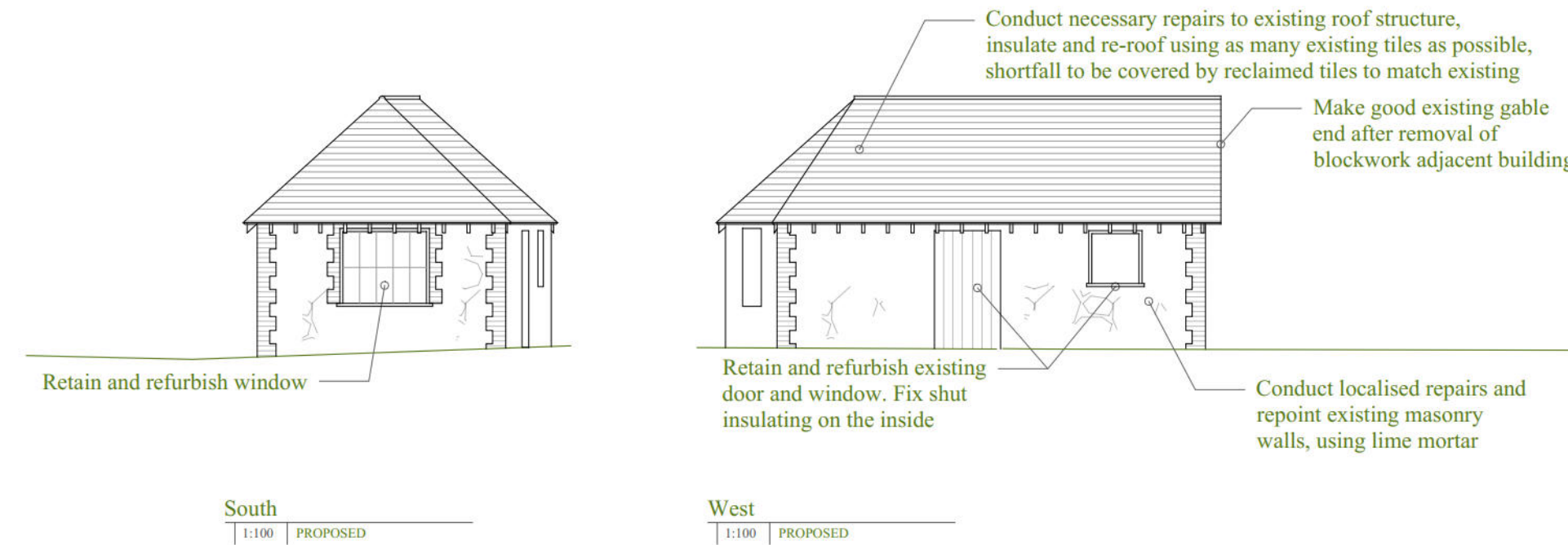
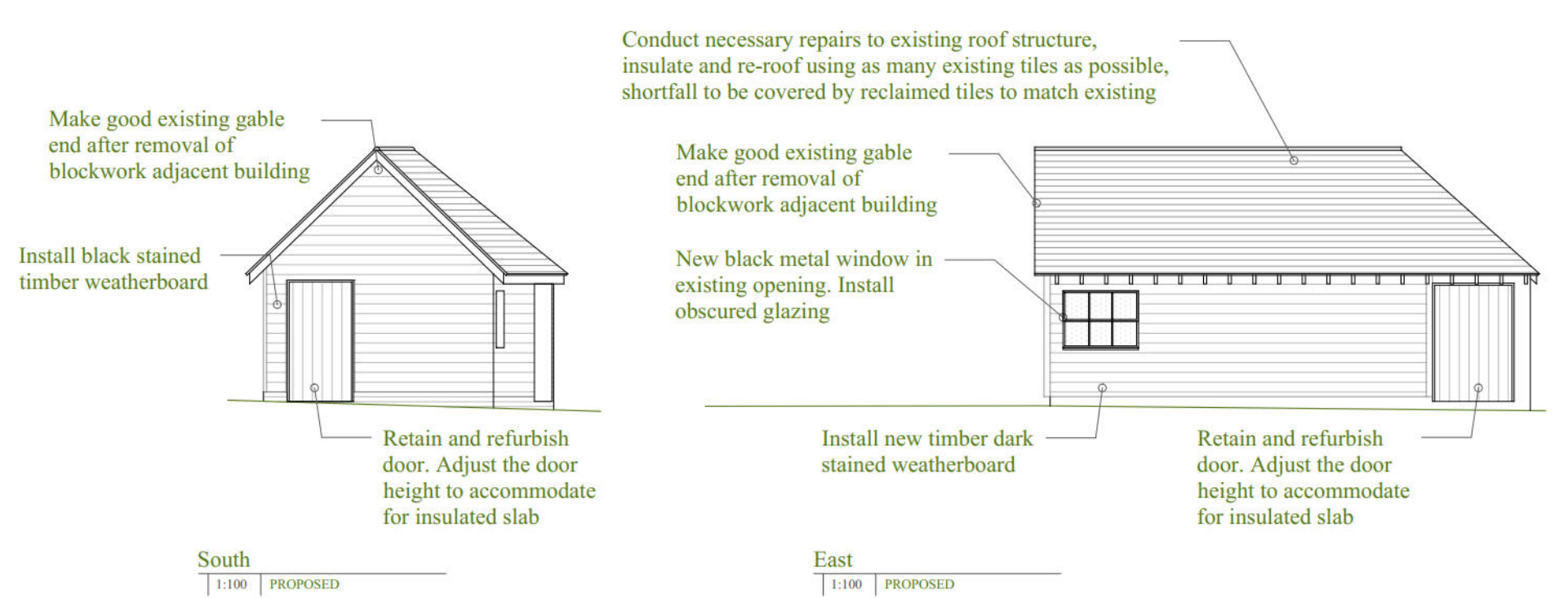
South
1:100 | EXISTING



East
1:100 | EXISTING



West
1:100 | EXISTING



PLOT 3



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This information can be provided on request, however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of the Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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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 22.07.2026

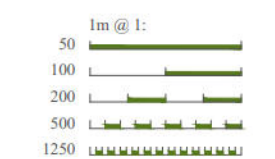
Issued On 22.07.2026

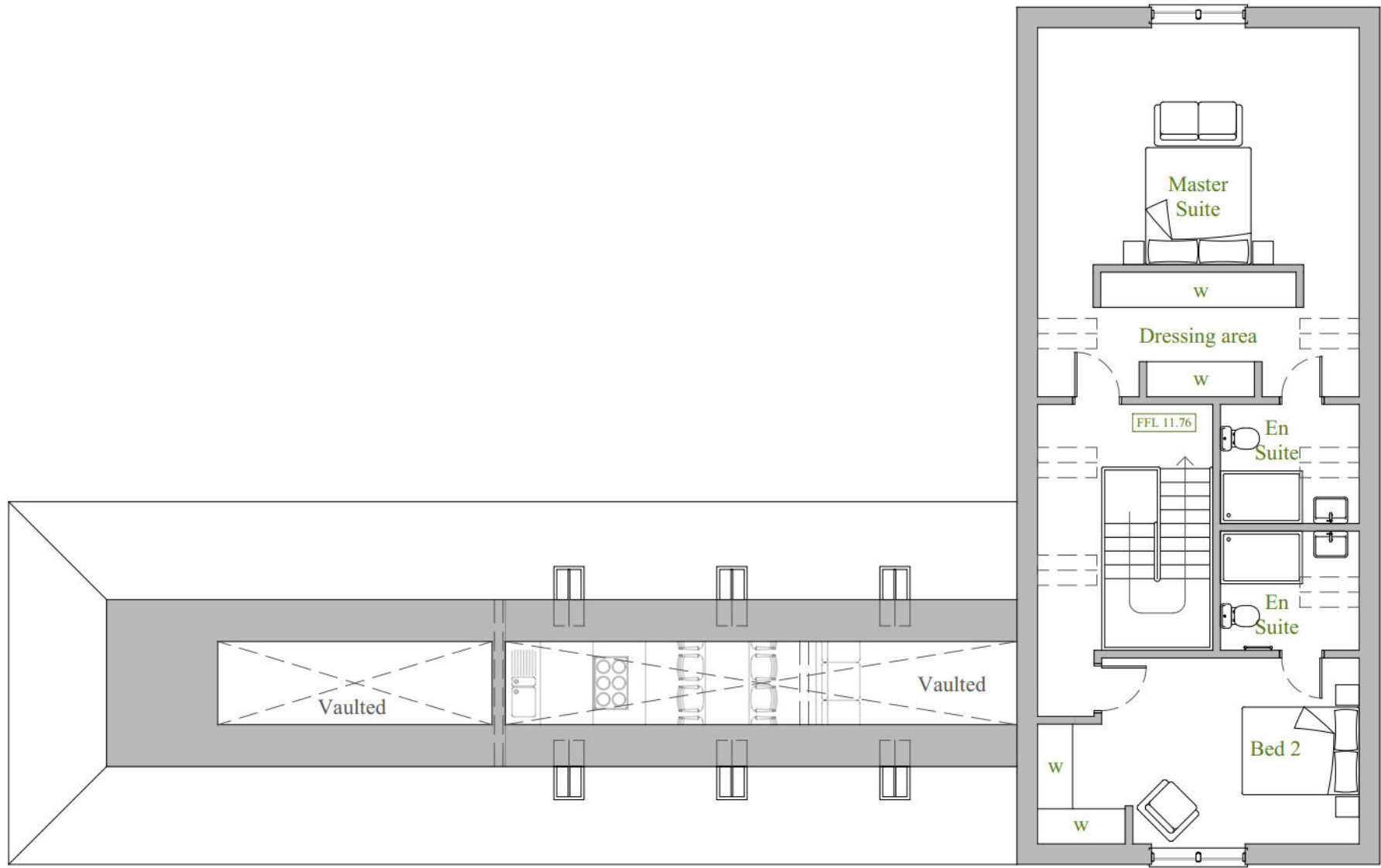
Status Existing and Proposed

Drawing PLOT 3

Drawing No: 2506CH_105

Revision 000

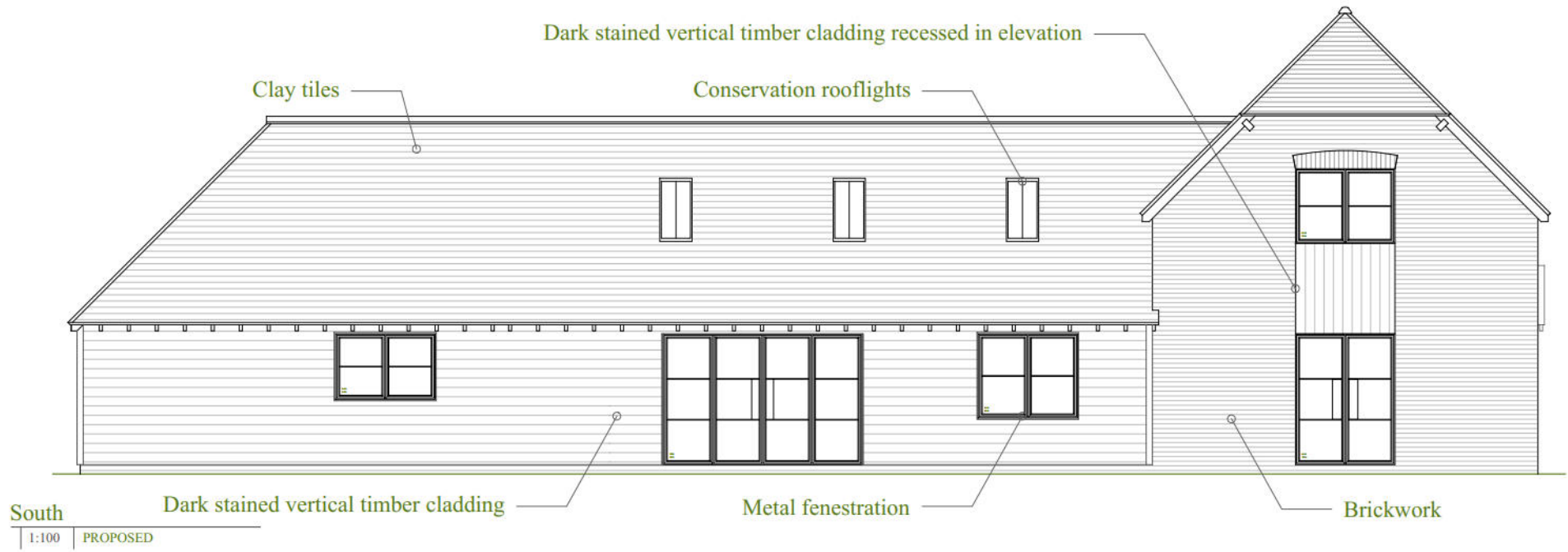




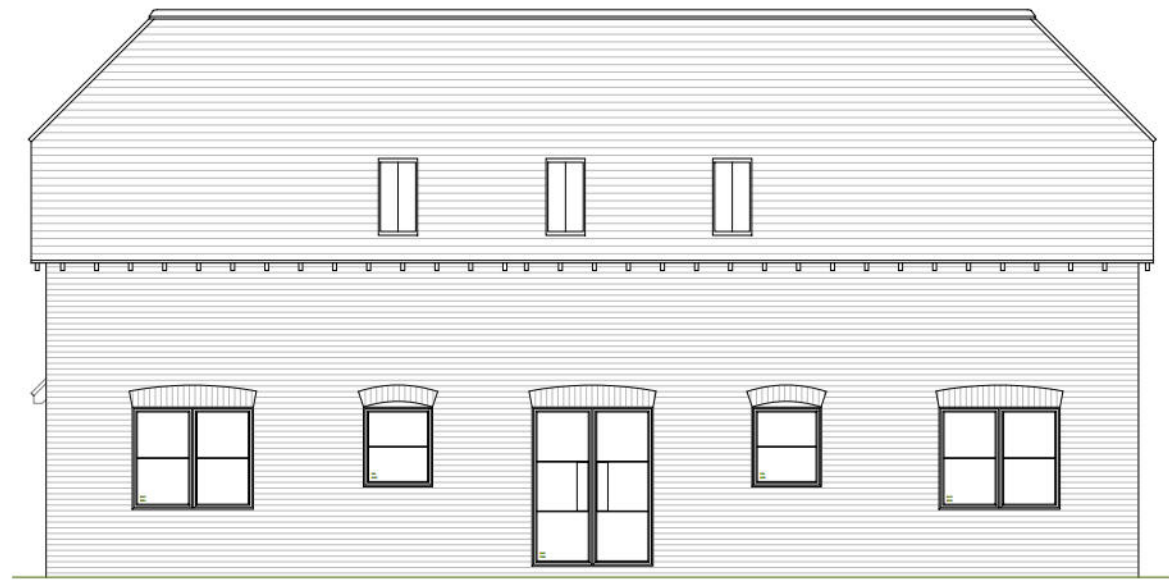
First Floor Plan
1:100 PROPOSED



Ground Floor Plan
1:100 PROPOSED



South
1:100 PROPOSED



East
1:100 PROPOSED



North
1:100 PROPOSED



West
1:100 PROPOSED

PLOT 4



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Submission **Planning**

Scale @ A2 1:100

Job No. 2506CH

Drawn By VM

Checked By BK

Drawn On 22.07.2026

Issued On 22.07.2026

Status Proposed

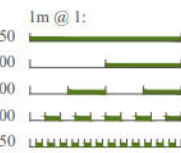
Drawing PLOT 4

Drawing No. 2506CH_106

Revision 000

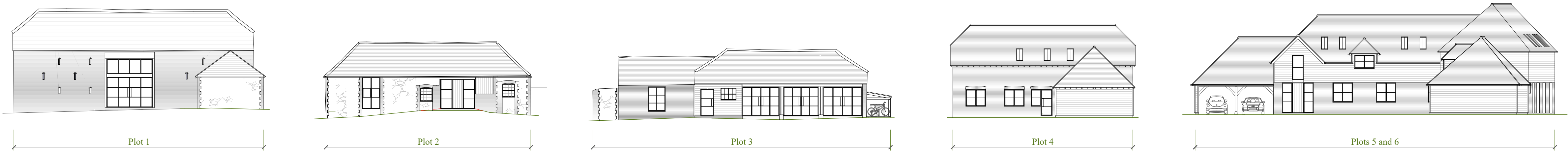


Indicative: 3.0°





Existing and proposed building heights comparison



Site Elevations

1:200 | PROPOSED

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This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

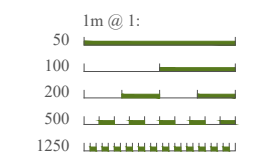
All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

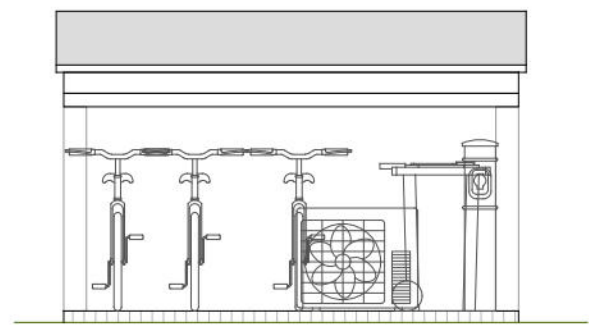
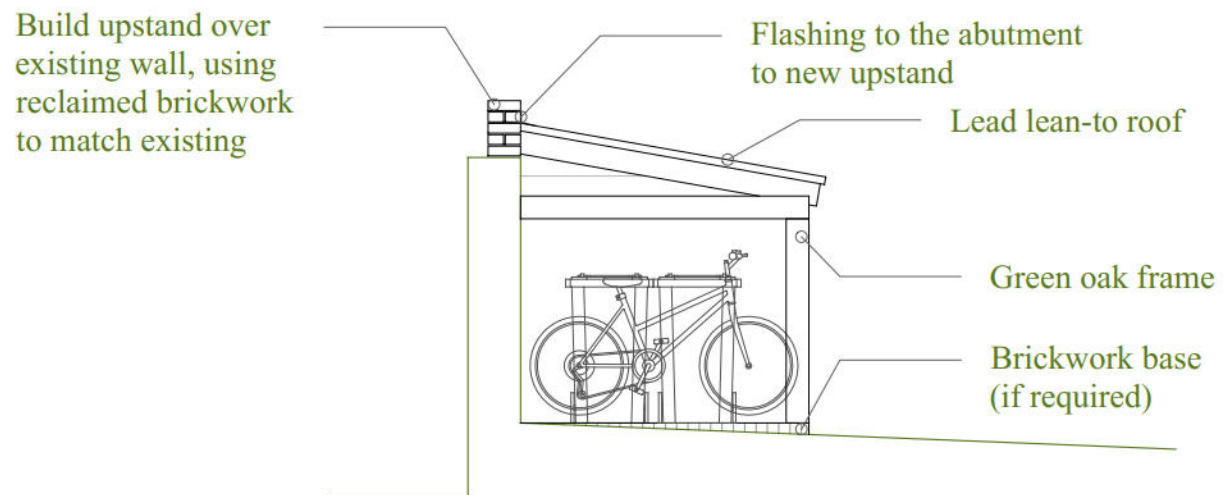
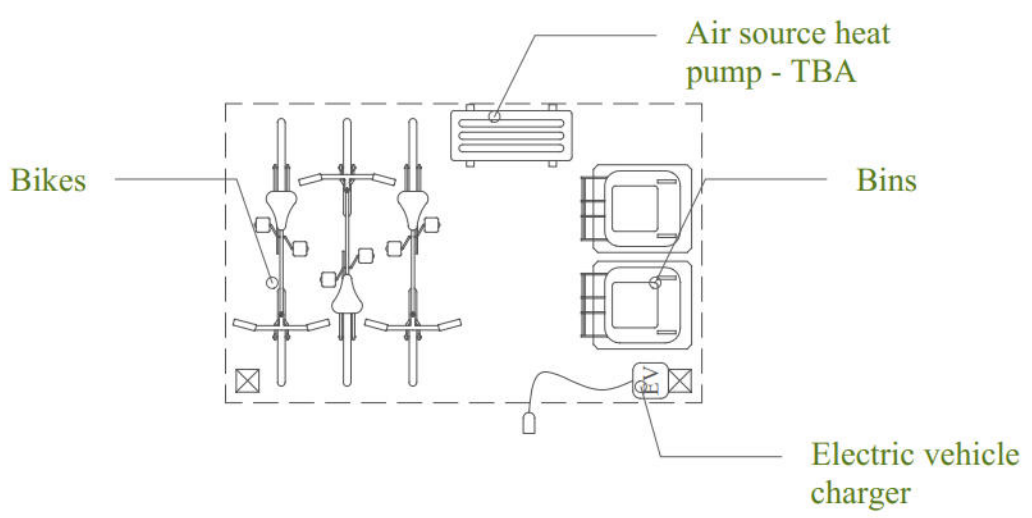
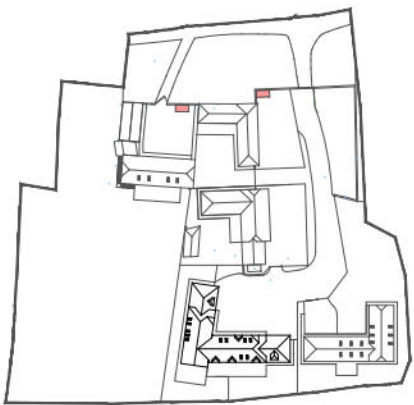


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Address	
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Submission	Planning
Scale @ A1 1:200	
Job No.	2506CH
Drawn By	VM
Checked By	BK
Drawn On	22.07.2026
Issued On	22.07.2026
Status	Proposed
Drawing	Site Elevations
Drawing No.	2506CH_108
Revision	000
.	





Indicative bins and bikes stores for plots 1 and 2



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Job No. 2506CH

Submission **Planning**

Scale @ ISO 1:50

Full Bleed A3
Drawing No. 2506CH_109
Drawing Date 22.07.2026
Drawing By VM

Checked By BK

Drawn On 22.07.2026

Issued On 22.07.2026

Phase Proposed

Drawing Indicative bins and bikes
stores for plots 1 and 2

Revision No.

