PCC Consultants

The Annexe,
11 Meadow Lane,
South Hykeham,
Lincoln LN6 9PF

T 01522 695 540
E petercole@pcoleconsult.co.uk
www.pcoleconsult.co.uk

Mrs Caroline Wheeler
W D Branton and Willow Tree Potatoes Ltd
Willow Tree Farm
Main Road
Deeping St Nicholas
Spalding
Lincolnshire PE11 3BN

24 February 2022

Dear Mrs Wheeler

Our ref 10417, Barn Structure, Fifth Drove, Gosberton,

I have received several photographs from Michael Orridge of Origin Design Studio indicating that the tree has been removed that was immediately adjacent to the barn structure and that the external walls have been braced with timber raking shores. These actions have now ensured that the structure has been stabilised in the temporary condition. The building may now be repaired safely. The following photographs show the shoring that has been undertaken.





I observe the comments from Polly Harris-Gorf in her e-mail to you of the 26 January 2022, and in order that I can answer the points that she has raised I will list the individual items so that these can be addressed.

1. **Testing and Site Investigation.** I am satisfied that the ground conditions do dictate that a piled raft will prove necessary for the stabilisation of the proposed new structure as well as the existing barn. The ground conditions will determine

the length of the piles required and not their necessity. Our original report made reference to the presence of peat in the subsoils, and this was identified in a borehole available on the British Geological Society website. The borehole was located within 600 metres of the subject property. Boulder clay was located at a depth of approximately 5.0 m below ground level. Therefore, a site investigation may be delayed until a planning approval has been obtained, and the site investigation will be required in order to ensure compliance with Part A of the Building Regulations.

2. **Timber and Masonry.** Testing of other materials of construction may also be deferred until renovation commences. The extent of timber reinstatement will be defined by examination of the timbers when they are exposed. It is anticipated that many of the roof timbers will require replacement or repair. The degree of the reinstatement or replacement can only be determined when the roof structure is fully exposed. The process is quite normal on barn refurbishments and does not require any specific testing. Specialist timber preservation companies do have methods to strengthen and "solidify" timbers that have suffered deterioration due to rot or infestation, but this is normally only used where it is important to conserve the existing structural form.

3. **The removal of the Tree(s)**. The trees have been removed and only the stumps remain. These should be fully removed to allow the subsoils to return to their natural moisture content. It is unlikely that this will have a negative impact upon the existing foundations and walls. The proposed piled raft will ensure that the walls are effectively stabilised as the rotting of the roots within the ground will not cause movement of the foundations to the wall as the small diameter steel cased piles recommended in my original report will carry any loading safely to a stable soil stratum.

   I consider that the above responses, in addition to the information provided in our report of 02 August 2021 deal with the concerns expressed by the planning officer in her e-mail of 26 January 2022 to Michael Orridge. If there are any other concerns, please no not hesitate to contact me.

Yours sincerely



Peter Cole BSc CEng MICE FIStructE
PCC Consultants Ltd