

Project ref: 0142

22 May 2025

STRUCTURAL ENGINEERING NOTE 04

Barn at Brook Farm, Cuckfield, West Sussex

Design Statement on Timber Frame

The detailed design for the structural repairs and alterations to the existing barn have now been developed and are summarised on the structural engineering drawings. These are based on a recent detailed visual inspection of the timber frame from ground level after the floor spaces within the barn were cleared.

The drawings show the anticipated scope of the structural works required. However, this scope cannot be confirmed until the timber frame has been fully exposed and checked; areas of the framing remain concealed behind weatherboarding and other wall finishes, and the roof structures are partly concealed by the roof finishes. In the areas where inspections have not been possible, some allowances for repairs and replacement of timber elements are shown on the drawings; these allowances are subjective and based on the condition of the timber framing which is expected to be found when opened up.

Practically, full access to enable all areas of the timber frame will not be possible until works start in earnest on site. At this stage, scaffolding will be erected – providing high level access, and the wall and roof finishes will be removed. Once done, the timber framer will be able to carry out final checks to all the timbers, element by element. Once these inspections are completed, the final scope of the structural repairs can be finalised. This is not an unusual situation and is the common position when working on existing buildings.

The specification has been prepared on this basis and requires the timber framer to have experience and knowledge of working on timber framed buildings of a similar nature. They are also required to carry out these more detailed final inspections.

The requirement for timber specialist input was highlighted in the structural engineering report that was prepared to accompany the earlier listed building application. Given how the timber frame is arranged and partially concealed, the effective approach for providing this input is by the timber framer in the manner described above. If the specialist input was to be provided at this time, prior to works commencing on site, it would not provide meaningful answers on the condition of the timber frame in the areas where this input is mainly required.

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