

Skill Build Dorset Ltd

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Poole, Dorset
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7th December 2020

Barn at Anchor Paddock, Batchelors Lane, Holtwood, Wimborne, BH21 7EX

With almost 35 years' experience in the building trade and most recently specialising on both Barn and Agricultural building conversions under Class Q development. We are available to offer our knowledge and expertise to convert the above mentioned Machinery Barn.

The Barn is a Timber framed barn with a corrugated sheet wall cladding. The roof is made up of comprehensive oak roof trusses with a Tin roof cover. The existing floor is made up of a sound solid concrete base.

We will damp proof the floor adding insulation if required by building regulations, with the final floor surface most likely being tiled or wood finished.

The Barn already has a solid Timber frame exterior that does not require any reinforcement. We will create an internal timber wall with insulation between the two timber skins. Where necessary we will add some concrete block walls again clad in Timber. We will finish the walls with Timber and Zinc cladding. The existing roof structure is structurally very sound and supports Tin sheets that we will replace with lightweight Euroclad Vieo Zinc preferable for barn conversions.

The existing building structure has several well placed door openings suitable for door and windows. We will create some new openings for doors and windows whilst blocking up any openings no longer required with matching Timber and cladding in keeping with the existing structure.

The walls will be damp proofed, plastered and painted. Where there are currently cement corrugated sheets clad around the barn, we will replace with mostly timber cladding giving a preferred finish. Locally made Timber framed windows and doors will be added. All internal walls will be made from wood studwork and insulated as per building regulation requirements. Utilities/ services will be added, followed by the kitchen/ bathrooms and all decorating.

We are very pleased with the current structure and condition of this barn and aim to work with most of the existing shape and openings.

There are no structural modifications required and we are able to complete this project within 10 weeks. We have no issues keeping within the existing footprint with most of the works required being internal. Having completed many barn conversions locally in the past 36 months it is in my professional assessment that this conversion is well within our scope of works and fairly straight forward.

Yours faithfully

Michael Saunders.