



Structural Report

Oxcopse Farm,
Hooklands Lane,
Shipley,
Horsham, RH13 8PY

David Wood & Peter Sennitt | 21st May 2026
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1. Date of inspection:

Inspection carried out on Thursday 21st May 2026 at 10am.
The Weather was grey & overcast but warm and dry.

2. General:

The report deals specifically with structural matters based solely on a visual inspection and we have not checked individual members of construction for competence or adequacy.

3. The Property:

The property in question consists of a large single storey barn attached to a slightly smaller single storey barn with a mobile home to one side and several other single storey timber buildings adjacent. The main structure would appear to be at least 60 years old and was used until very recently for farm equipment storage. The structure is a precast concrete portal framed barn and being generally open on all side is well weathered.

The buildings are backed on one side by fields, and with a concrete forecourt to the front. The single storey farm buildings are a mixture of construction, styles and sizes with a wide variety of condition.

The buildings are approached from a country road called Hooklands Lane via a short driveway with farm gate.

4. Terms of Reference:

In accordance with instructions received from Mr & Mrs Leogue via Clare Bartlett of Batchellor Monkhouse we visited the property by arrangement on Thursday 21st May 2026 to carry out a visual inspection and report on the general structural condition of the largest building and its suitability for conversion to residential use. The original report has been written with reference to the drawn proposals sent to the writer on same day as inspection. It was noted that the linked "lambling shed" and the mobile home are due for removal, so no account of their condition has been considered.

This report addresses the question raised by Planning Authorities that *"In accordance with NPPF para 150 d)....that the existing buildings are of permanent and substantial construction and they could be re-used without requiring significant re-construction"*.

5. Geology:

The buildings are in a rural location set a short distance from Hooklands Lane. Hooklands Lane is over 2.5 miles long with numerous but widely spaced individual houses and farms. The property is about 3 miles from the nearest village of Ashington.

The local Geology map indicates that the buildings sit within a bedrock of a Weald Clay formation (Mudstone).

Some movement was noted to the concrete floor slab to the rear of the barn, but other than that no other significant movement was noted and with the age of the building this suggests that the existing foundations appear to suit the existing soil conditions.

6. Existing structure:

The building is a concrete framed double pitched shed with an extension to one long side. The precast concrete portal framed Structure has an addition on one side of similar length with roof pitch continued down to a lower eaves height. The overall building is approximately 18.2 metres deep by 10.6 metres wide plus the side extension of 4.3metres width. There are 5No. precast concrete portal frames to each side at approximately 4.5 metre span. The columns slope upwards from a base of approximately 180 x 280mm to an eaves height of 4.6metres. the concrete roof frames are hinge bolted at the ridge at a height of 6.6metres. The side extension has columns in line with main structure but an eaves height of only 2.5metres.

The roof has asbestos cement "big six" sheets covering hooked down to 8No precast concrete purlins plus two eaves edge beams. The extension with continuous roof pitch from main roof has similar roof covering and concrete purlins plus 1 edge beam. There are two translucent panels in the roof sheeting. The concrete roof structure appears to be in good condition being sheltered and protected from the weather. The concrete edge beam also acts as a precast gutter with outlets to the rear.

The walls are a mixture of 220mm dense concrete blocks (10 courses high) to half the height on two sides with some of the upper walls clad in vertical asbestos cement sheeting on lightweight steel framing.

The floor is a tamped finish concrete slab laid in bays with movement joints between bays. The floor slopes from right to left across the building. There is a large crack across the rear right-hand corner of the floor slab and it should be noted that there is a large Oak tree some 20 metres from this corner and a large drainage pipe exiting under this area to the rear.

The base of the columns and the blockwork walls are built off an 150mm high concrete base of 600mm width. No visual inspection of the foundations was possible, but there is no particular evidence of structural distress or deformation. Where exposed the steel reinforcement has superficial rust coating throughout.

There are numerous areas of concrete spalling to the corners of columns with rusty reinforcement exposed, but all appear to be superficial and could be treated with rust inhibitor and specialist render.

7. Structural Considerations for any Proposed Conversion:

Draft proposals prepared by Simon Harvey Designs have shown the demolition of the adjacent lambing barn and the removal of the mobile home would allow the main building to be converted into residential use. These proposals will find the main structure in fair condition and with the likely addition of wind bracing the draft scheme will suit the existing structural integrity of the main barn.

The conversion of this building will obviously entail the upgrading of the external envelope to form a habitable environment, whilst maintaining the structure with new perimeter insulation walls. Whilst we have not inspected the foundations of the external blockwork walls or concrete columns, we consider them to be adequate for their current loadings.

The loading capacity of the roof structures would suggest that any new additional cladding should be as light as possible to be comparable with the existing.

8. Conclusion and Recommendation for Conversion:

The existing building has been standing without major defects for at least 60 years and can be considered to be a *permanent and substantial structure*. The size of the structure shows that any proposed conversion of the existing structure could be re-used to provide new residential units without any significant re-construction.



Rear external elevation

Based on our inspection and the structural form and condition of the building we are of the opinion that the structure is capable for any proposed conversion. The proposed conversion would not have a detrimental effect on the building's main structures.

Report by:

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&
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Disclaimer: This report is not a full structural survey. The report is specifically restricted in accordance with conditions, limitations and qualifications agreed.



1Internal view of low separating walls



2 Spalling on face of column



Figure 3Column next to Mobile home



Internal rear elevation