

Structural Investigation Report

New Place Farm
Pulborough



Document Information

Project no.	15065
Project title	New Place Farm Pulborough
Client	Barratt Redrow Southern Counties
Document title	Structural Investigation Report
Document ref.	15065-AWA-XX-ZZ-SE-RP-00001

Issue Status

Rev	Date	By	Approved	Description
01	03/06/2026	JG	PF	First issue

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1 Brief

Andrew Waring Associates were engaged by Matt Davy of Barratt Redrow Southern Counties, to conduct a structural appraisal of the existing barn and freestanding wall at New Place Farm, Pulborough.

The purpose of the inspection was to assess the either structure can be retained in the permanent case.

2 Disclaimer

Our report concerns only the parts of the structure we that were appointed to inspect. Any other parts, adjacent structures, buildings or other areas are explicitly not considered unless deemed to pose some risk to the inspected structure.

Our inspection was visual in nature only. We did not include any intrusive investigations unless specifically noted otherwise. Where reasonably practicable we have attempted to access and inspect safely accessible areas.

We have not inspected all structural members in their entirety, but have examined a representative sample of areas that we believe offers a reliable indication of the overall structure. Localised areas with different construction types may not have been identified as a result.

All external observations of the structure are made from ground level only.

No guarantee can be given against the presence of rot, disease, beetle infestation or other defects within the timber elements of the structure.

No guarantee can be given against the presence of dampness, asbestos, harmful gases or other hazardous materials within the structure.

No testing or enquiries as to the presence of or susceptibility to pollution contamination, radiation, methane, radon and toxic mould, fungus or spore or other hazardous substances has been carried out.

Our inspection concerned structural aspects only and no comment or guarantee can be made on the condition of services, architectural finishes or decorations.

Any potential work valuations mentioned are estimated based on prior experience and should not be relied upon without consulting a professional cost consultant.

No responsibility is accepted to any third party for the whole or part of the contents of this report, which has been exclusively compiled for the use of our client.

The client should also note that liability to the client, whether in contract or tort, shall not exceed the amount as stated in the agreement, recoverable by way of indemnity insurance taken out by Andrew Waring Associates at the time we received instruction from the client.

3 Visit

The site was inspected on the 08/05/2026.

Weather conditions at the time of survey were fine with good visibility. Dense vegetation hindered external inspections of various elevations. The northern portion of the site was completely inaccessible due to vegetation. It is strongly recommended that a further site investigation be undertaken when the vegetation is cleared as this area will largely dictate the feasibility of retaining the freestanding wall. The barn was in poor condition. Inspection was only conducted internally where it was deemed safe to do so.

4 Site

The site is located in

New Place Farm
London Rd,
Pulborough
RH20 1AT

5 The Barn

The barn features a duo-pitched roof finished with clay tiles, supported by timber battens spanning between common rafters. The rafters are supported at mid-span by purlins, which run between the struts forming the original timber frame structure. While the frames were originally supported by timber posts, they now rest on a blockwork wall. The external walls consist of timber stud construction to the front elevation, sheathed in plywood, and brickwork to the rear elevation.

5.1 Condition

5.1.1 Roof Covering

The roof covering is in **poor** condition. Tiles are missing or dislodged and the surrounding trees have grown into the roof pushing off the ridge tiles and allowing water to penetrate into the barn at the ridge. There has been significant movement at the eastern gable end as the purlins have rotted out, resulting in the roof structure falling away from the wall.



Figure 1: Images showing condition of the roof covering

5.1.2 Roof Structure

The roof structure is in **poor** condition. Water has penetrated into the structure over a long period of time and thus structural elements have completely rotten through with significant loss of section. The ridge board is severely rotten as are the commons at the ridge point. Purlins appear to be in moderate condition having largely been kept dry and are still proving midspan support to the rafters.



Figure 2: Image showing the ends of the commons rotten through

5.1.3 Frames

The frames are also in **poor** condition. They consist of timber king tie trusses supported on timber posts. There does not appear to be a principal rafter; instead, the tie is fixed to a central common rafter. The frames were originally clear-spanning between posts but have since been infilled with concrete blockwork. The beam ends are generally rotten, although the tie beam is still adequately supported by the infill panels. The king ties themselves no longer hang from the rafters as the rafters have rotten through. The king ties no longer suspend from the rafters due to degradation of the rafter. Water has also tracked down the ties, causing decay to the upper surface of the tie beam.



Figure 3: Images showing the condition of the main frames

5.1.4 Walls

The external walls comprise timber stud framing with plywood sheathing to the front elevation and brickwork to the rear elevation. Although the thickness of the rear wall could not be directly measured, it is considered to be at least 225 mm thick, as headers are clearly visible. The building abuts the stone wall along the eastern elevation. The western elevation could not be inspected due to dense vegetation obstructing access and visibility.

Internally, the walls consist of 100 mm wide concrete blockwork panels located beneath each timber frame.

Access to the structure was limited, preventing a full inspection from being undertaken. However, the walls appear to be in **moderate** condition, with no significant cracking observed. Localised decay of the purlins built into the stonework wall on the eastern elevation has led to the purlins slipping off the bearing resulting in localised damage to the stonework



Figure 4: Image showing the walls of the barn

5.1.5 Slab

The ground floor comprises a concrete slab. Access was limited, however from the areas inspected the slab appeared to be in good condition with limited cracks and no obvious signs of bellying.

5.1.6 Foundations

Foundations could not be inspected

5.2 Discussion

The barn is generally in **poor** condition, and its retention would be difficult to justify without substantial intervention, likely requiring dismantling and reconstruction. The extent of deterioration has rendered the structure unsafe to access, which further complicates any dismantling or repair works. It is therefore recommended that the barn be carefully dismantled, with particular attention given to protecting the stone wall which forms the eastern gable as this forms part of the stone wall which is under consideration for retention (see below).

6 The Wall

The stone wall at Pulborough is approximately 500 mm thick and reaches a maximum height of 3.5 m. Part of the wall forms the eastern gable of the barn and it is located adjacent to a steep slope that descends into a local valley.



6.1 Condition

The wall is generally in **good** condition; however, retaining it without some intervention may be difficult to justify, and some strengthening measures are recommended. Any existing timber lintels should be removed, and all openings should be infilled using stone and lime mortar. To improve the wall's stability, the wing walls should be raised and properly bonded into the existing masonry, providing vertical restraint at both ends of the structure. The wing walls should be constructed with a stepped profile as they return.

In addition, given the wall's proximity to the adjacent slope, the foundations should be inspected once vegetation clearance has been completed. Some soft landscaping works may also be required in this area to help maintain the long-term stability of the wall which may involve locally raising the ground level around the wall.

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