

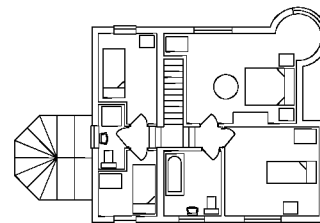
Surveyors and Designers

Building design

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Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW

Mr. & Mrs. P. Williams
The Old Dairy
1 Church Farm Cottages
Church Lane
Yapton BN18 0EP

14/12/2018

Our ref. 2391

Dear Mrs. Williams

The Small Barn.

Further to my visit I report as follows. The barn is brick built under a corrugated metal roof which is most likely a replacement for the original roof.

Below plate level the walls are 1B thick and in a good sound condition, they are all vertical with virtually no cracking. There is a horizontal crack in the render on the South elevation but it does not go through the bricks. The gables and dividing walls are single skin and again in good condition. A small area of re-pointing is needed on the North elevation together with some attention to the paint. At the East end and South side plants have rooted in the parapet and roof and should be removed.

The roof is beyond saving and will have to be replaced with I suggest trusses and tiles. The roof is pitched from large exposed timber plates which are also the lintels over openings and these should be removed with the roof and the walls raised by a few courses with new lintels to give sufficient headroom in the proposed conversion.

Other than the roof I can find no reason why the building is unsuitable for conversion.

Some photos are attached that illustrate some of the points.

Yours sincerely

Peter Shaw.



