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architects

Mr Webster

Heath Farm, Osbaston

EXT – 26/61/SUPPORTING STATEMENT

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CLASS Q STATEMENT

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1 Site and application scope

This statement supports prior approval for the conversion of Barns 1, 2, 4 and 5 at Heath Farm, Bosworth Lane, Osbaston, to eight dwellings under Class Q. It addresses the scope of conversion, structural capability, accommodation, curtilage and the statutory prior-approval matters. The barns form an established farmyard group with simple roof forms, profiled or timber cladding and blockwork lower walls.

The application proposes two dwellings in each of Barns 1, 2, 4 and 5. Barn 3 is excluded from residential conversion. The proposed site plan identifies the separate central barn for demolition.

Barn 3 is proposed for separate demolition and is not included in the Class Q conversion works. Any necessary demolition approval will be obtained separately; showing its removal on the site plan does not extend the scope of this application.



Figure 1 Existing farmyard, with Barn 1 to the left and Barn 2 to the right. Site photograph, November 2026.

Planning history

Application 25/00496/P3CQ concerned conversion of an agricultural barn to one dwelling. The owner's representative confirms that H&BBC refused the application and that the subsequent appeal, reference 6003428, was withdrawn following a dispute over the tenant's authority and the owner's consent to undertake the works. The Council's February 2026 appeal register records the application and appeal references. [4]

The owner's representative confirms that the earlier proposal was not implemented. It therefore contributes no completed dwelling or converted floorspace to the present cumulative Class Q assessment. The earlier refusal remains part of the planning history; this application is supported by its own drawings and technical evidence.

2 Proposed site arrangement

The four buildings remain in their established positions. The layout uses the existing yard for access, with paired parking allocations and defined private gardens serving each dwelling. The schedule allows two parking spaces per home, giving 16 spaces overall. Barns 1 and 2 form the entrance group; Barns 4 and 5 lie further into the site.



Figure 2 Proposed site arrangement, drawing 26/61/14. Reduced extract, not to scale; refer to the submitted drawing for dimensions and boundaries.

3 The conversion proposals

Barn 1

Plots 1 and 2 occupy the existing broad building, retaining its unequal roof profile and lower adjoining roof element. The principal glazed and part-blockwork elevation addresses the courtyard and Barn 2. Existing structural bays govern the openings; blockwork, profiled cladding and the agricultural roof character remain legible.

Barn 2

Plots 3 and 4 occupy the metal-clad building. The large glazed opening is on the short gable end. The shallow asymmetric roof and existing envelope are retained, with glazing and local openings incorporated as indicated on drawing 26/61/11.

Barn 4

Plots 5 and 6 occupy the long, low barn. The design retains the blockwork base, vertical timber cladding and repeated bay arrangement. Glazing fills agricultural openings, with local windows in retained wall areas.

Barn 5

Plots 7 and 8 occupy the larger profiled-clad barn. The design provides windows to both Bedroom 3s, built-in storage and coordinated roof glazing. The substantially blank clad elevation faces Barn 4; the more glazed elevation faces away from it.

Barn	Plots	Proposed GIA m²	Existing footprint m²
1	1 and 2	248.3	280.0
2	3 and 4	227.4	250.4
4	5 and 6	222.9	262.0
5	7 and 8	295.0	343.5
Total	8 homes	993.6	1,135.9

The scheduled gross internal areas are taken from the individual dwelling plans. Existing external footprints are used for the separate curtilage comparison, not as dwelling floorspace.

Extent of development

The proposal is for a change of use with associated conversion operations under Class Q(a) and Q(c). No extension under Class Q(b) is proposed. Services, insulation and internal subdivisions must be detailed

consistently with the retained structure and the permitted external envelope. Illustrations do not enlarge the scope of works shown on the architectural drawings.

4 Class Q assessment

The assessment uses Schedule 2, Part 3, Class Q of the GPDO 2015 as amended, including the provisions introduced in May 2024. The proposal falls to be assessed against the statutory eligibility tests and the specified prior-approval matters. [1, 2]

Agricultural unit and lawful use

The client identifies Heath Farm by holding number 22/221/0004 and advises that the holding extends to approximately 10.10 acres (4.09 hectares), including both access tracks. This is the holding area, not the application-site area or residential curtilage. DWS records that the site formed part of an established agricultural unit on 24 July 2023; the agricultural buildings, storage and equipment shown in the photographs support that account. The farm was formally larger but much of the land has been sold off to other farms nearby.

The holding number identifies the agricultural holding but does not, by itself, establish the lawful use or qualifying history of each building. The application relies on the agricultural-unit history described above and the submitted supporting evidence.

Scale and floorspace

The eight dwellings range from 109.7m² to 147.8m² and total 993.6m². The proposal is within the limits of 150m² per dwelling, ten dwellings and 1,000m² cumulative floorspace.

No implemented dwelling is attributed to application 25/00496/P3CQ, for the reasons set out in section 1.

The applicant confirms that there have been no other Class Q implementations on the site. The statutory cumulative assessment applies across the original limits of the established agricultural unit, including relevant development on land subsequently separated from it. [1, 2]

Other eligibility matters

The statutory assessment also addresses qualifying agricultural-unit history, agricultural tenancies, specified development under Part 6 Class A(a) or B(a) during the preceding ten years, protected land and heritage constraints, external dimensions, existing suitable highway access and compliance with the nationally described space standard. [1, 2]

DWS identifies no excluded designation or known constraint. The application proceeds on the basis that Class Q rights remain available and that the submitted planning history and site information disclose no applicable restriction preventing their exercise.

The design is based on retaining the existing buildings and converting them within their envelopes. The structural and accommodation assessments below address the physical capability of the buildings; access and environmental evidence address the remaining prior-approval matters.

5 Structural capability and retained fabric

The submitted Diamond Wood & Shaw Ltd structural report for the proposed Class Q conversion, project reference 26-23232, follows a site inspection on 28 September 2026. Andrew Kenyon is the report author. The coordinated report submitted with the application is the structural evidence supporting the scheme.

DWS describes the primary frames as serviceable, with no significant distortion, instability or buckling identified in its appraisal. Its proposed approach retains the primary load-bearing systems, existing roof coverings, much of the wall fabric and the floor construction. Appendix C supplies the engineer's supporting calculations; the architectural assessment does not replace those calculations.

Element	DWS conversion approach
Primary frame	Retain the existing frame; coordinate openings around columns.
Roof	Retain and repair coverings; local weatherproofing and rainwater-goods repairs.
Walls	Retain cladding and blockwork, with local opening alterations and internal lining.
Floor	Retain existing base/slab with damp-proofing, insulation and screed upgrades.
Internal fit-out	Independent internal linings, ceilings, partitions and services.

Conversion rather than reconstruction

The assessment rests on the existing buildings providing the structural basis for the homes. The domestic enclosure and insulation are to be introduced around retained fabric. The DWS approach does not depend on wholesale replacement of the primary frames, wholesale reroofing or replacement of the existing floor base. This is consistent with the distinction between conversion and rebuilding addressed in national planning guidance. [5, 6]

The separate central barn

Barn 3 is detached and structurally independent of the conversion buildings, as confirmed by the design team. Its removal is separate from the works required to convert Barns 1, 2, 4 and 5. The conversion case relies on the retained buildings and does not depend on rebuilding their primary structures following demolition of Barn 3.

6 Accommodation and space standards

All eight dwellings are assessed as three-bedroom, six-person, single-storey homes. The applicable minimum GIA is 95m² and built-in storage is 2.5m² per home. The storage figure includes the standard's 0.5m² allowance for fixed services; it is not an additional 0.5m² requirement. [3]

Plot	Barn	GIA m²	Above 95m²	Storage m²	Area result
1	1	116.9	21.9	2.6	Meets
2	1	131.4	36.4	2.7	Meets
3	2	113.0	18.0	2.7	Meets
4	2	114.4	19.4	2.5	Meets
5	4	113.2	18.2	2.6	Meets
6	4	109.7	14.7	2.5	Meets
7	5	147.8	52.8	2.5	Meets
8	5	147.2	52.2	2.5	Meets

Bedroom room areas

Separate dressing rooms, en-suites and circulation areas have not been added to bedroom areas. Each bedroom exceeds the 11.5m² double/twin-bedroom minimum. [3]

The room areas are the actual Revit room areas supplied by the design team. The accommodation schedules are read with the dimensioned plans and the finished internal dimensions described below.

Plot	Bedroom 1 or master m²	Bedroom 2 m²	Bedroom 3 m²
1	12.2	11.9	13.0
2	16.2	13.4	13.2
3	14.5	17.4	12.2
4	15.5	18.4	11.6
5	14.3	16.8	12.4
6	13.1	15.3	11.9
7	20.0	12.3	13.5

Plot	Bedroom 1 or master m²	Bedroom 2 m²	Bedroom 3 m²
8	27.5	12.6	13.8

7 Bedroom widths and usable space

The standard requires at least one double/twin bedroom in each dwelling to be 2.75m wide, with other double/twin bedrooms at least 2.55m wide. The dimensions below are the labelled bedroom dimensions on the latest supplied plans. [3]

Plot	Bed 1 or master mm	Bed 2 mm	Bed 3 mm	Width result
1	2840	3001	2939	Meets
2	3194	2840	2929	Meets
3	2600	2600	3200	Meets
4	2600	2800	3000	Meets
5	3553	4300	3000	Meets
6	3753	3725	2780	Meets
7	3000	2600	3000	Meets
8	2800	2600	3000	Meets

Finished dimensions and storage

Dimensions are measured to finished internal faces, allowing for insulation and linings. Wardrobes must preserve the required effective widths. Storage totals use the expressly labelled areas; kitchen units and separate dressing areas have not been added.

Headroom

The design team confirms that each dwelling achieves at least 2.3m floor-to-ceiling height over at least 75% of its GIA. Areas below 1.5m headroom are excluded except for storage permitted by the standard, with the prescribed reductions for low storage areas. The 1.5m threshold is an area-measurement rule, not the general minimum ceiling height. [3]

Natural light and internal arrangement

External glazing serves the living accommodation and bedrooms, supplemented by rooflights that distribute daylight into the buildings. The larger agricultural openings serve the living spaces.

The submitted layouts provide sanitary accommodation and internal circulation within each home.

The plans support adequate natural light in each habitable room, assessed with regard to room depth, window position and external obstruction. [2]

8 Domestic curtilage and parking

The scheduled domestic areas include the allocated parking and private gardens. They are compared with each existing building's external footprint below.

Barn	Footprint m²	Parking m²	Garden m²	Total m²	Margin m²
1	280.0	55.0	193.3	248.3	31.7
2	250.4	55.0	172.3	227.3	23.1
4	262.0	55.0	167.9	222.9	39.1
5	343.5	55.0	244.5	299.5	44.0

Statutory extent

The proposed residential curtilages are defined on the site plan immediately beside or around the relevant barns. The area comparison includes allocated parking and gardens. The Class Q definition requires both a close functional relationship to the building and an area no greater than its footprint. [2]

The shared yard and tracks provide access to the dwellings. They are distinguished from the individually allocated residential curtilages; the red-line application boundary does not itself confer residential use on all enclosed land. Separate demolition of Barn 3 does not authorise an additional residential use of its cleared footprint.

9 Prior approval matters

The following assessment addresses the seven matters specified in Class Q.2(1) for change of use with conversion works. No extension is proposed. [2]

Transport and highways

The eight homes use the existing access from Bosworth Lane and the established internal yard. The site plan provides two parking spaces per dwelling, 16 spaces in total. Access is considered against the scale of eight homes and the existing agricultural use, rather than on an assumed reduction in vehicle movements. The layout retains the shared access function and provides the basis for residential vehicle circulation and servicing.

Noise

Residential occupation replaces agricultural activity within the four conversion barns. The group remains in a rural setting, where surrounding agricultural operations may continue. The proposal therefore relies on a suitable relationship between the homes and remaining activities, rather than on an assumption that all farm noise will cease. The retained enclosure will be upgraded for residential occupation, with acoustic measures addressed through the detailed conversion design where required.

Contamination

Former agricultural use can give rise to localised contamination, for example from fuel, chemicals or made ground. The applicant does not rely on the photographs as proof that contamination is absent. A proportionate assessment and any necessary investigation, remediation and verification can be secured by a suitably worded condition, subject to the authority being satisfied that the site can be made suitable for residential use. Any unexpected contamination encountered during works will require assessment and appropriate treatment before the affected works proceed.

Flooding and drainage

The Environment Agency Flood Map for Planning extract supplied on 17 November 2026 shows the farm buildings and access outside Flood Zones 2 and 3, placing them in Flood Zone 1 for river and sea flooding. The extract is reproduced in Appendix A. Flood Zone 1 does not mean that all sources of flooding are absent.

The surface-water depth extract shows localised mapped flooding alongside parts of the access corridor and on surrounding land. The design team confirms that the mapped extent lies beside, rather than on, the access carriageway and does not affect the application site. At the scale supplied, no mapped surface-water extent is apparent over the conversion buildings. The screenshot does not identify the selected event probability or climate-change scenario; it is therefore used as a screening illustration, not evidence that access is flood-free in every event.

The conversion retains the existing building footprints. Detailed drainage should retain effective rainwater collection, avoid obstructing adjacent drainage paths and manage runoff without increasing flood risk elsewhere. Foul and surface-water drainage must be dealt with separately, using a suitable disposal route and any necessary discharge consent. No particular infiltration rate, sewer capacity or outfall permission is assumed in this statement.

The supplied mapping supports a proportionate flooding assessment for the proposed reuse. It does not replace site-specific investigation where required by the authority or establish the absence of groundwater, sewer or other residual flood risks.

Location and siting

The proposal reuses an established group of buildings with an existing connection to the public highway. The retained arrangement, defined gardens and allocated parking provide a coherent residential layout. The flood mapping indicates that the conversion buildings are outside the mapped river and sea flood zones and the surface-water extent shown. On the submitted evidence, no inherent feature of the buildings' location or siting has been identified that makes their residential conversion impractical or undesirable.

Design and external appearance are addressed in sections 3, 5 and 10. Adequate natural light is addressed in section 7 and demonstrated by the submitted room layouts, elevations and opening dimensions. These matters should be assessed by reference to the architectural drawings rather than the illustrative CGIs.

10 Design and external appearance

The design retains the differing agricultural character of the buildings. Blockwork bases, vertical boarding or profiled cladding, simple roofs and expressed structural bays remain the principal components. Large glazed areas occupy existing agricultural openings, while smaller openings serve the internal room arrangements. Roof glazing is coordinated with the retained roof form.



Figure 3 Barn 1 illustrative conversion view, showing glazing within the existing structural bays and retained blockwork and cladding.



Figure 4 Barn 5 illustrative conversion view, showing its glazed elevation, which faces away from Barn 4.

Figures 3 and 4 are AI-assisted design visualisations illustrating architectural character. They are not measured photomontages or construction specifications. The submitted architectural drawings and coordinated structural report define the proposal and take precedence over any illustrative differences.

11 Conclusion and evidence register

The proposed reuse would provide eight homes within four existing agricultural buildings. All dwellings fall below 150m², the combined GIA is 993.6m², and the scheduled accommodation meets the stated area, storage and bedroom-width requirements for three-bedroom six-person single-storey homes. The scheduled domestic areas are below the corresponding existing building footprints.

The structural report supports conversion through retention and upgrading of the existing frames and fabric. The designs respond to the barns' individual forms, while the flood-map extracts support the suitability of the location. Read with the submitted drawings and technical evidence, the proposal provides a basis for granting prior approval under Class Q, with proportionate conditions where necessary to address the specified prior-approval matters.

Architectural and technical documents

Reference	Document used for this assessment
26/61/10	Barn 1 as proposed; current drawing submitted with the application
26/61/11	Barn 2 as proposed; current drawing submitted with the application
26/61/15	Barn 4 as proposed; current drawing submitted with the application
26/61/12	Barn 5 as proposed; current drawing submitted with the application
26/61/14	Proposed site plan; current drawing submitted with the application
DWS project 26-23232	Coordinated structural report submitted with the application
Client confirmation	Holding number 22/221/0004; approximately 10.10 acres including both tracks; supplied 17 November 2026
Environment Agency mapping	Flood Zones 2 and 3 and surface-water depth screenshots; supplied 17 November 2026; Appendix A

References

[1] GPDO 2015, Schedule 2, Part 3, paragraph Q.1, revised legislation. legislation.gov.uk/uksi/2015/596/schedule/2/part/3

[2] SI 2024/579, article 3, replacement Class Q including Q.2 and Q.3. legislation.gov.uk/uksi/2024/579/pdfs/uksi_20240579_en.pdf

[3] Technical housing standards – nationally described space standard, 2015 with May 2016 notes. gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard

[4] H&BBC Planning Committee public reports pack, 10 February 2026, appeal register p45; application 25/00496/P3CQ and PINS 6003428. Subsequent refusal and withdrawal account supplied by the owner's representative on 11 November 2026.

[5] Diamond Wood & Shaw Ltd, Structural Report for Proposed Class Q Conversion, Heath Farm, Osbaston, project reference 26-23232; coordinated report submitted with the application.

[6] Planning Practice Guidance, When is permission required, paragraph 105, reference 13-105-20180615, conversion and rebuilding discussion. Historic numerical thresholds in that guidance are superseded by the amended legislation.

Appendix A Flood mapping

Environment Agency map extracts supplied by the design team on 17 November 2026. Read with the flooding assessment in section 9. The screenshots retain their original map keys and scale bars.

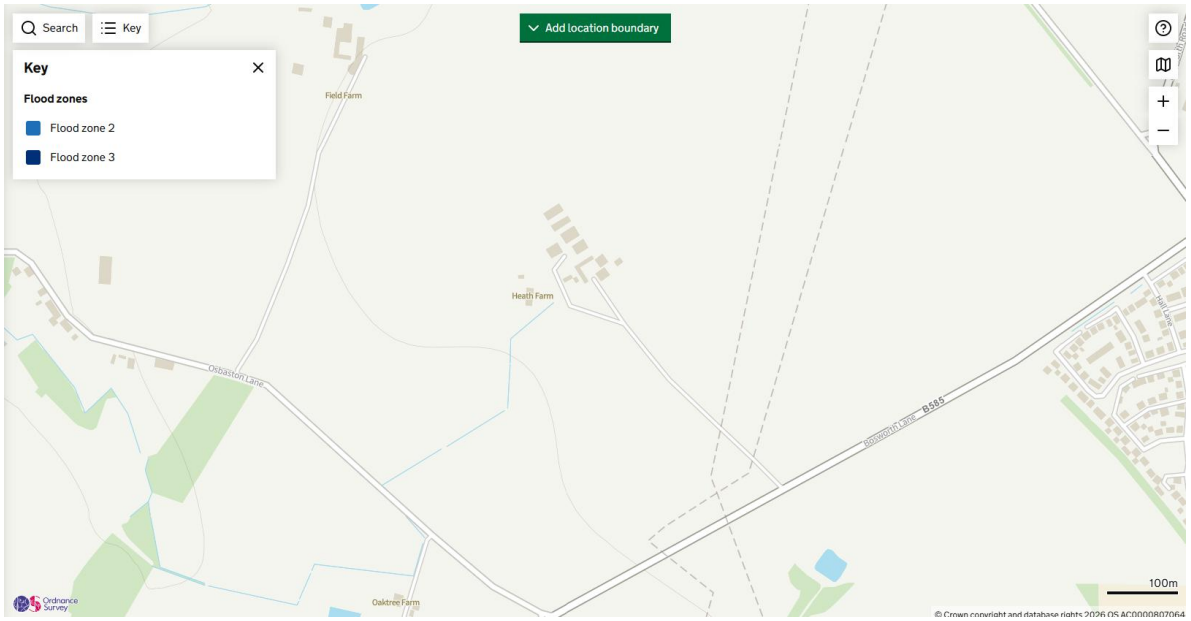


Figure A1 Flood Map for Planning showing Flood Zones 2 and 3. Heath Farm and its access lie outside the shaded zones.

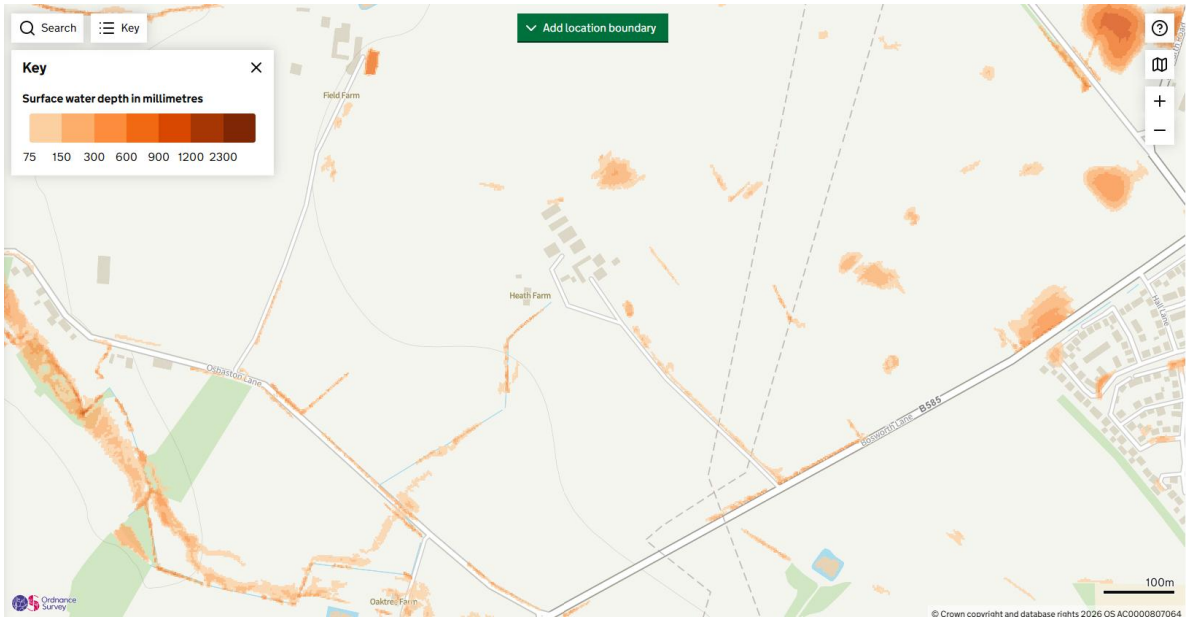


Figure A2 Surface-water depth mapping. The legend shows depth in millimetres; the selected probability and climate-change scenario are not displayed.

Architects Limited
19 Station Road,
Hinckley
Leicestershire
LE10 1AW

Call: 01455 635665
Email: mail@haywardarchitects.co.uk
www.haywardarchitects.co.uk

Directors:

Lee J Ward MCIAT IMaPS Zoe L Massey BA(Hons) DiPArch

Registered office: Edward House, Grange Business Park, Whetstone, Leicester, LE8 6EP. Company registration No 3396 69937