

**SURVEY REPORT RELATING TO THE
STRUCTURAL STABILITY
OF BARNS
AT
TISSERAND FARM, STONE STREET,
BILLINGSHURST, WEST SUSSEX, RH14 9AE**

Name of Client: Mr James Rockhill

vkhp-consulting ltd
340 High Street
Dorking
Surrey
RH4 1QX

Tel: 01306 881012
E-mail: dkg@vkhp.co.uk



TISSERAND FIERGIES
BILLINGSHURST
RH14 9AE



1. INTRODUCTION

vkhp-consulting ltd were commissioned by Mr James Rockhill to report and give recommendations with regards to the structural stability of barns 5 and 6 at Tisserand Farm, Stone Street, Billingshurst, West Sussex, RH14 9AE.

The survey was undertaken on Thursday 24 April 2026 under clear, sunny and dry conditions.

2. BARN 5 (refer Appendix A for photographs)

Barn 5 is located across from barn 1 and is a similar low grade agricultural pole barn with corrugated metal sheet cladding and is joined by a catslide roof bridging the gap between Barns 1 & 2.

Barn 5 is formed with circular posts on a grid of approximately 3.5m x 3.5m, and is approximately 14m x 20m in dimensions. The first inset row of posts are tall and extend up to the ridge line, and there are timber rafters at each post line, and these rafters are approximately 150mm x 50mm. Between these rafters are purlins spanning between frames spaced at around 1.5m centres. These again look to be somewhere around 125mm-150mm deep and are not directly fixed to the rafters but to timber blocks (refer photos). One of the main rafters has rotted and fractured, and the ends of several of the purlins are also badly rotted.

The posts themselves appear to be sunk into the ground with no obvious concrete footings than are noted in barn 1 opposite.

There is a significant fall in the ground level from front to rear, estimated to be in the region of 1m.

External cladding is held in position by timber rails and the centres of which vary depending on which elevation is noted but no diagonal bracing is noted on any elevation

On the upper eastern elevation there is no cladding as it abuts the gable end of barn 2. The building appears relatively line and level, with posts remaining relatively vertical and no obvious signs of lateral or longitudinal displacement despite the lack of any bracing.

However, it is noted that the base of some of the circular posts have rotted and these will need to be repaired and replaced, and in some instances, previous repair is noted in the form of steel posts have been inserted next to a rotted post.

3. **BARN 6 (refer to Appendix B for photographs)**

Barn 6 is effectively a continuation of barn 5 westward further down slope, with timber circular posts on a similar grid at around 3.5m laterally but wider spacing going down slope, and this effectively forms a catslide mono-pitched roof with the fall westward.

The roof structure is similar to barn 5, namely purlins spanning across the slope at around 1m-1.5m centres spanning onto rafters that span down slope between the posts.

On the southern-most slope between the last two posts, all three of the rafters have failed and have been partially repaired, but there is significant deflection as the repairs are somewhat rustic in their nature.

Again there are no obvious signs of any bracing in either direction, but again as similar to barn 5, the property does not show any obvious signs of racking or distortion and posts remain relatively vertical.

Again the posts do not appear to have any foundations but would appear to be set into the earth, and there are obvious signs of rot at the bottom of some of the posts

Suitability for Conversion for Barns 5 & 6

Barns 5 and 6 (barn 5 in particular) are considerably larger and taller than barn 1 and do not have the benefit of roof trusses, and as such it is highly unlikely that any of the roof structure could realistically be re-used to provide support to a new roof structure given the weight increase of any new roof finish required to comply with Building Regulations.

The significant slope in the ground would also likely require stepped foundations that would potentially undermine the embedded posts and effectively reduce their capacity/stability. Since the stability of the building is currently totally reliant on the embedment of these posts this would preclude the building from being suitable for conversion alone.

Therefore we must conclude that barns 5 and 6 would not be appropriate for conversion but would require full demolition for the current area to be realistically developed.

4. GENERAL EXCLUSIONS

This report does not constitute a full survey of the structure, insomuch as all items such as plumbing, electrical goods, damp and timber infestations have been omitted, or commented upon only in general terms, as they are not relevant to this particular report, which has been prepared with the principal concern to the overall stability of the structure.

The advices and recommendations we have given are based on areas available for inspection, but we have not lifted floor boards or removed plaster to expose areas of the structure, and cannot guarantee, therefore, that they are totally defect free.

This report has been prepared for the sole use of Mr James Rockhill and may not be used by other parties without the written consent of vkhp-consulting ltd.



David Barnard
IEng IMIStructE
Project Engineer

Date: 28 April 2026