



ARCHEVOLVE

Architectural Design

Client // Church Barn Properties Ltd

Address // Church Barn
The Street
Washington
RH20 4AS

Re // Wood Barn - Hole St Barn, Hole Street, Wiston, BN44 3DH

Dear Mr. M. Jones,

I am writing to provide a design review of the structure referenced above in support of the current planning application for the conversion of the existing timber barn into a residential property.

The existing structure comprises a timber-framed barn constructed using telegraph pole supports with a corrugated sheet roof covering, all of which are proposed to be retained as part of the conversion works.

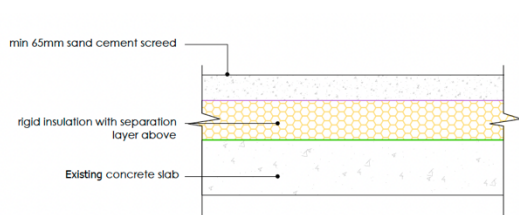
Further to the report prepared by Castle Consulting regarding the existing timber structural members, there remains some ambiguity concerning their classification as load-bearing elements.

To provide additional clarification, I have reviewed both the existing and proposed structural arrangements. Based on this review, it is evident that the existing timber structural members can safely be retained or repaired without compromising the stability of the building, as the proposed new wall will not rely upon the existing supporting structure for structural support.

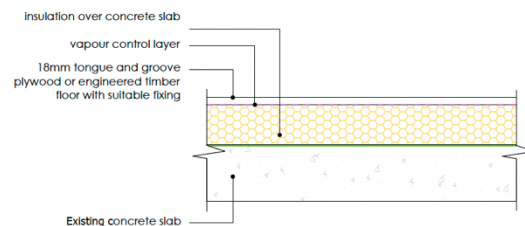
As illustrated on the drawing sheet ARC/119/25/13, the current existing structural members are not necessary for the proposed wall construction, rendering them ineffective for that purpose. Consequently, the proposed wall will function independently of the existing structural arrangement.



With regard to the existing floor construction, the current floor level sits approximately 200–300mm below the adjacent roadway ground level. This provides sufficient allowance for the floor to be built up to, or slightly above, external ground level while accommodating the insulation depth required to satisfy current Building Regulations. Two detailed floor build-up options have also been included for consideration, both of which are capable of achieving the necessary finished floor level and thermal performance standards.



M-G9 GROUND FLOOR BUILD UP OPTION
Screed finish - insulation over slab
Insulation levels and concrete designed according to project requirements



M-G7 GROUND FLOOR BUILD UP OPTION
Timber floating floor
Insulation levels and concrete designed according to project requirements

In summary, the structural review confirms that the existing timber structural members are non-load-bearing elements and may be retained or repaired without affecting the overall structural integrity of the building. The proposed design modifications, as indicated within the accompanying drawings, ensure that the new wall construction remains structurally independent from the existing structural arrangement.

Furthermore, the retention of the existing telegraph pole structural frame and corrugated sheet roof remains entirely feasible within the proposed conversion scheme. The existing floor levels also provide adequate scope for a compliant insulated floor build-up, enabling the development to meet current regulatory and performance requirements.

Should you require any further clarification or additional information, please do not hesitate to contact me.

Sincerely,

Alex Page

