

**Report on a Structural Appraisal
14th September 2025**

**Three barns at the rear of
Pilgrims Farm, Stairbridge Lane,
Bolney, Haywards Heath. RH17 5PA**



General view of the rear of the long barn – units 1,2 and 3

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1

Introduction

I was asked to make a second structural inspection of three agricultural barns at the above address. The barns were previously surveyed in April 2022. There have been no changes.

This is a specialist report limited only to the structural conditions of the barn. No other aspects of the building, such as the services or the drainage were considered.

This survey was carried out by a careful visual survey.

A full analysis would require further investigation, but this is not considered necessary as no major structural problems were found.

2

Observations

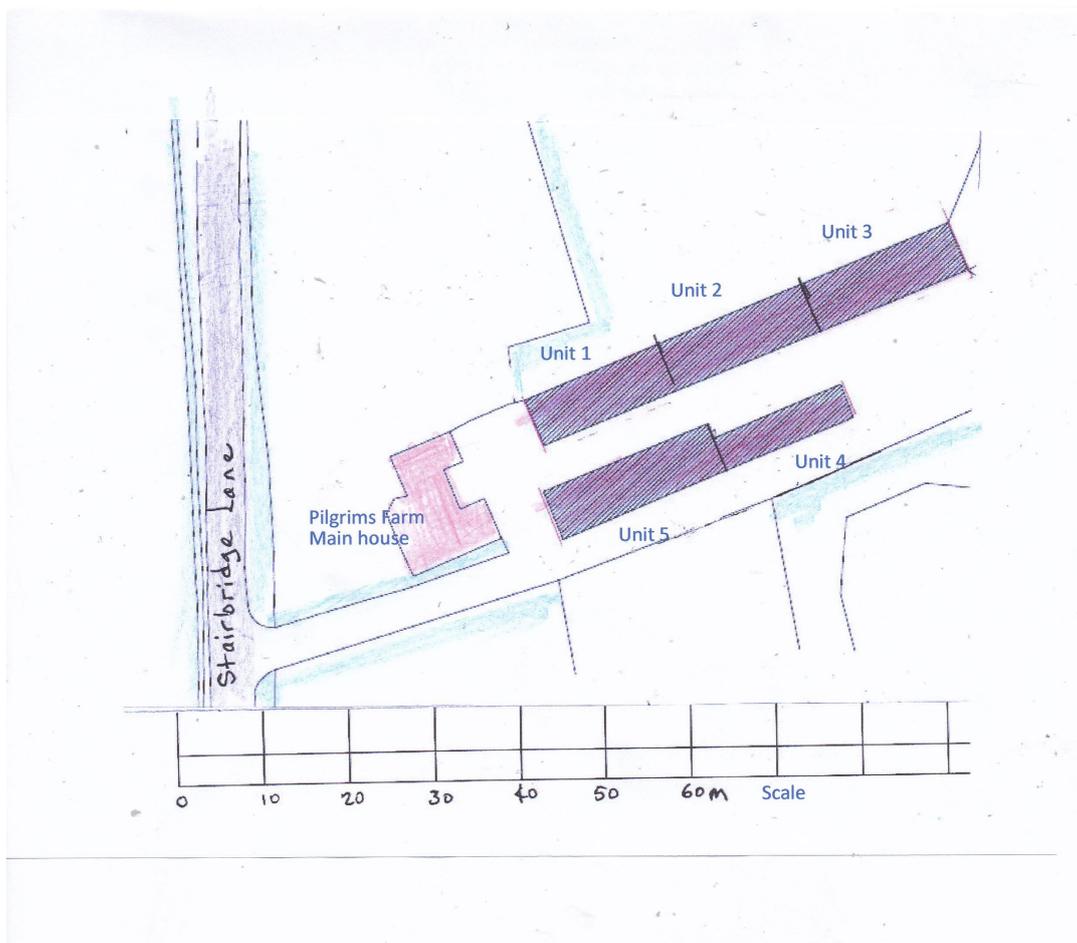
There are three barns which split into five units as shown below.

Units 1, 2 & 3 - 6m wide x 54m long overall x 4.2m high (Long Barn)

Unit 4 is 4.5m wide x 16.2m long x 4.0m high

Unit 5 is 6m wide x 20.2m long x 5.0m high

A basic sketch of the plan of the units is shown below.



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Construction. The structure of the barns consists generally of profiled metal sheeting or corrugated asbestos roof sheeting on timber and concrete purlins and light steel or timber trusses. The walls are generally dense concrete blockwork and brickwork.

As can be seen from the photographs which follow; the barns are mainly straight and plumb and are structurally sound.

Restraint The barns stability is reliant on the concrete block walls. The location is sheltered, and the barns have not been damaged by wind loading.

Condition of the brick and concrete block walls. The concrete block walls and purlins were carefully inspected. Several members showed damage which could easily be repaired. No major problems were found.

These walls could support the extra load of an insulated roof

Foundations. The ground conditions would indicate that the foundations are adequate. No structural movement was evident.

Apart from a crack in the rear gable wall of unit 3.

This can be repaired and made good.

The block walls will need repointing and repair in places.

The corrugated roof sheeting is in variable condition.

The sheeting will need replacing in all areas.

The walls, floors and roof are not insulated.

Ground floors to the barns are concrete slabs which have been heavily loaded in the past.

No serious cracking or deformation was found.

New concrete floors with a subbase and insulation could be built to provide a solid foundation for internal partitions and could be stitched into the external walls to reinforce and underpin the main structure.

3

Conclusion

In my opinion these barns are structurally sound and are capable of being converted to provide habitable dwellings.

Clearly, work will be required to bring the internal space up to Building Regulation requirements. New insulated walls, roof and floor will be required.

The photographs which follow show some detail.



Gable end view of unit 5



Internal view of unit 1 with dense concrete block walls and steel trusses over supporting roof



External view of unit 3 showing corrugated asbestos roof on block walls



Roof structure of unit 3 showing timber trusses and purlins

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External view of units 1 , 2 and 3

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Internal view of unit 5 showing timber trusses, purlins and profiled metal sheeting