

Class Q Structural Inspection

Client: J M KNAPP & SONS LIMITED

Project: Former Agriculture Barn, Lutterworth Road, Burbage

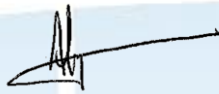
Project No: 26-22876

Document No: 0-030

Issue: 1

Date: 05 June 2026

Engineer:



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1. Introduction

- 1.1. Further to instructions we visited the former barn and agricultural buildings at Lutterworth Road, Burbage on 8th May 2026.
- 1.2. The property is a series of buildings that was used for agricultural purposes until at least 2012. It appears to have been used as a feed store, water tower and pumphouse. There was originally a greenhouse at the front of the site that is has been demolished and the brickwork lower walls are all that remain.
- 1.3. The purpose of our visit was to undertake a visual structural inspection of the buildings prior to a Class Q planning application to convert them to residential accommodation.
- 1.4. We did not inspect woodwork or any other part of the structure which was not visible or inaccessible and we are unable, therefore, to advise that any such part is free from defect.
- 1.5. This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of Diamond Wood and Shaw Limited.

2. Class Q Eligibility (Planning Context)

2.1. Based on our inspection and available evidence, the buildings are considered to satisfy the principal eligibility requirements of Schedule 2, Part 3, Class Q of the GPDO.

2.2. Lawful Agricultural Use

The buildings were in established agricultural use prior to 20 March 2013, with supporting evidence available via historic imagery (including Street View records dating back to 2012).

2.3. Permanent Construction

The structures comprise fixed and permanent buildings, constructed from steel, masonry and timber elements, and are neither temporary nor mobile in nature.

2.4. Floorspace Compliance

The cumulative floorspace of the buildings does not exceed the maximum threshold of 1,000 m², and individual units will comply with relevant size limitations under Class Q.

2.5. Site Constraints. The buildings are:

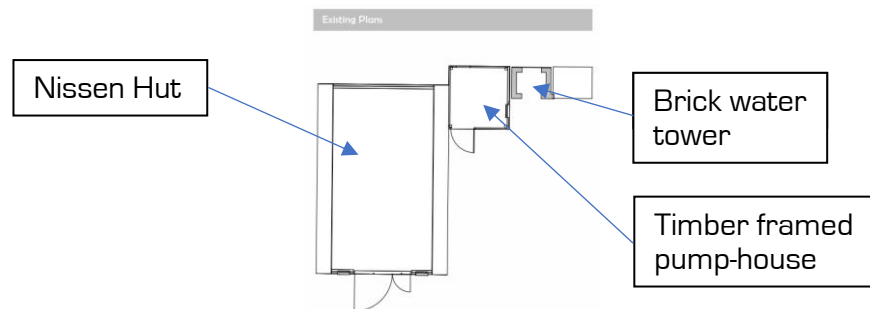
- Not listed
- Not located within restricted designations
- Not subject to any known planning constraints that would preclude Class Q development

2.6. Structural Capability

Importantly, the buildings are structurally capable of functioning in their current form, and do not exhibit defects that would necessitate substantial rebuilding. The proposed works are therefore considered to constitute conversion, rather than reconstruction.

3. Observations

- 3.1. The buildings are of mixed construction as indicated on the accompanying plan.



- 3.2. The principal structure comprises a steel-framed Nissen hut of agricultural origin, historically utilised for storage. The building is formed from semi-circular steel ribs, enclosed in corrugated metal sheeting forming both the roof and wall envelope.
- 3.2.1. The building is generally watertight and enclosed, with the corrugated metal sheeting forming a continuous external envelope. The roof operates as an enclosed and weather-resistant structure in its current form. It is anticipated that thermal upgrading measures, including internal insulation and lining, will be required as part of the proposed conversion.

3.2.2. The front and rear walls are formed in timber frame

construction that is generally performing well, albeit is currently uninsulated.

These elements are considered suitable for retention and upgrading.

3.2.3. The concrete ground floor slab is in excellent condition, free from cracking, movement and is suitable for re-use. Any upgrade works required will relate to thermal and damp performance, rather than structural integrity.

3.2.4. The primary steel frame exhibits no signs of distortion, instability or buckling typically associated with a failing corroded frame. The frame geometry remains true and stable in its present form. The structure represents a sound and serviceable loadbearing system, capable of supporting conversion works without structural rebuilding.

3.3. Adjacent to the hut is a detached structure comprising of a 1.5 storey loadbearing brick structure, consistent with a former water tower. The brickwork is in good condition and is suitable for re-use. The building is generally dry inside indicating a level of weather-tightness suitable for conversion.

3.3.1. A lightweight timber pumphouse, of later construction has been built between the brick tower and the Nissen Hut. This building is dry inside and appears to be performing well. This is likely to be built off the concrete slab which is in good condition and is suitable for re-use.

3.3.2. The timber walls and roof are currently uninsulated and require thermal upgrading as part of the conversion works.

4. Conclusions and Recommendations

- 4.1. The buildings are considered to be structurally sound, permanent and capable of functioning in their current form, with no evidence of defects requiring substantial structural rebuilding.
- 4.2. The proposed development can be undertaken as a conversion, with works limited to repair, upgrading and internal adaptation, without alteration to the primary structural systems.
- 4.3. The scope of works should be controlled to ensure that interventions remain proportionate and consistent with conversion, in particular avoiding wholesale removal or replacement of structural or envelope elements.
- 4.4. Subject to the above, it is our opinion that the buildings satisfy the structural requirements of Class Q, and are suitable for conversion to residential use.

Appendix A – Photos



Photo 1 – Front Elevation



Photo 2 – Internal view



Photo 3 – Water Tower



Photo 4 – Pump house