GA GAWN associates

consulting civil &
structural engineers

LJG/216/0988

J Doyle Building Ltd
59 High Street
Dry Drayton
Cambridge
CB23 8BS

FAO Mr J Doyle

26 September 2016

Dear Sir

Ref: Little Field Barn, Whitwell Way, Coton, Cambridge CB23 7PW

As requested, on Thursday 4 August 2016, we met with you at the above site to consider the condition of exposed structural steelwork forming the framing of a barn at this address, where there is a proposal to create residential standard accommodation.

We would advise that the exposed steelwork at this location was significantly out of level and alignment at the time of our visit. The framework had been designed and installed for agricultural storage purposes.

This framework did not comply with structural design criteria for habitable standard accommodation in accordance with Building Regulation requirements.

Considering the nature/extent of the defects and deficiencies evident in the framework at the time of our visit, we would confirm that retention of the steelwork was not considered practical or technically appropriate in this instance. Rather, for a selection of technical and practical considerations, the steelwork was to be carefully dismantled, to facilitate construction of the dwelling using more conventional loadbearing cavity masonry walling, mixed with a section of timber framed walling on the open, field side, elevation. Steel ridge beams are required to support the open vaulted roof format over.

The plan layout and elevational profile of the building was to remain unaltered. In this manner, the design of the dwelling could then comply with current Building Regulation requirements to address points arising from initial site discussions with the Building Control Officer.

We trust that this note is of assistance to you in following up on our telephone discussion earlier today. However, should any party need further clarification of matters noted above or additional information from our offices in relation to this particular project, please let us know.

Yours faithfully

L J Gawn
For and on behalf of Gawn Associates

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