



Structural Survey Statement

Site Address: Hillcrest, Black Lane. ST10 4HB

Application Type: Conversion of Existing Agricultural Building to One Three-Bedroom Dwelling

Date: 07/10/2025

Prepared by: Anita Punchard BSc (Hons) Building Surveyor

1. Introduction

This statement has been prepared in support of a planning application for the conversion of an existing steel-framed agricultural building into a single three-bedroom dwelling. The purpose of this statement is to address the request for a Structural Survey and to confirm that the existing building is of modern, sound, and durable construction, suitable for conversion without the need for significant structural intervention.

2. Building Description

The building is a modern steel portal-framed agricultural structure, constructed within the last 15 years using contemporary methods and materials. It comprises:

- A steel portal frame with bolted connections;
- Concrete foundations and concrete floor slab;
- Metal sheet cladding to both walls and roof; and
- Galvanised steel components with protective coatings and intact rainwater goods.

The building has seen minimal agricultural use and remains in excellent overall

condition. All structural components are sound, with no visible corrosion, rust, movement, or distortion to the frame or fixings.

3. Structural Condition Assessment

A visual inspection of the building has been undertaken as part of preparing this application. The key findings are as follows:

- The steel frame remains plumb, true, and free from any movement or damage.
- The roof and wall cladding are intact, weatherproof, and show no signs of fatigue or structural compromise.
- The concrete floor slab and foundations are stable, level, and without cracking or settlement.
- Bolted connections and fixings are secure and show no evidence of corrosion.
- There is no visible deterioration, deflection, or instability in any part of the structure.

Overall, the building presents as a robust and well-maintained structure, entirely fit for its intended conversion.

4. Suitability for Conversion

The proposed development involves internal conversion of the existing agricultural building to form a residential dwelling. The structural frame and envelope will be retained in full, with only internal works and non-structural alterations proposed.

No structural modifications, foundation works, or demolition are required. The building's existing frame provides an appropriate and permanent structural base for residential use, meeting the tests of permanence and capability for conversion under established planning principles for rural building re-use.

5. Conclusion

The existing building is a modern, well-constructed, and structurally sound steel-framed structure, built within the last 15 years and showing no signs of deterioration, corrosion, or structural weakness.

It is stable, robust, and fully capable of conversion without the need for any structural rebuilding or strengthening works.

On the basis of this inspection and professional assessment, a formal structural engineer's report is not considered necessary. The building is clearly fit for conversion and suitable for the proposed residential use.

Prepared by: Anita Punchard BSc (Hons)

Building Surveyor

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