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Doctor Seehra
Bocoda Hill Farm
Wrotham Road
South Street
Meopham
Kent DA13 0QG

07 July 2025

Dear Doctor Seehra,

RE: Bocoda Hill Farm, Wrotham Road, South Street, Meopham, Kent DA13 0QG – Proposed conversion of existing stables.

Further to our site visit at the above property on 25 June 2025 this report is written with regards to the proposed plans to convert the stables into a residential dwelling. The report is based on observations on the day of the inspection and our professional opinion. All inspections were undertaken from ground level only. No long-term monitoring or intrusive investigation were undertaken. The report does not cover damp, rot or timber infestation.

Photo 1: View of stables from the front.

The stable is of a timber frame construction. The stable block is formed in a L-shape and is divided into 5 rooms. The building has a pitched roof with the timber trusses being covered with OSB sheets and felt. The trusses are constructed using 75x50mm timbers and are at 600mm c/c. The truss connections are made using plywood. The roof cantilevers out by approximately 1.2 metres giving covered access to the stables. The external walls consist of 75x50mm timber studs at 400mm c/c and are clad using feather edged weatherboarding. The internal walls also consist of 75x50mm timber studs at 400mm c/c which are clad using OSB boards. The walls are placed on a brick plinth which appears to be founded on a concrete slab. The stables have store rooms constructed to the back of the building. However, we were informed that these would not form part of the conversion.

Photo 2: View of the timber frame inside the stables.

Condition of structure

The timber frames which have been formed using slender sawn timbers appear to be in a reasonable condition. The timber frame in general did not appear to be failing or suffer from major deterioration. Some of the plywood connection plates for the trusses were found to be missing. Some of the cladding at low level appeared to have deteriorated. This could possibly be a sign of the building having been used as stables.

Conversion of Stables

It is proposed to convert the stables into a habitable single storey dwelling. The cantilevering roof overhang is proposed to be enclosed and form part of the dwelling.

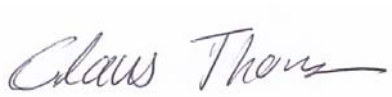
The envelope of the stables will be structurally suitable for the proposed conversion. The timber frame, however, will require strengthening to conform to modern building regulations. The internal stable walls are currently adding stability to the slender structure, so it is important that the new dwelling has added structure for stability. Strengthening of the structure could be undertaken by adding timbers of adequate size next to the existing timbers. All of this can be confirmed in the detailed design.

It is possible, depending on further investigation, that the existing foundations require underpinning. This could be undertaken as traditional underpinning or by temporarily removing one wall section at a time while temporarily supporting the building. A new brick plinth should also be constructed to incorporate a damp proof course.

Although it may be possible to use the existing cladding, we would suggest that consideration is given to this being replaced using a higher quality cladding. Existing roof cladding should be replaced. The type of roof cover should be specified by the Architect.

Prior to commencement of the construction a methodology should be produced to ensure that the existing envelope of the stables is maintained. Temporary works will have to be established to ensure that any materials from the existing stables which require preservation are supported and not damaged during the construction.

Yours sincerely,



Claus J Thomsen
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Director