

IR / P1094

Bruce Whitehead  
Price Whitehead  
The Oast,  
Forstal Farm,  
Appledore Road,  
Tenterden,  
Kent  
TN30 7DF

11<sup>th</sup> August 2025

Dear Bruce,

**RE: BARN 1, KING FARM, REDBROOK STREET, WOODCHURCH, ASHFORD, KENT TN26 3QR –  
STRUCTURAL ENGINEERS REPORT ON POTENTIAL CONVERSION**

1. Alan Baxter Partnership LLP visited the building on 23<sup>rd</sup> July 2025 in order to carry out an inspection and to report on the structural integrity of the existing building and its capability of conversion in accordance with the provisions of Class Q.
2. The main building (1a) is a precast concrete framed structure, consisting of four bays of Portal Frames.
  - 2.1. There is a first floor formed from steel beams and timber joists.
  - 2.2. There is a single storey “lean to” to the rear (1b).
  - 2.3. There is a single storey brickwork building to the right (1c).
  - 2.4. The side building (1c) is visible in the 1940 aerial photograph attached to a building which was presumably demolished when the main building was constructed.
  - 2.5. The main building (1a) and side building (1c) is visible in the 1960 aerial photograph. The rear lean to building (1b) is present in the 1990 aerial photograph.
  - 2.6. See Price Whitehead Drawings 2298-B DO2 and Photos 1 to 8.
3. The buildings appear to be in reasonable structural condition for their age and type.
  - 3.1. The first-floor structure in the main building (1a) is formed from substantial steel beams spanning across the barn, which support reasonably sized timber joists. See Photos 7 & 8.
  - 3.2. The precast concrete frames (1a) appear to be in good structural condition with no visible cracking or spalling. See Photos 9,10,12,13, 15 to 19.
  - 3.3. The precast concrete purlins (1a) also appear to be in fair structural condition with minor signs of cracking or spalling. See Photos 11 & 14.

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IAN RICHARDS BSc CEng MStructE, SIMON RAYNER BSc CEng MStructE, Adrian Long BEng (Hons)

ASSOCIATES: David Davies IEng AMStructE, Graham Spittle, James Folley, Mahmoud Abohaya Bsc Msc CEng MStructE,  
Michael Wolfe MEng CEng MStructE

CONSULTANT: Michael Lewis

ALAN BAXTER PARTNERSHIP THE CLOCK BUILDING PYMPES COURT BUSBRIDGE ROAD LOOSE MAIDSTONE KENT ME15 0HZ

TELEPHONE: 01622 744263 FAX: 01622 749270

POOLE OFFICE: WESTONS POINT HOUSE WESTONS POINT BOATYARD TURKS LANE POOLE DORSET BH14 8EW

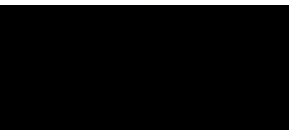
TELEPHONE: 01202 748712

EMAIL: [mail@abpengineers.co.uk](mailto:mail@abpengineers.co.uk) Website: [www.abpengineers.co.uk](http://www.abpengineers.co.uk)

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- 3.4. The mild steel elements in 1a (holding down clip, bolts etc) appear to be in reasonable condition with only minor visible corrosion. See Photos 9, 12, 13, 15 to 19.
- 3.5. No significant defects were noted internally in the rear lean to building 1b. See Photos 21 to 23.
- 3.6. The side building 1c, has had limited recent maintenance.
  - 3.6.1. The ceiling/first floor is formed from primary timber beams supporting secondary joists. See Photos 20, 24 to 27.
  - 3.6.2. The primary timber beams have been propped at their supports. See Photos 25 to 27.
4. The exterior elevations are somewhat obscured by vegetation.
  - 4.1. Where visible no specific defects were noted in buildings 1a & 1b. See Photos 1, 2, 4 & 5.
  - 4.2. Signs of previous lateral and vertical movement were noted in the older building (1c). See photos 3 & 6.
5. The geological map of the area shows Weald Clay.
  - 5.1. Weald Clay is generally a good bearing material. It is of medium to high shrinkage potential with respect to NHBC Guidelines.
  - 5.2. There are no signs of significant differential foundation settlement in the building 1a & 1b.
6. It is proposed to convert the building to domestic use. See Price Whitehead Drawing 2298/D05.
  - 6.1. The conversion involves the demolition of the recent lean to (1b)
  - 6.2. Conversion of the main building (1a) to domestic use would from a structural perspective, be possible without requiring the removal of any significant parts of the existing structure.
  - 6.3. Conversion of the rear building (1c) will not require any structural alterations. However, the building will most likely require some remedial works to the bearing of the main timber beams and brickwork elevations whether converted or not.
  - 6.4. The foundations to the main structure have functioned satisfactorily to date and are considered adequate for conversion.
7. CONCLUSION
  - 7.1. We consider the barn to be in reasonable structural condition and was found to be structurally robust and permanent.
  - 7.2. We consider that the buildings are structurally capable of conversion to residential use retaining the existing structure.

Yours sincerely,



**IAN RICHARDS  
FOR ALAN BAXTER PARTNERSHIP LLP**