



11 Place Farm House • Place Farm Way • Monks Risborough • Buckinghamshire • HP27 9JQ

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Ref: NC/alw/13684 – 01

9th April 2025

Michael Dales Partnership
65 Hermitage Road
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Herts
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FAO: Helena Dean

Re: Mill Barns, Whitwell, Hertfordshire

Dear Helena

Thank you for the meeting earlier today.

We confirm looking around the barn and believe it will be suitable for conversion and the new openings.

The construction is timber frame with two Queen post trusses supporting rafters and a timber purlin each side.

The roof timbers appear in good order.

There is an eaves brace missing from the left hand truss which needs to be reinstalled.

The timber walls are supported on a brick plinth wall which showed no signs of movement.

The majority of the timber uprights are in good condition and supported on the plinth wall, however some of them have been cast into insitu concrete.

These timbers need to be investigated to ensure they are not rotten.

We would recommend that when the building is converted the existing timber cladding is removed, the timbers and joints checked for structural adequacy and a ply sheet fixed on the outside to the uprights.

Any rotten timbers or part timbers should be replaced and any loose joints strengthened.



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We would recommend that the roof covering is kept as light as possible to avoid any additional load on the timber frame, the plinth walls and footings.

The existing concrete ground slab looks fairly new and will be ok for a ground floor. The slab will need a damp proof membrane and insulation on it.

We discussed the possibility of a mezzanine floor.

This would need to be independent of the main structure and have its own foundations.

We trust the above is acceptable.

If you have any questions do not hesitate to call.

Yours sincerely,



Nick Clifford
Partner