

Our ref: E'OD/33021

4th April 2023

BY EMAIL ONLY: stephenjupp@me.com

Mr Stephen Jupp MRTPI
PO Box 839
Chichester
PO19 9XQ

Dear Mr Jupp

**Meadow Farm Nursery, Hayling Island
Structural Inspection and Feasibility Report
Proposed Conversion of Former Agricultural Building to Residential**

I refer to my recent visit to the above premises to undertake a structural inspection of an agricultural building. I understand that you intend to seek approval for conversion of the existing building for residential use and I have been provided with a copy of your drawings which indicate the proposed floor plan. The following appraisal relates to these plans and to my visual inspection of the existing structure.

Existing Building

The single storey building is in three distinct sections. The northern section was constructed in the 1980s and was refurbished in the 2000s. This is understood to be of timber frame construction. Whilst much of the structure is concealed, timber roof ties are exposed and suggest that the roof has adequate resistance against spread. This correlates with the fact that the ridge line displays minimal evidence of sagging. The roof is of slate tiles. There is a line of internal timber columns which support the roof at the point at which it changes from pitched to flat.

The middle section is structurally different but of a similar age. This is formed with blockwork walls and roundwood timber roof beams supporting timber purlins supporting corrugated roof sheeting. The roundwood timber beams are supported directly onto the blockwork walls and appear to be functioning adequately. Sprayed insulation has been retrospectively added to the underside of the corrugated roof. There are many internal blockwork walls which, in conjunction with the perimeter walls, provide lateral stability to the building.

The southerly section is the newest, is of timber frame construction and appears to be well constructed.

The building is founded on a concrete slab/raft which has performed adequately. There are no apparent problems associated with ground movement. It is noted that there are no significant trees in close proximity to the building.

I am of the view that the condition of the existing building is such that it is capable of functioning as a dwelling without the need for any rebuilding works.

Proposed Conversion

Referring to your drawings, all main structural elements of the building are to be retained as part of the conversion process. The proposed alterations comprise modest changes to internal walls and openings.

The proposed floor plan indicates new internal timber stud walls to provide separation between the Master Bedroom and En-suites. The buttressing effect to the rear wall will be maintained as existing block walls will be kept, with openings formed to provide a route to Bedroom 3. All openings within perimeter walls are unchanged.

It is understood that subject to normal overhaul, the external timber wall cladding and the corrugated roof sheeting would be retained.

Observations and Advice

The building is to good line and level and the overall structural performance of the building is satisfactory. The proposed conversion retains the existing structural form, and the proposed alterations have been carefully considered to ensure that they do not compromise the structural integrity of the building.

Conclusion

In conclusion, the building is performing adequately in its current form and is capable of functioning as a dwelling without any requirement for remedial works or additional structural elements. The works required are the minimum that are reasonably necessary for the building to function as a dwelling and are minor in their extent. This appraisal is in respect of 'Building Regulations Part A – Structure' only. Other parts of the Building Regulations would of course need to be addressed as part of plans to convert the building.

Yours sincerely



Elise O'Donovan MEng CEng MICE
Associate
for ARCHIBALD SHAW