

Date: 23 December 2025

Our ref: DB/SJC/681325

Ben Kirk
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By email: ben@manorwood.co.uk

Dear Ben

**GAYDON, KENNEL LANE, WEST GRINSTEAD, HORSHAM, WEST SUSSEX RH13 8LX –
ASSESSMENT OF EXISTING OUTBUILDING ROOF**

Having visited the above property recently, I can now write to you to advise as to the suitability of the existing structure for possible conversion to residential use as follows.

The timber frame walls comprise stud work clad externally with shiplap cladding and lined internally with ply. The walls appear generally sound and can be retained.

The existing roof consists of a lightweight finish, namely corrugated metal sheet over OSB boarding, which is then supported by 100mm x 50mm timber purlins spanning approximately 3.5m between cross beams, with these cross beams being formed by 2No 100mm x 50mm timbers nailed together which in turn span approximately 3.4m across the building.

The proposal is to only install insulation and plasterboard as part of the conversion works with the roof covering remaining consistent with the existing.

We have assumed that the roof would have no access and therefore any cleaning or repair work would need to be undertaken from an independent scaffold. We have also assumed that PV panels to the roof would not be used.

The addition of the insulation and plasterboard for the conversion effectively doubles the weight on the roof. Assessing the existing structure confirms that whilst the existing joists fail if checked as individual members, they fail only in deflection if designed as a stressed skin, although not with the use of OSB boarding.

Additional 100mm x 50mm timbers should therefore be installed in between the existing purlins (therefore effectively closing the centres up) and the OSB sheathing should also be removed and replaced with a 9mm plywood sheathing glued and screwed to the new joists.

This will also have the benefit of providing additional fixing for the plasterboard on the underside.

Turning to the cross beams, these would need to be strengthened by the simple addition of 2No 75mm x 200mm C24 timbers screwed either side of the existing.

With the above minor works undertaken the structure would be suitable for conversion from a structural perspective.

Trusting you find the above of assistance in your planning application but if you require any further clarification on the above please do not hesitate to contact me.

Yours sincerely



David Barnard
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Project Engineer

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