

Vale Consultancy

CONSULTING CIVIL & STRUCTURAL ENGINEERS

STRUCTURAL REPORT

The Old Cowshed
Bowdens Lane
Newport
NP26 3AA

Prepared for: Katie Ross
Project Ref: N4614

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DOCUMENT CONTROL

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Issue	Prepared by	Approved by	Date	Status
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08 July 2025
Our Ref: **N4614**

Issued by email to: **katie.ross1@outlook.com**

To whom it may concern,

RE: Structural Inspection of The Old Cowshed, Bowdens Lane, Penhow, Newport. NP26 3AA

We were appointed by our client, Katie Ross, to undertake a visual inspection of the property at the above address, to determine if the main shell is suitable for conversion into a habitable building.

Our findings are restricted to structural matters only and we would state that we have not examined parts of the property that were covered, unexposed, inaccessible or deemed unsafe, and are therefore unable to state that any such component is free from defect. Our inspection is limited solely to the areas instructed during our inspection, as highlighted in the photographs below.

This report shall be for the confidential use of our client, and the report shall not be reproduced in whole or in part, or relied upon by a third party without the express written authorisation of Vale Consultancy. This report does not constitute a design check of the structures concerned, but provides a condition assessment of the as-built structure.

The property is a Dutch barn, which consists of steel stanchions supporting steel trusses, which supports corrugated sheeting as roof finishing and a timber ridge. The trusses are a variation of a scissor truss and king post truss (**photograph 1**).

The stanchions were found to be UB 152x89x16 at 4.5m centers. Side rails were found to be timbers 125mm deep x 75mm wide at 1.0m centres.

The ground floor slab was found to be a 125mm thick concrete slab (**photograph 2**).

The steel stanchions and trusses appeared to be in good structural condition, without any signs of corrosion or excessive deflection.

The timber side rails appear to be sagging slightly, although expected for an agricultural building of this age.

We consider that the floor slab and main stanchions are adequate with minor strengthening works to support the increased loading of extra purlins and composite sheeting. However, we would suggest that for the thermal improvement of the building, infill timber panels will be required in between the existing stanchions, which would result in the main stanchions becoming somewhat redundant to provide lateral support to the frame.

The ground floor slab is adequate for habitable use.

In conclusion, we believe that the frame **is suitable** for conversion, without excessive structural reconstruction.



If you have any queries regarding this report or require any further information please contact our office at the above address.

Yours sincerely

Nedw Llewelyn BEng (Hons) MSc CEng MICE

On behalf of Vale Consultancy

Enclosed:

Appendix A – Photographs



Appendix A – Photographs



Photograph 1



Photograph 2