

Batts Barn
School Lane
Ashurst
Steyping
BN44 3AY

MONSON

Structural Engineering
Roads & Car Parks
Traffic & Flood Risk Assessments
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Report

Job No: 24316

Date: September 2024



Registered No. FS 37624

Report on inspection of Batts Barn, School Lane, Ashurst, Steyning BN44 3AY.

Brief

Monson Engineering Ltd were engaged by Mr K Byrne to make an inspection of the detached barn at the property and report on the worthiness of the structure for conversion to living accommodation.

The inspection was made on Friday, 6th September 2024. The weather was overcast.

The report is of a visual nature only with any areas covered or otherwise obscured from view excluded from the report.

Observations.

The barn walls were timber clad from roof to 900mm above floor level with the bottom 900mm being blockwork. The roof was covered with a/c sheeting with curved eaves and apex. There were large, double sliding doors on the north 'front' elevation. The external condition of the barn was good with no noticeable significant defects.

The main structure of the barn was portalised steel lattice trusses with tapering columns. The gable ends had steel channel posts at 1/3 width points. The roof sheeting was supported on steel channel purlins spanning between the main frame rafters. All of the observed steel sections were in good condition.

The wall timber cladding was fixed to vertical timber sections that spanned from the top of the block wall to eaves. The timber sections were all in good condition with no excess deflections or distortions.

The floor was a concrete slab that appeared to be in very good condition.

There were no trial holes dug to expose the foundations so we are unable to comment on the footings although there were no signs of movement in the structure.

The south facing side wall was hidden from view by shrubs and a close-by tree. Whilst the external view was hidden, the cladding to the inside appeared unaffected by shrubbery outside.

Conclusion.

The condition of the barn roof, walls and slab was very good. The lack of cracking in the external block walls suggests that there has been very little movement in the foundations.

Conversion of the barn will involve lining the external walls with an inner leaf with insulation and possibly the application of insulation under new finishes to the floor. The roof will also require upgraded insulation. Any design for additional structural members can be made once the architectural layout has been detailed.

From our observations of the barn, it is our opinion that it can be converted to living accommodation without the need for excessive structural modification.

Prepared by Mike Lock.
Principal Engineer
Reference: mkl/24316
19/09/2024



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Front/north elevation.



West side elevation.



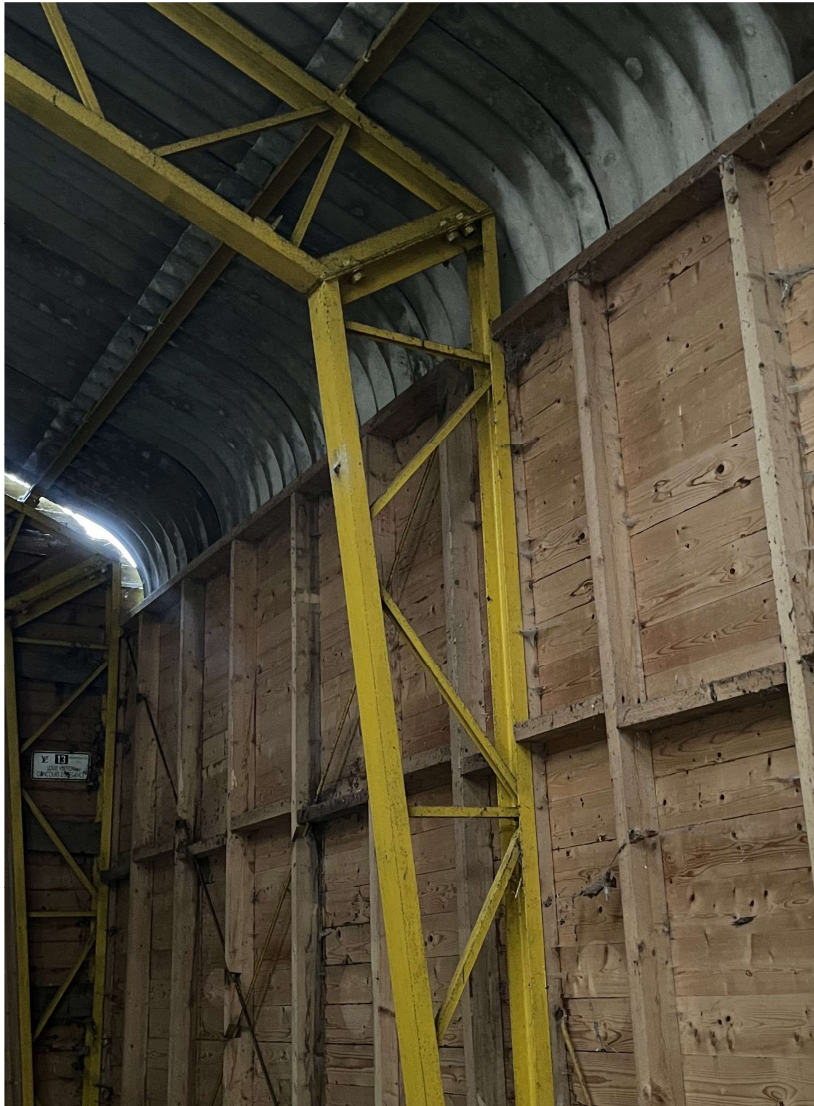
East elevation



South side covered with shrubbery and close to tree.



Gable end – truss rafters and posts. Vertically spanning timbers.



Typical eaves/column/rafter detail.



Floor was in good condition.