



**Rowfant Mill Cottage,
Old Hollow, Rowfant,
Crawley, RH10 4TB**

Structural Inspection Report

Report Ref: GMZ-2025-0160-RS-RP-001-01

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Site Address: Rowfant Mill Cottage, Old Hollow, Rowfant, Crawley, RH10 4TB

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Prepared By:

Checked By:

Approved By:

Name

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CEng MIStructE

Signature

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1. Introduction

- 1.1. This report contains a summary of the structural inspection of the barn at Rowfant Mill Cottage, Old Hollow, Rowfant, Crawley, RH10 4TB.
- 1.2. Client: Heather Hutchins
- 1.3. The building was inspected on 8th March 2025. The purpose of the inspection was to carry out a condition survey of the building in its current state and to comment on the feasibility of the proposed future modifications.
- 1.4. All areas of the building were inspected except the first floor, which was inaccessible. The inspection was visual and non-intrusive. This report contains a selection of the photographs taken, focusing on areas of interest and any structural defects observed.
- 1.5. This is a specialist’s report, limited to structural matters. It does not constitute a general building survey report of the whole property, as would be carried out by a Building Surveyor. We have not made a detailed check for decay in structural timbers but if any serious or extensive decay is observed during the inspection, then this would be referred to.
- 1.6. The conclusions expressed in this report represent our opinion, based on an experienced assessment of visible features in areas of the building having reasonable access and where clear visual inspection was possible.
- 1.7. Where the report contains a list of structural defects, this list is not necessarily exhaustive. Also, although parts of the structure may not comply with the requirements of the current Building Regulations, we would not necessarily report this as a defect.
- 1.8. The report is for the exclusive use of our Client and their agents. Although we have no objection to it being shown to others, we do not accept any responsibility to third parties.
- 1.9. No investigations into the design of the building or services, or into the history of the site or the nature of the foundations and subsoil have been carried out as part of the inspection.

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2. Description of Building

- 2.1. The barn at Rowfant Mill Cottage is a two-storey outbuilding situated in West Sussex. It is believed to be over 200 years old.
- 2.2. The building is of solid brick construction, with a brick floor and a timber first floor and pitched roof. The walls and floor are original. The timber first floor and roof are of modern construction.
- 2.3. It is proposed that the barn is renovated and upgraded to create habitable interior space.



Photograph 1

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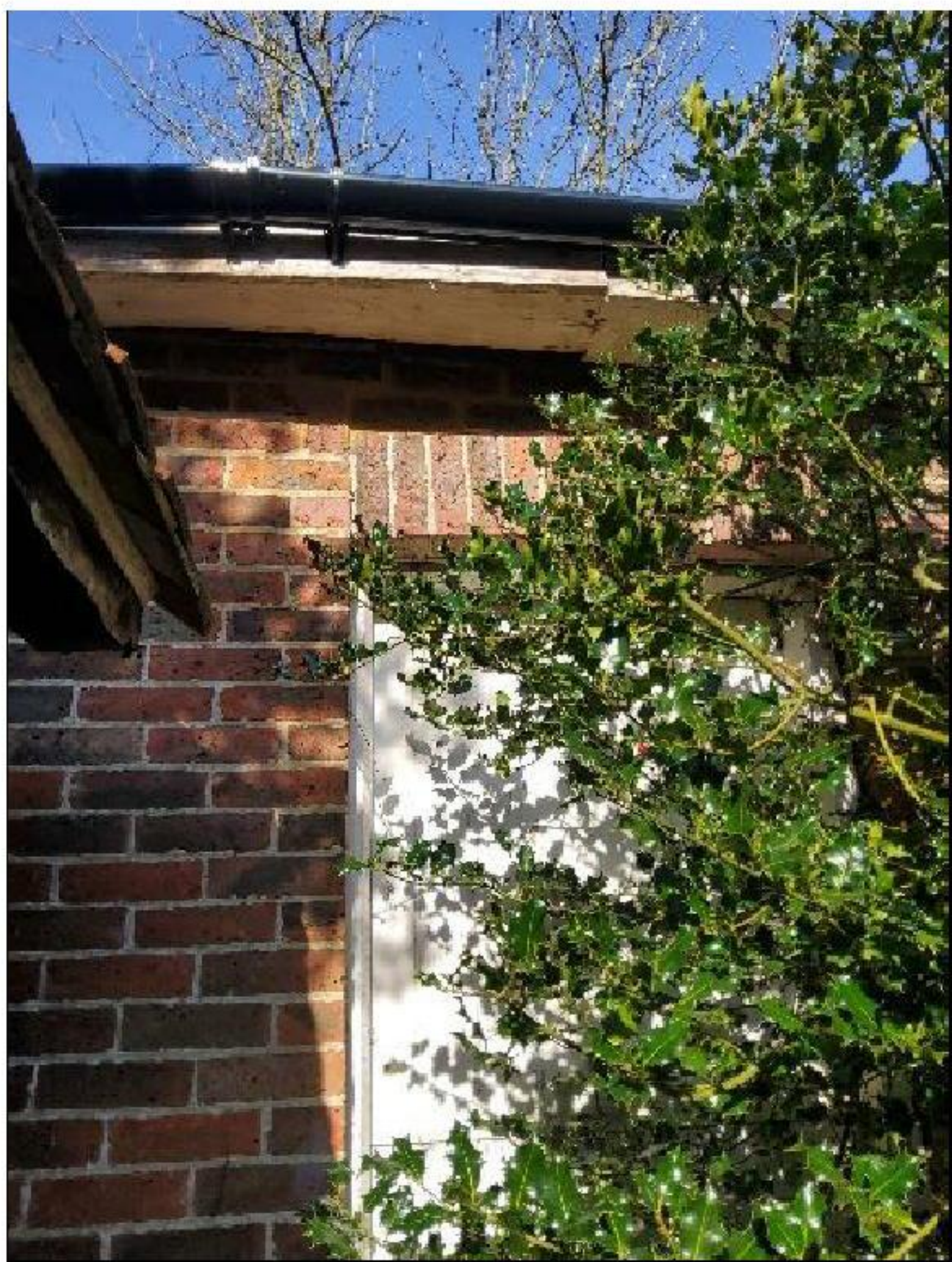
3. Structural Inspection



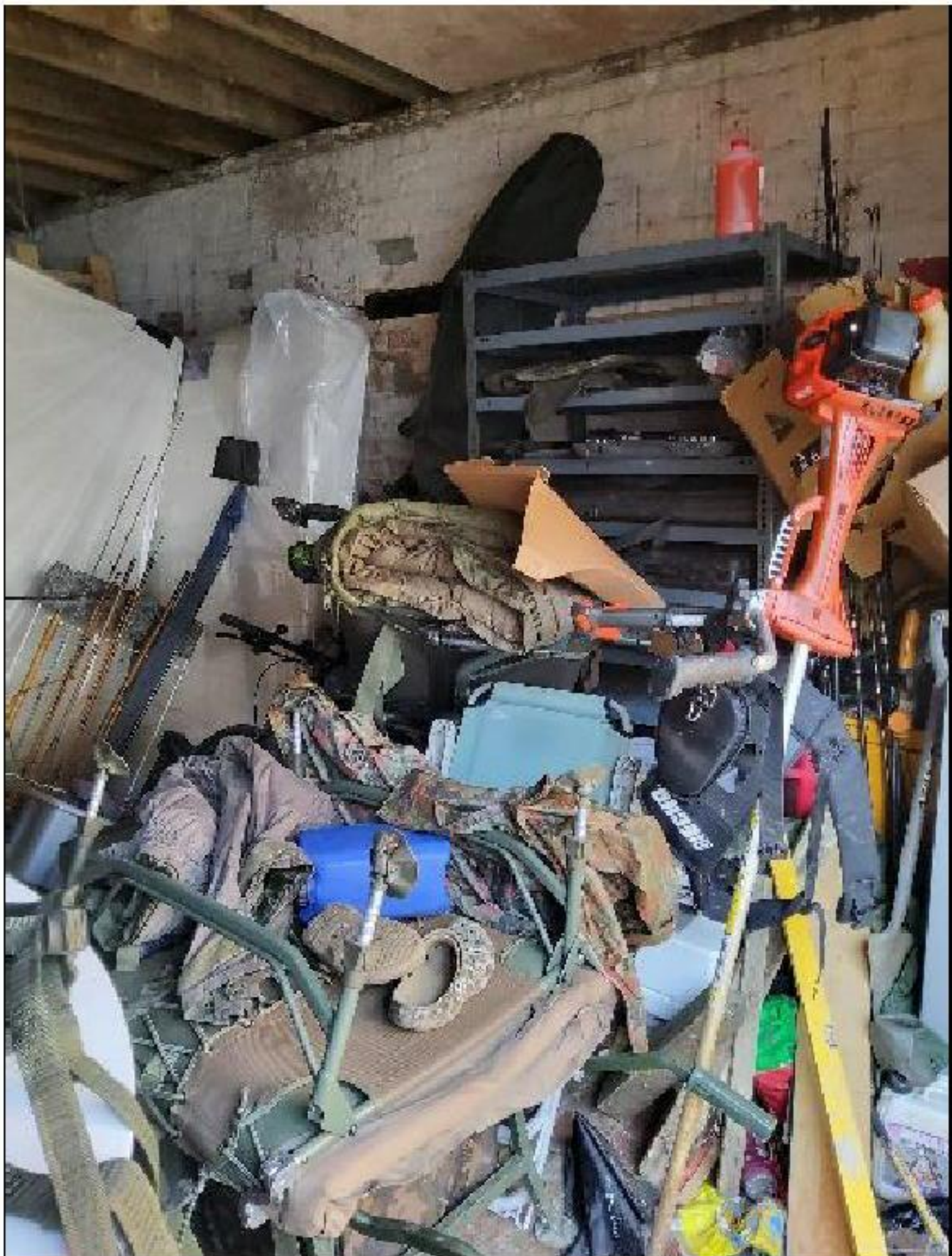
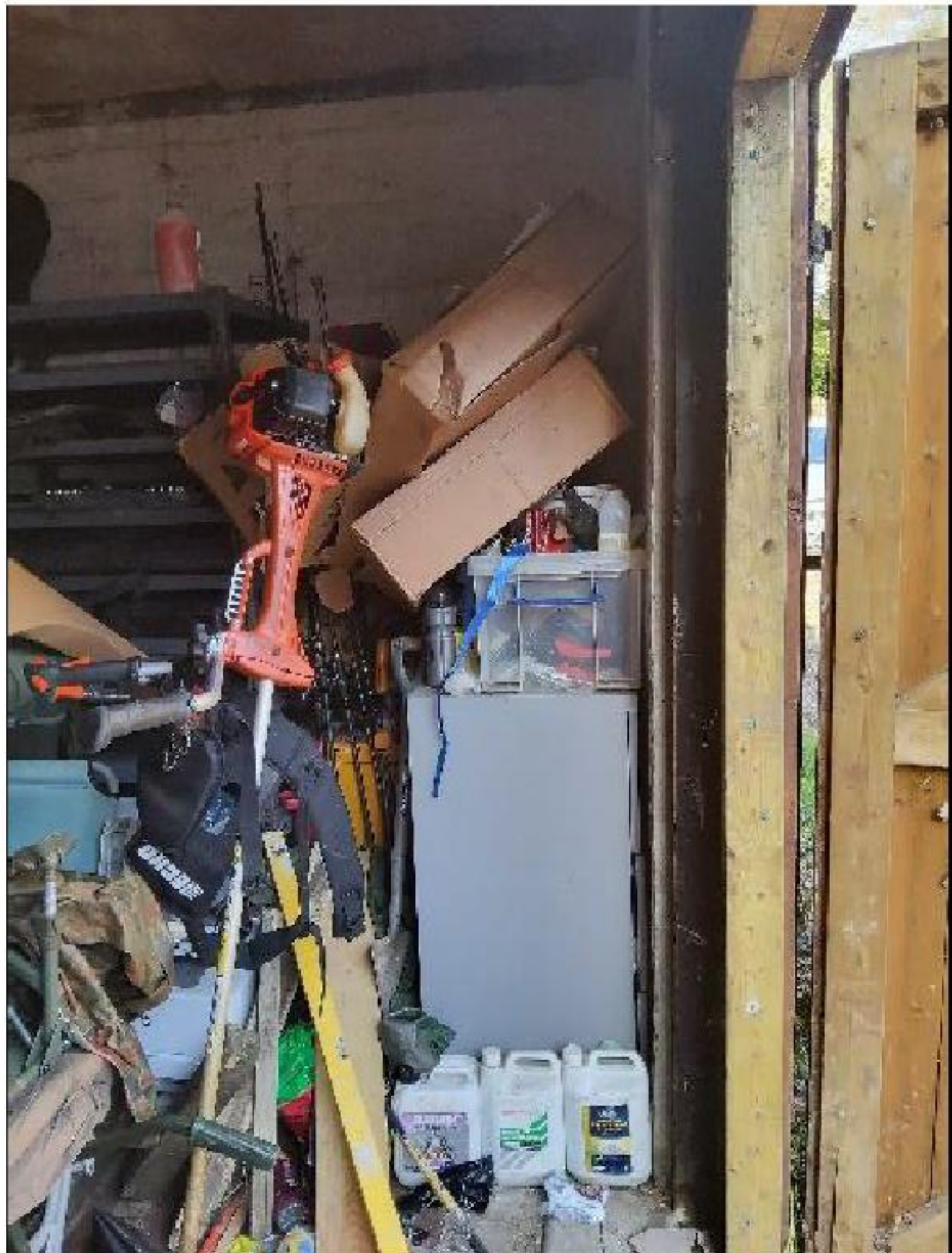
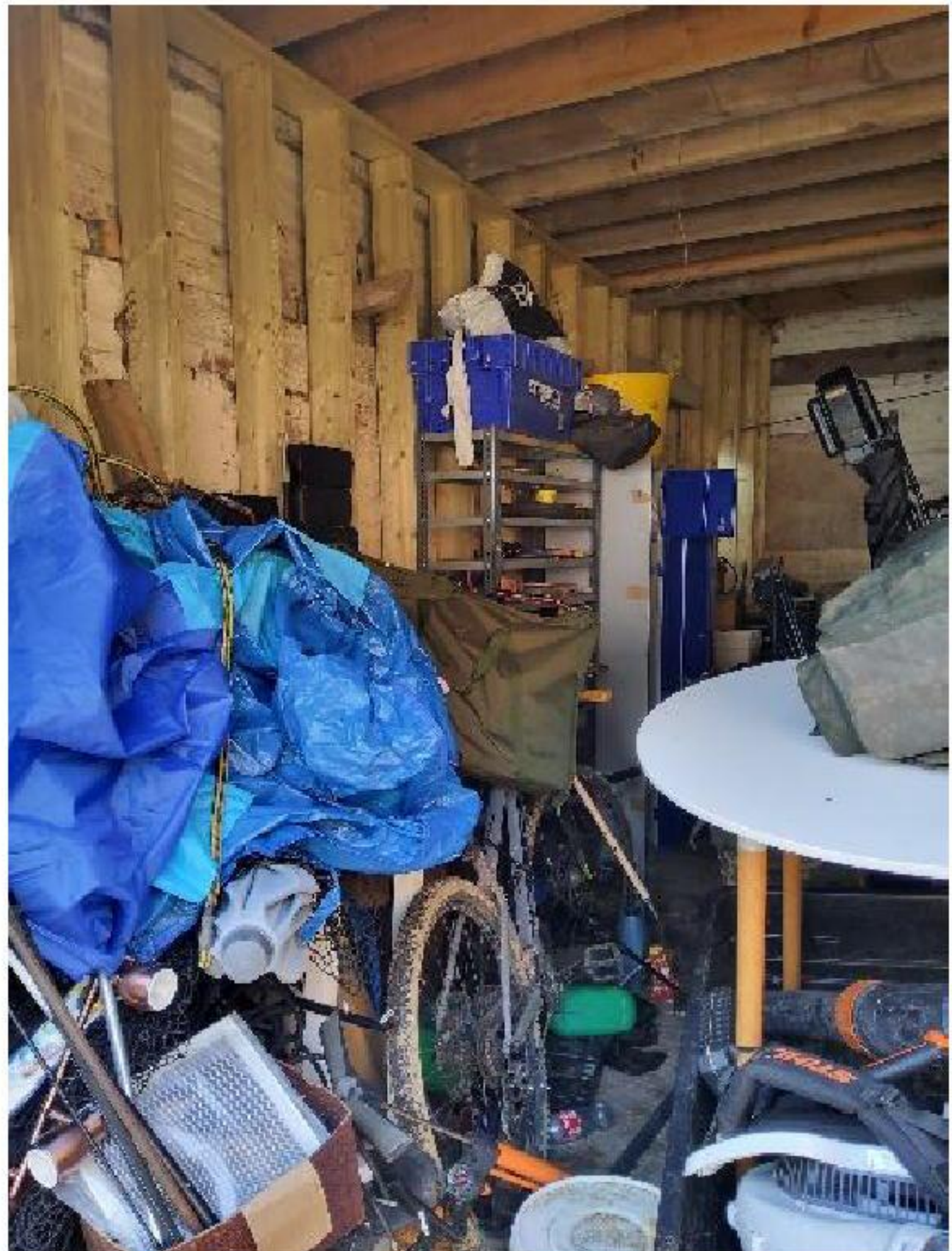
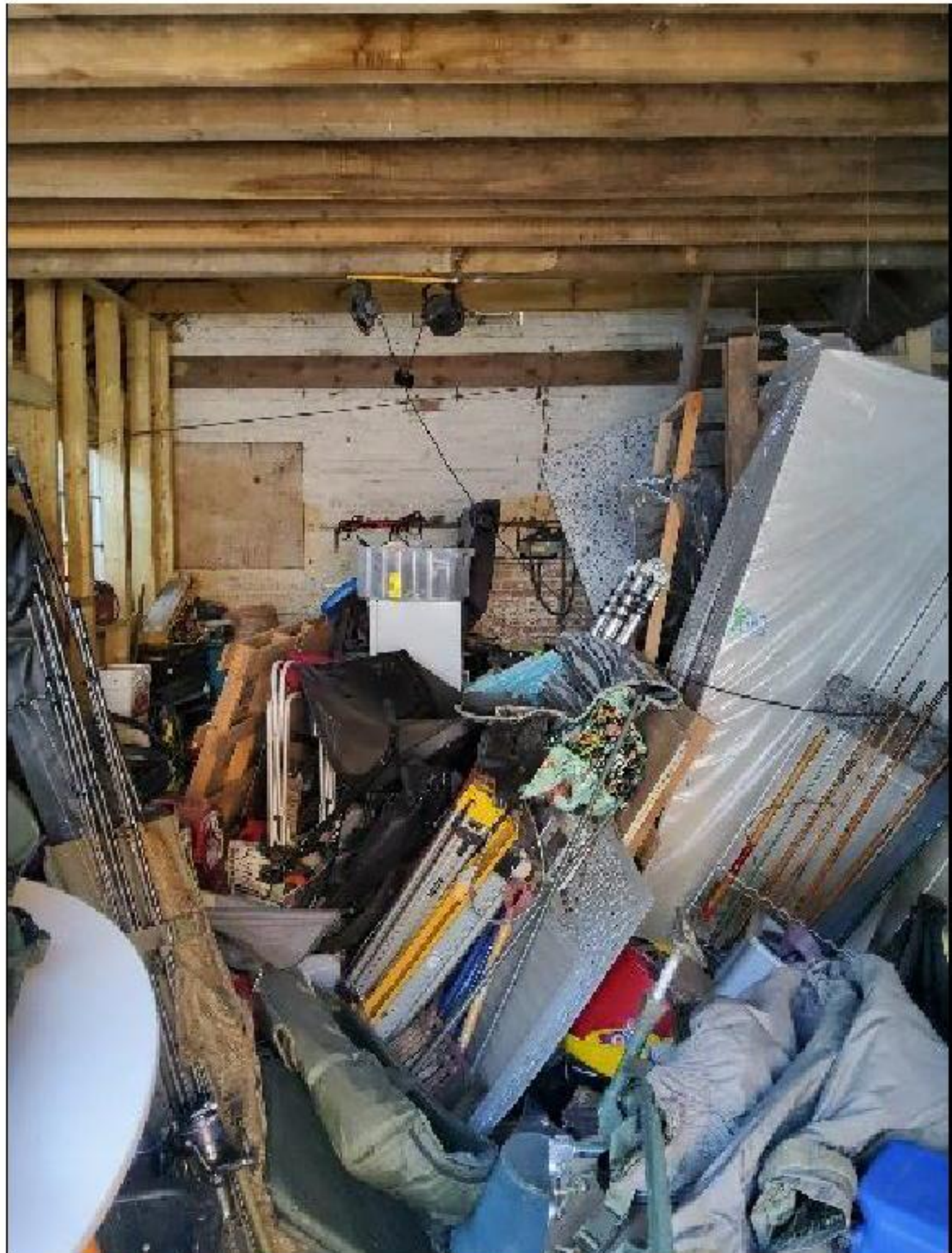
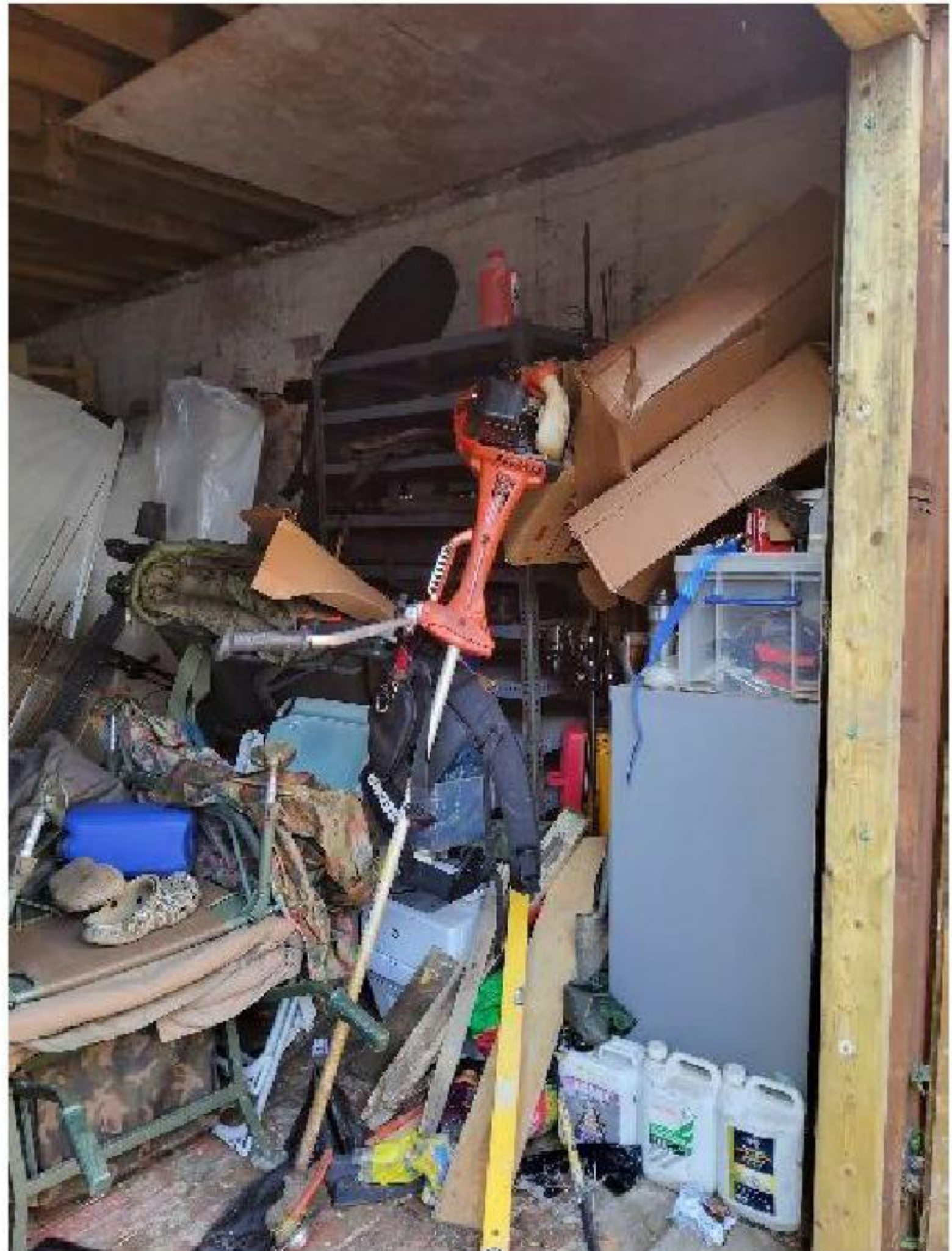
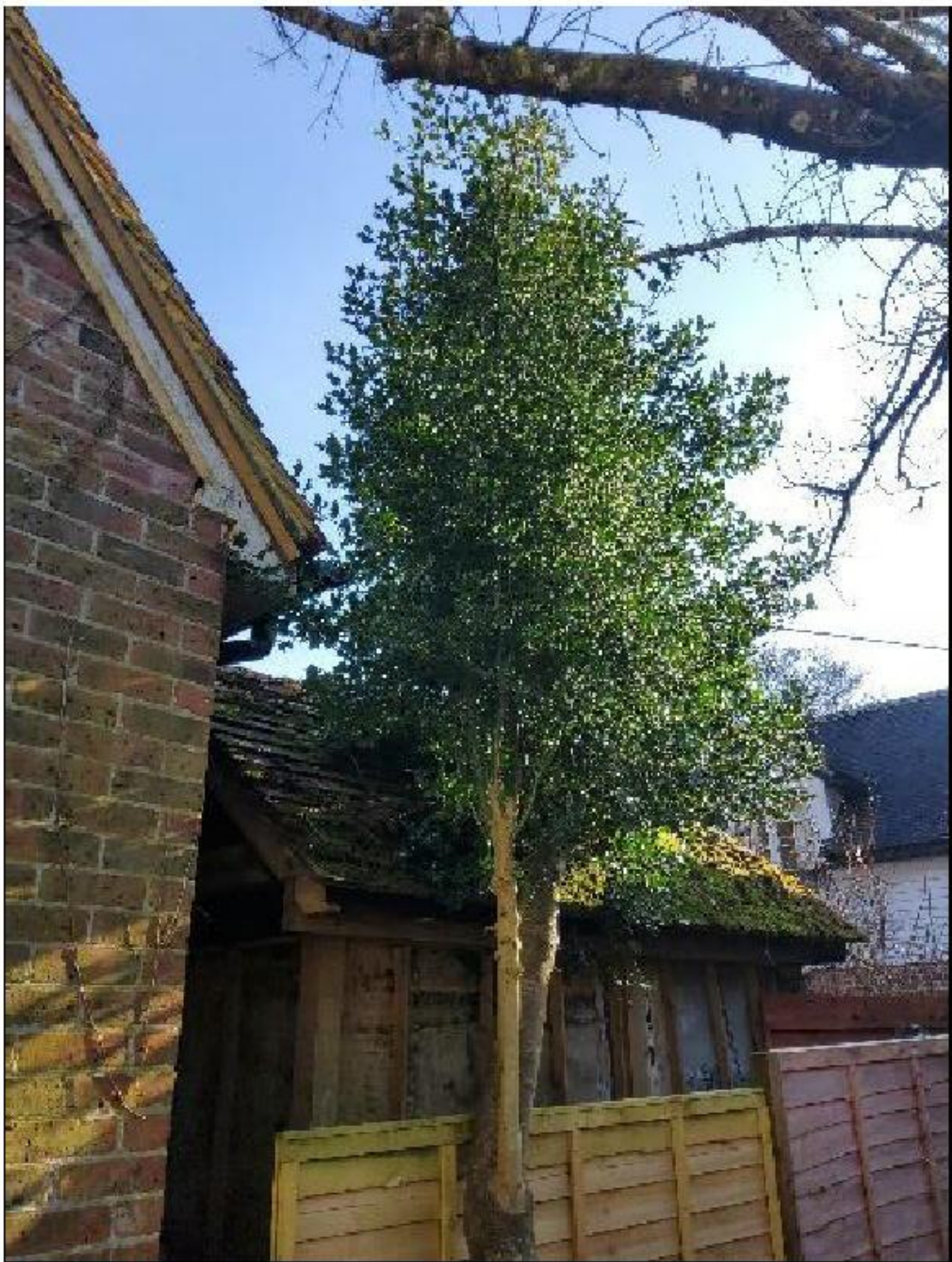
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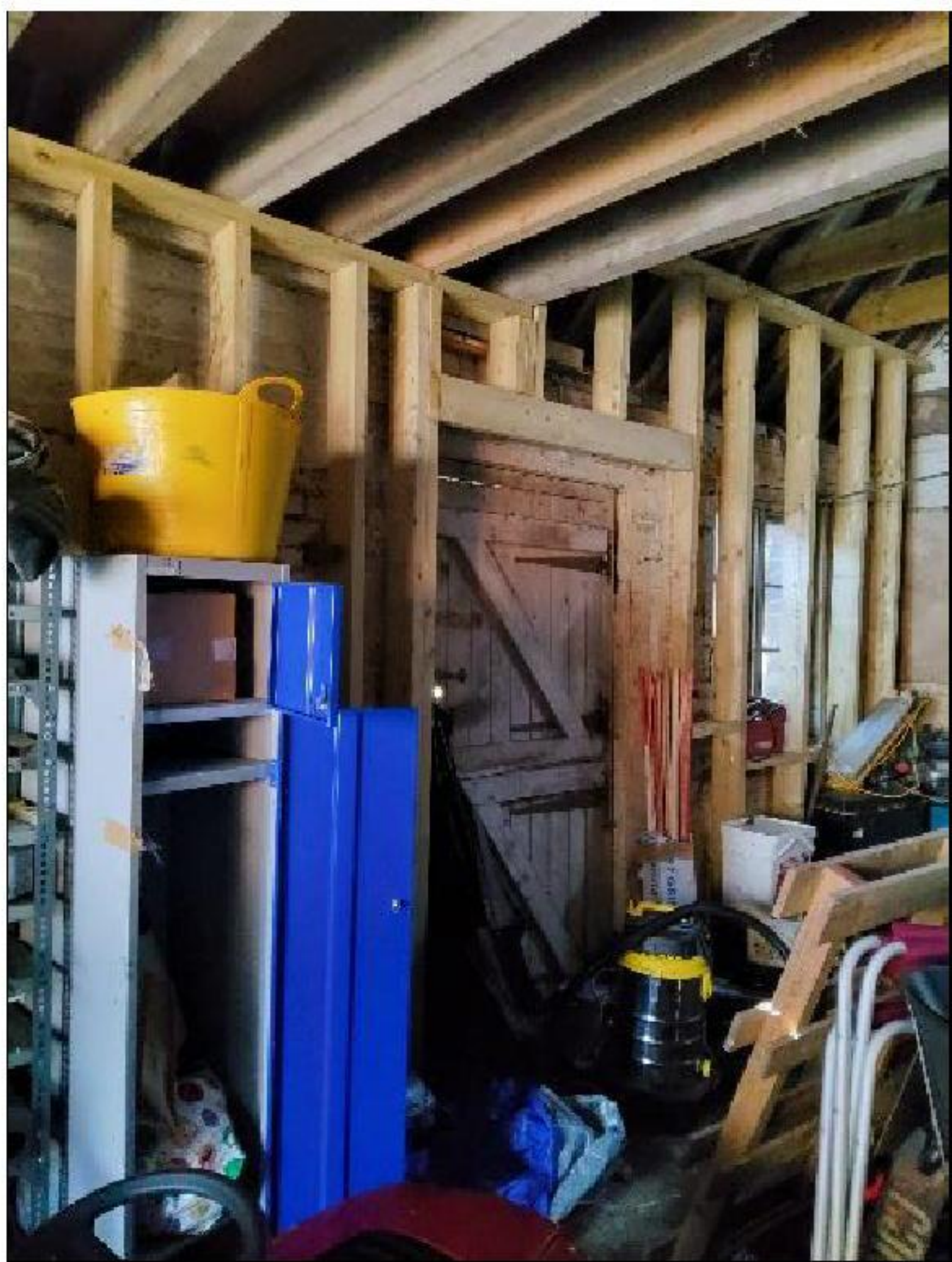
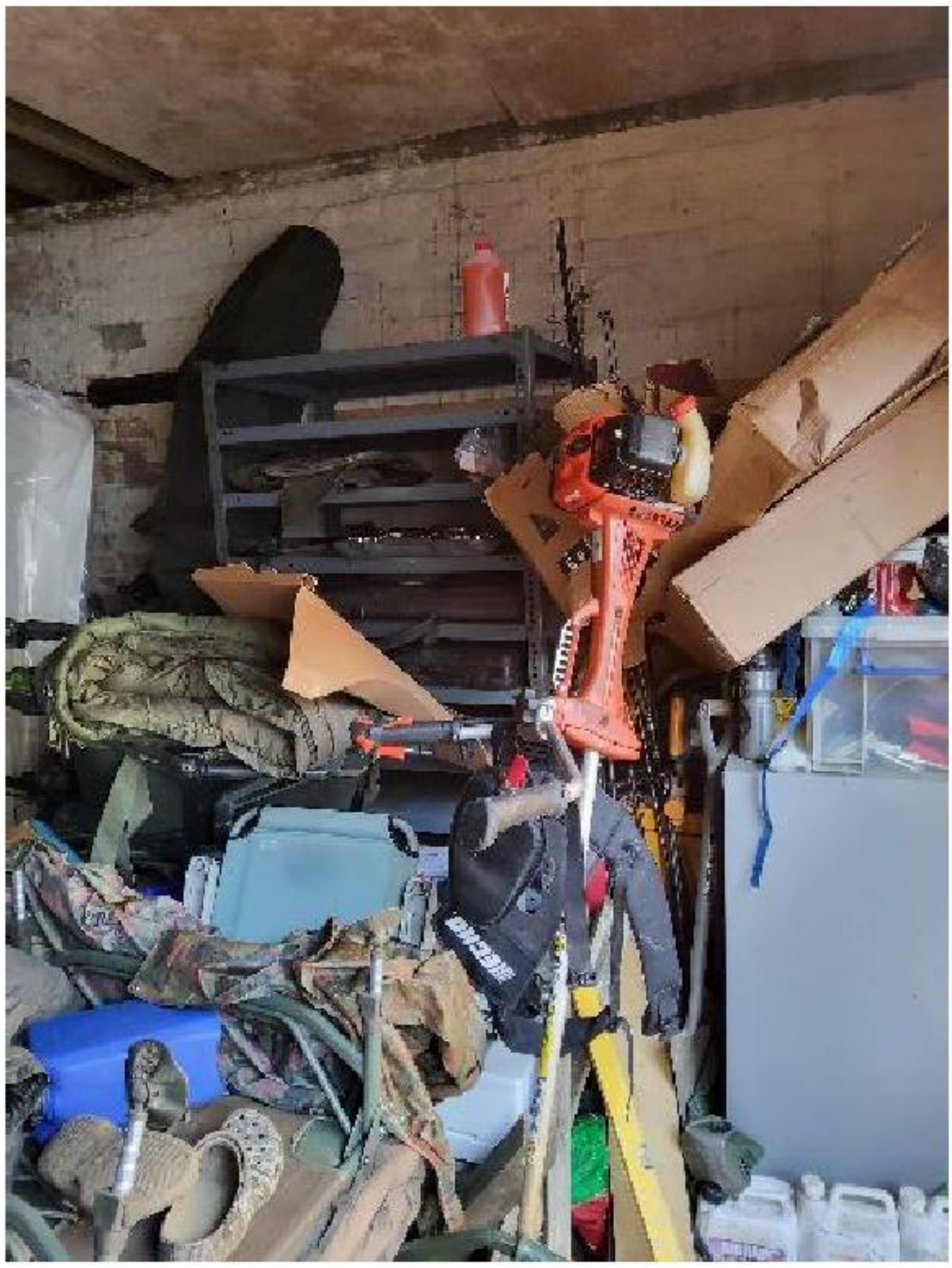
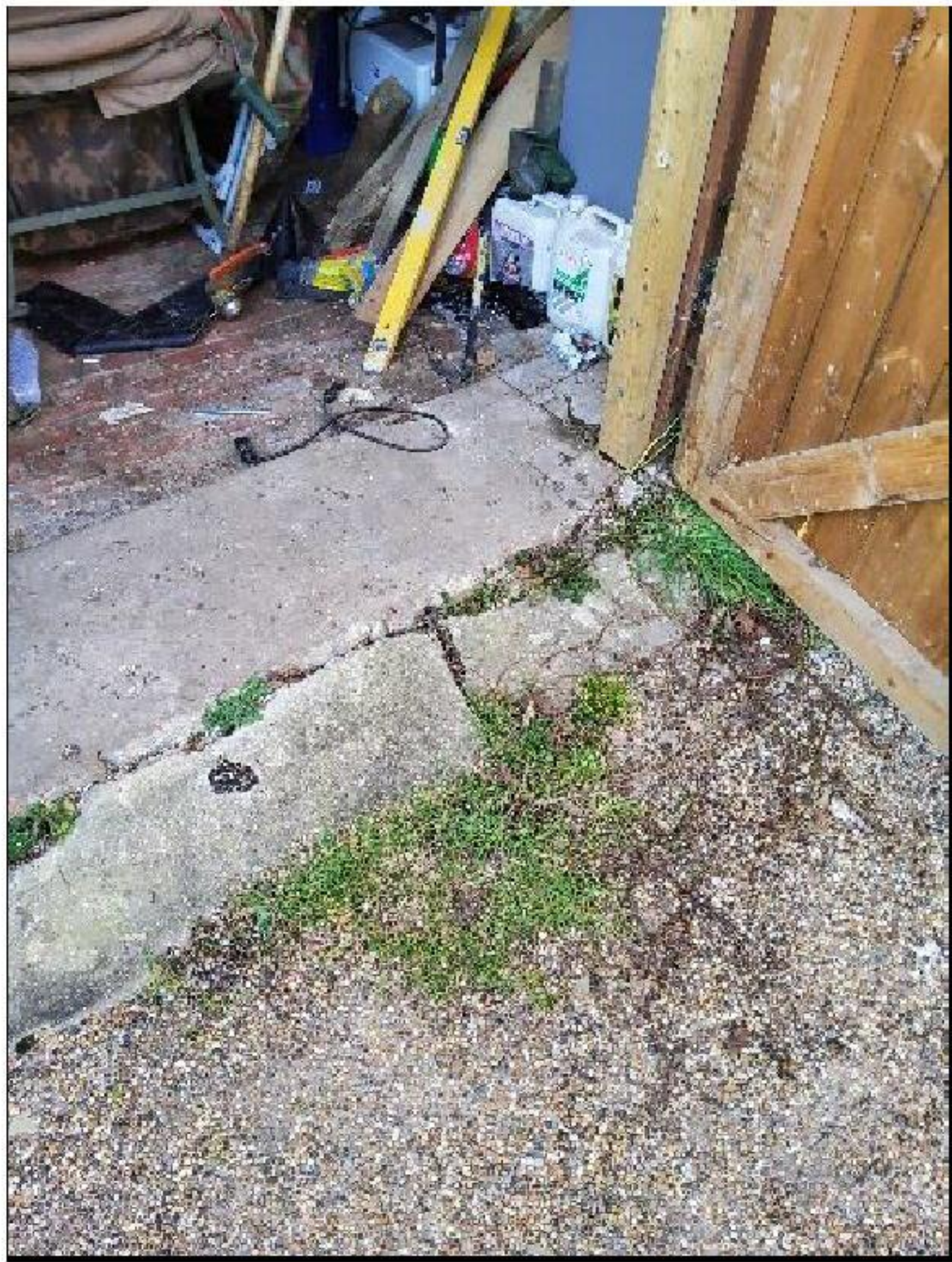
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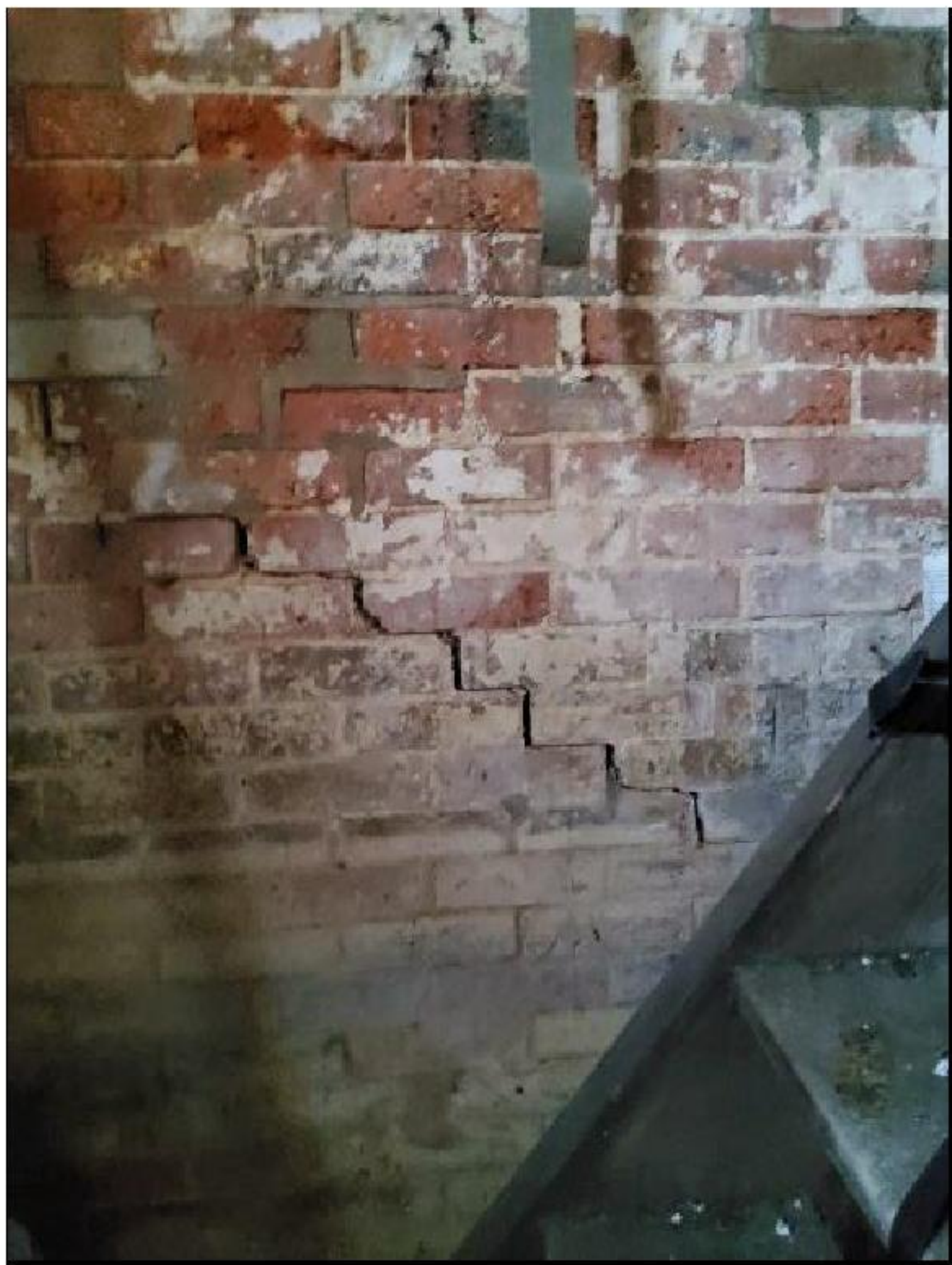
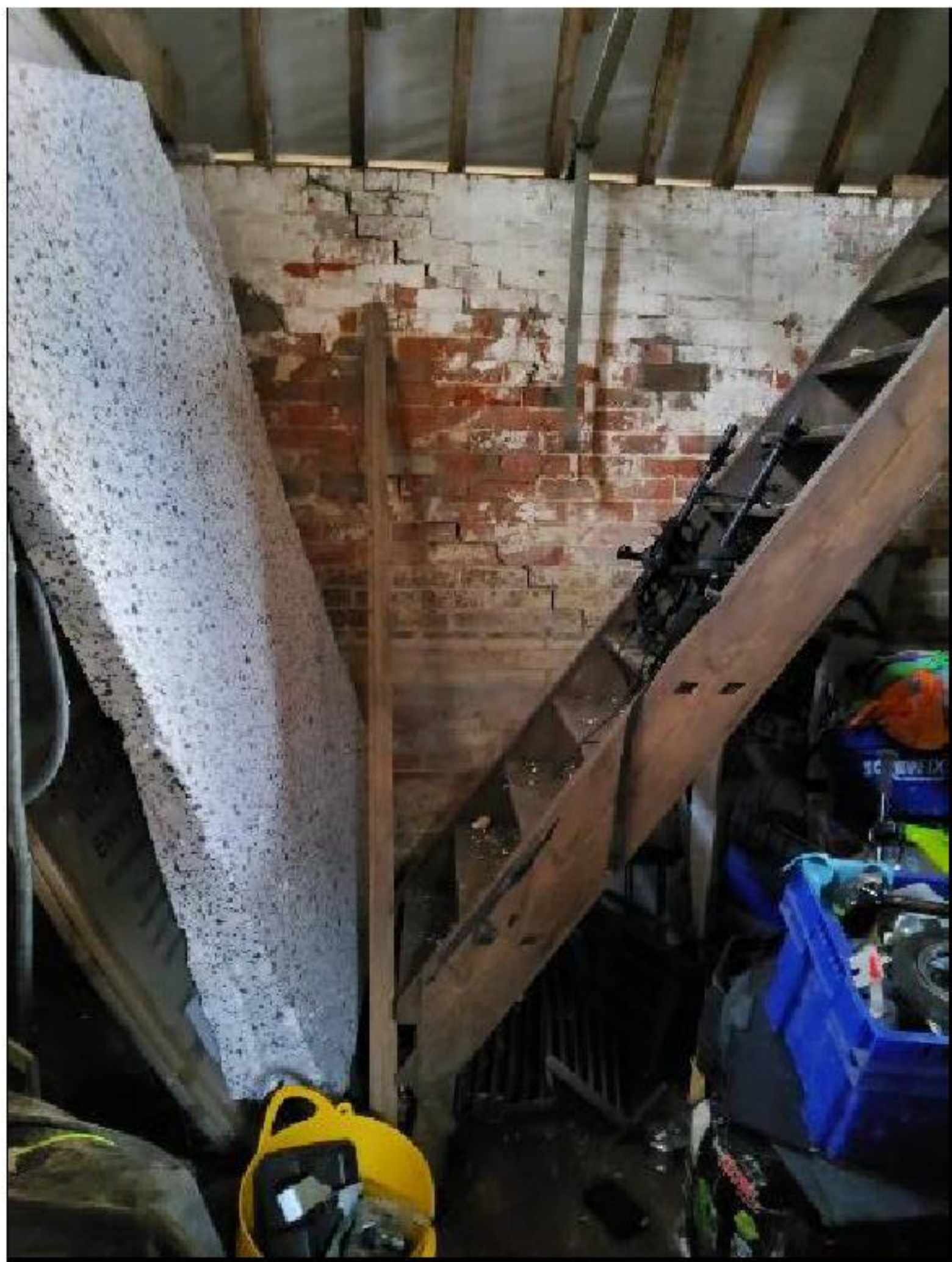
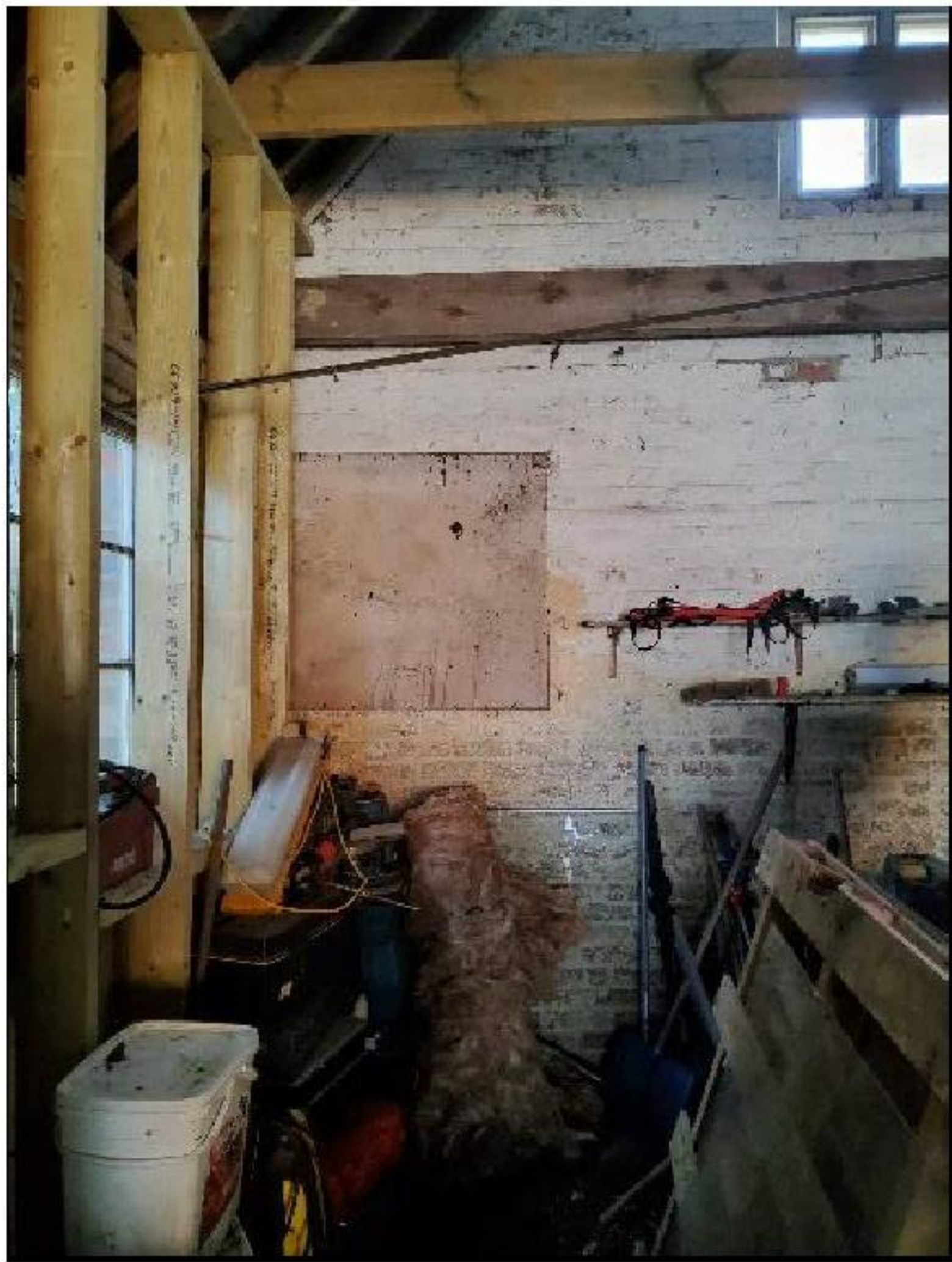
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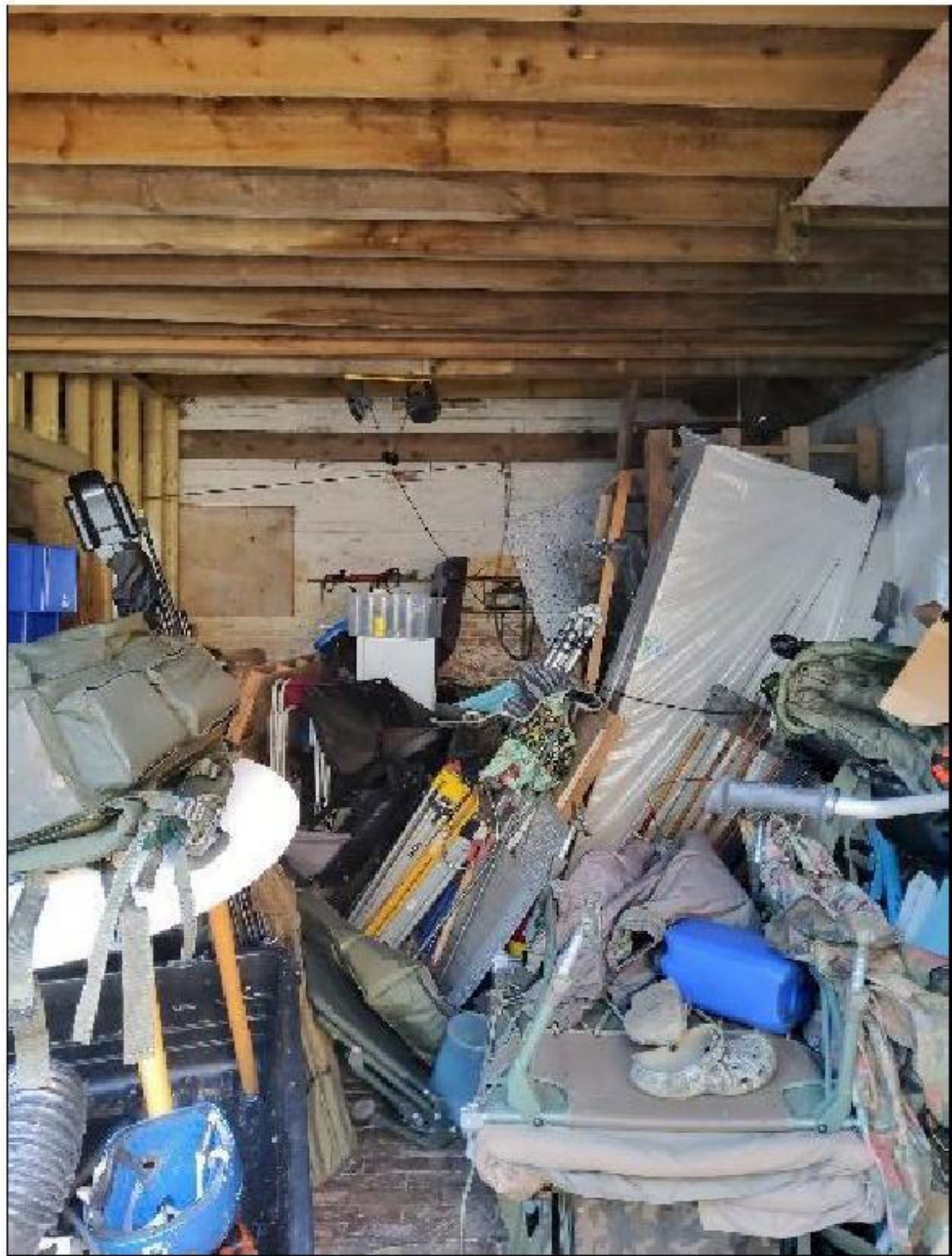
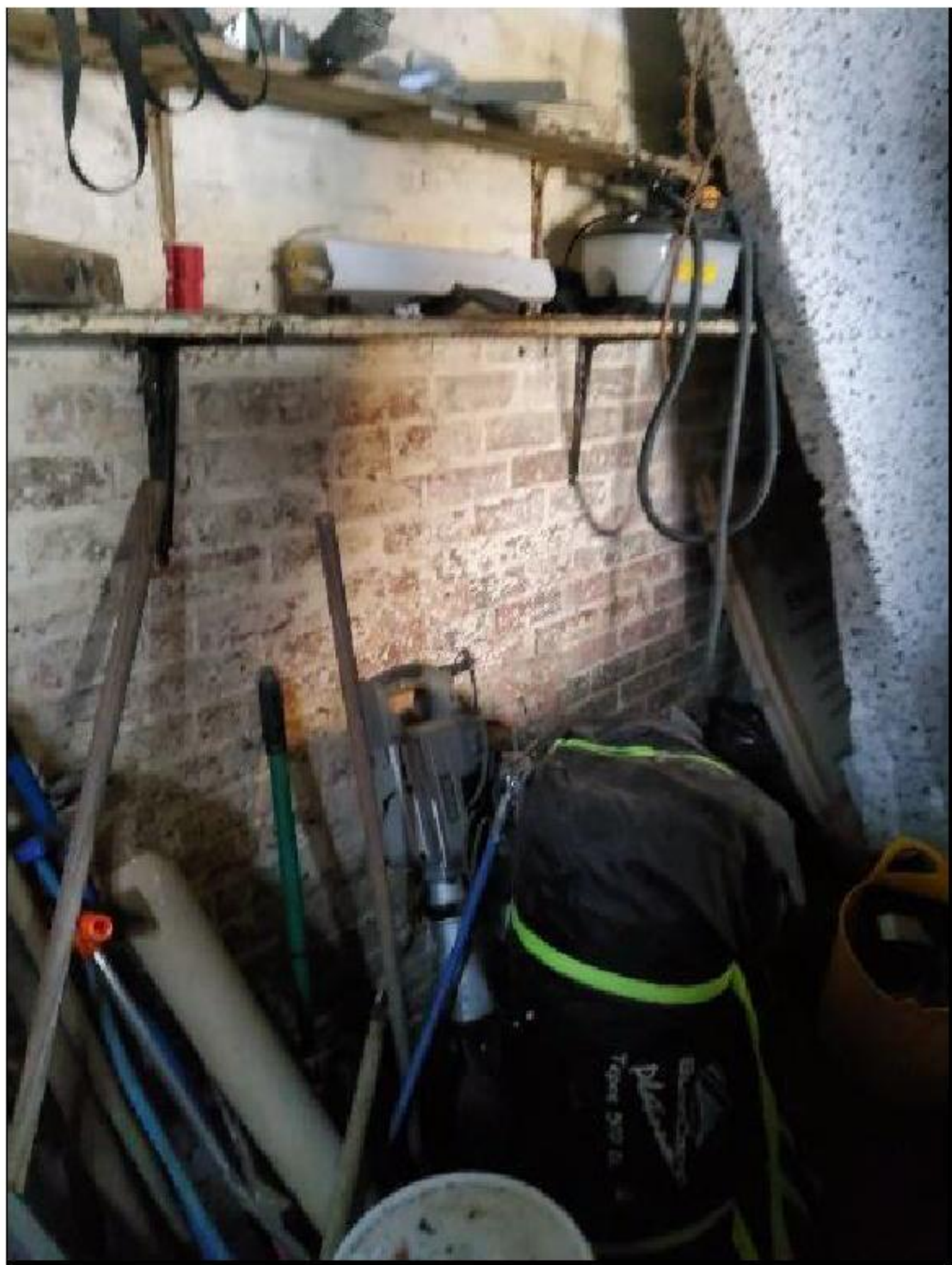
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4. Conclusions & Recommendations

- 4.1. Structurally, the barn is in overall good condition. No serious structural defects were observed. However, there are various minor defects that require attention.
- 4.2. The brick walls are in overall good condition:
- 4.2.1. There are no signs of subsidence. There is no reason to believe the foundations need strengthening or underpinning.
 - 4.2.2. There is a tree very close to the flank wall of the barn. The tree is so close that it is in contact with the wall at foundations level. This tree has caused the ground to heave, which has caused localised cracking in the brickwork.
 - 4.2.3. There are two more trees near to the rear of the building. These trees do not appear to have caused any damage; However, it is recommended that all three trees are removed to protect the building.
 - 4.2.4. It is recommended that cracks in the brickwork are repaired by brick stitching using Helifix bars and resin.
 - 4.2.5. The brick walls also show sign of general deterioration and damp ingress. To upgrade the building to habitable space, a damp-proof membrane and interior insulation are required.
 - 4.2.6. The renovation of the barn must be designed so that no additional loading is imposed onto the brick walls.
- 4.3. Roof and first floor are of modern, timber construction. The roof can be strengthened and insulated internally to create a cold roof, without the need to replace the timber rafters.
- 4.4. The brick floor can be retained and protected. An insulated floating floor can be installed on top of it.