



Structural Report

New House Farm,
Broadwater Lane,
Copsale,
Horsham,
West Sussex RH13 6QW

David Wood & Peter Sennitt | 25th November 2025
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1. Date of inspection:

Inspection carried out on Tuesday 25th November 2025.
Weather was Cold but bright 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 consists of several single storey pitched roof structures which apart from one small building are all linked together. The buildings are very different in size, heights, ages and type of construction.

The buildings are generally surrounded in mass concrete driveway and yards giving previous use for cattle, milking stalls and feed storage. The buildings range in age from Victorian (matching the adjacent Farmhouse) to 1960's.

The buildings are approached from a gated driveway and concrete yard from Broadwater Lane.

4. Terms of Reference:

In accordance with instructions received from Russell Parkes of New House Farm we visited the property by arrangement on Tuesday 25th November 2025 to carry out a visual inspection and report on the general structural condition of some of the buildings and their suitability for conversion to residential use. The report has been written with reference to outline block plan proposals as prepared by Simon Harvey of Simon Harvey Designs Ltd.

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 along a country road with multiple individual houses and farms. The farm formed part of the Sedgwick Farm Estate until the freehold was bought by the family of the current owner in 1959.

The local Geology map indicates that the buildings sit over the seam of two different bedrocks, that of a Weald Clay formation (Mudstone) and Horsham Stone Member (Sandstone).

There is some movement noted in the various elements of the smaller buildings, but they would appear to be consistent with the age of the buildings and suggest that the existing foundations appear to suit the existing soil conditions.

6. Existing structures: (the identification used is that shown on the block plan prepared by Simon Harvey Design Ltd.)

Building 1. “Tyler” barn.

This building which was erected in the mid 1960's is the largest structure and is central to the group. The “Tyler” refers to the manufacturer of precast concrete framed agricultural buildings who were active along with “Crenden” and “Atcost”. The main building is approximately 31 metres long with a span between the concrete columns of 8.6metres. The precast concrete columns are 250 x 250mm in shape and are 5.4 metres high to the underside of the bolted roof frames which are also precast concrete. There are 8 columns to each side giving approximately 4.550 metres between each upright. There appears to be no visual defects to either the concrete elements or the roof sheeting.

The roof has asbestos cement “big six” sheets covering bolted down to 6No. precast concrete purlins over this double pitched barn plus a deeper concrete edge beam. The main barn space has an extension of an additional width of 6metres to both long sides. With 8 smaller concrete columns of 200 x 150mm of approximately 3 metres height to the eaves.

The floor has a concrete slab with small block patten to the face. The outer face of the long side walls consists of 200mm thick blockwork of approximately 2 metres height and topped with vertical “big six” asbestos cement sheets up to underside of the eaves.

The far end of the barn has an extension of 8.7 metre length and 14.700 metre width and is supported on 11No. timber poles with timber roof purlins and asbestos cement sheeting to the same height as the main “Tyler” barn structure. All sides of this area are open.

Building 2. Milking Parlour

The main parlour is approximately 6.400 x 5.000 metres on plan with a later extension opening from the end wall of 4.300 x 5.200 size. The main area has a ridge height of 4.8 metres and eaves of 2.8 with asbestos cement corrugated sheet roofing bolted down onto timber purlins supported by 2 timber trusses with a large steel RSJ (300 x 130mm) under. The walls to the front and part of the side walls are local "Warnham" facing bricks, but the rear has been extended in 200mm thick blockwork walls with rendered inner face. The main elevation facing onto the inner yard has two door openings and a steel window frame. The smaller extension is built in part horizontal timber cladding and part pebbledash blockwork walls and as this has been discounted in the outline scheme we have not reported on this area.

The floor of the parlour is mass concrete with a step up to the milking/feeding stalls and all the metalwork for stalls and feeding troughs are still in place.

The main structure is in reasonable condition with no apparent major defects.

7. Structural Considerations for any Proposed Conversion:

Any proposals to convert the main buildings (1 & 2) into residential use will find the main structures in reasonable condition with a huge floor area with options for sub-division.

The conversion of these buildings 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 walls or 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 buildings have been standing without major defects for at least 65 years and can be considered to be *permanent and substantial structures*. The size of the structures shows that any proposed conversion of the existing structures could be re-used to provide new residential units without any significant re-construction.



inside main span of Building No.1

Based on our inspection and the structural form and condition of the buildings, (buildings 1 & 2) we are of the opinion that the structures are capable for any proposed conversion. The proposed conversion would not have a detrimental effect on the buildings' 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.



Building No. 2



Internal Building No.2