

9205 – Design & Access Statement

Proposed Class Q Conversion –

Thornton Lane, Thornton, Markfield

9205/ Design and Access Statement



RIBA 

Chartered Practice

General Info

HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0PB
01664 563 288
info@hssparchitects.co.uk
www.hssparchitects.co.uk

Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK.

Issue Record

Revision	Date	By	Checked	Admin Note	
0	31/10/2024	RH	MG	SAM	First Issue

Contents

0.0 Executive Summary

1.0 Introduction

1.1 Brief and aspirations

2.0 Site Assessment

2.1 Site location

2.2 Site description

2.3 Site context

2.4 Site history

3.0 Planning Policy

3.1 National planning policy framework

4.0 Proposed Design

4.1 Use

4.2 Amount

4.3 Appearance

4.4 Floor plans

4.5 Elevations

5.0 Access

6.0 Conclusion

7.0 Site photos

Appendices

A - Certification of registration for VAT

B - PI Insurance renewal 25 July 2014

C - Red diesel invoice for the business 15
Sept 2020

0.0 Executive Summary

This design and access statement has been prepared in support of a Class Q application to convert an agricultural building located at Thornton Lane, Thornton, Markfield, Leicestershire.

During this transitional period before the new Class Q regulations come into full effect in 2025, applicants can choose whether to apply based on the new or old regulations; this application has been prepared based on the old regulations. The design statement therefore sets out how the considerations of the Town and Country Planning (General Permitted Development) (England) Order 2015, are complied with.

1.0 Introduction

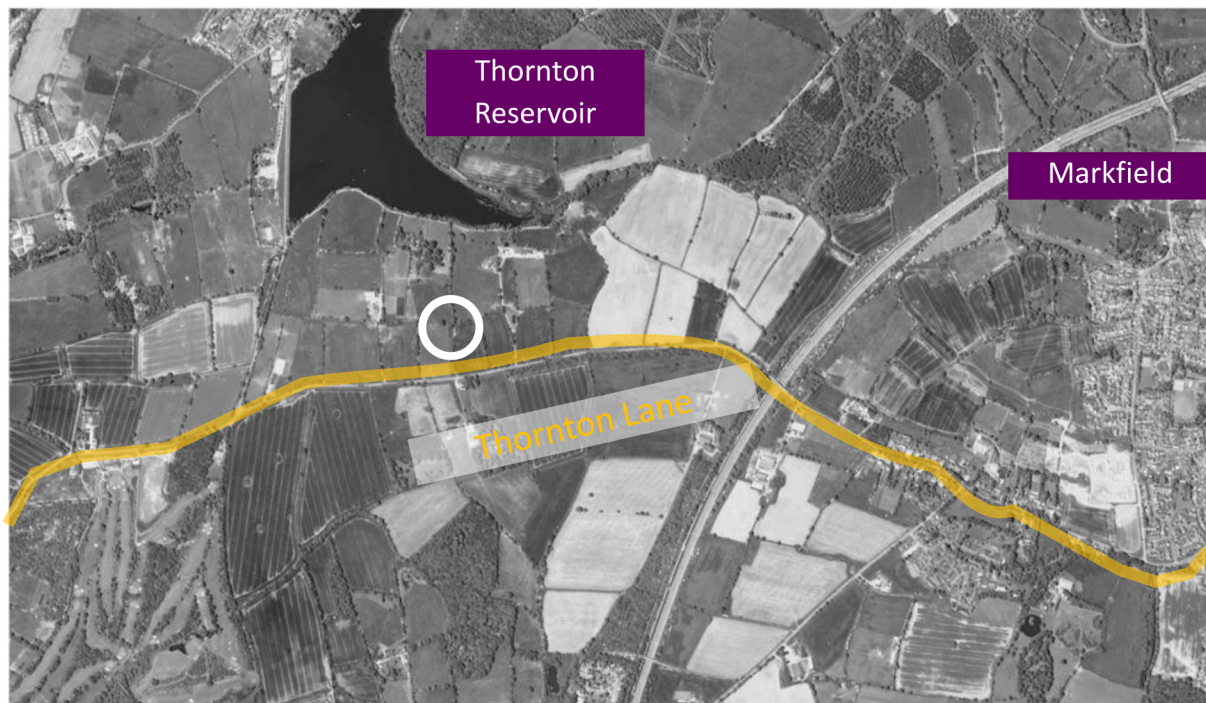
1.1 Brief and aspirations

HSSP Architects were appointed to develop a high-quality design proposal for a Class Q barn conversion. The Barn has been used to maintain and store agricultural plant and machinery.

2.0 Site Assessment

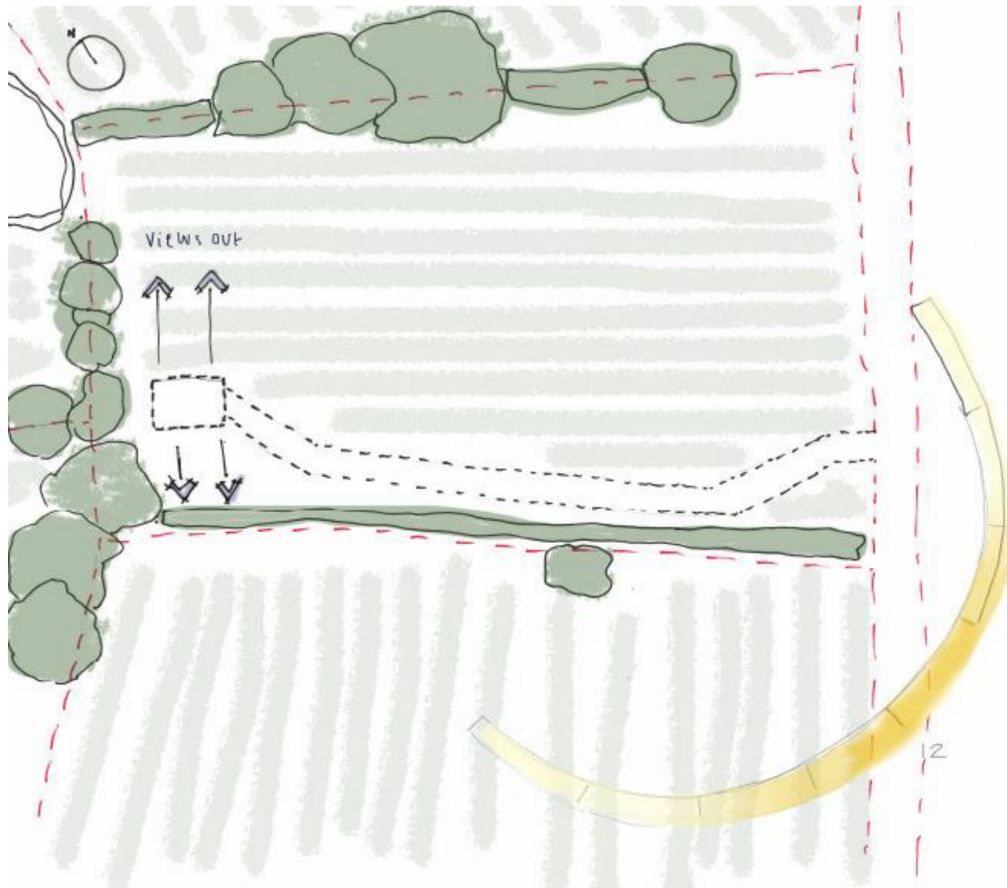
2.1 Site location

The site is located on the outskirts of Markfield, close to the Thornton Reservoir. It comprises of one barn, hard standing and an existing vehicular access off Thorton Road.



Existing Site Condition

2.2 Site description



Site sketch

The singular barn is accessed by a private access off Thornton Lane. The private access measures approximately 136 metres and runs alongside a hedge that extends the entirety of the plot of land. The barn itself is 13.96m by 9.28 m and 5.4 metres at the peak of the pitch.

The barn comprises of traditional steel portal frame, with sheet steel cladding on top of concrete footing. The roof currently has 6 roof lights and a large opening on the approaching façade, which subsequently facilitates the operational use of the barn.

2.3 Site context

The site is generally level with only slight and minor gradient change across the site that show no obvious slope with the existing access off Thornton Lane.

2.4 Site history

Our client has used the site for storing and maintaining agricultural plant and machinery in relation to their crop spraying business for over 45 years. Nicholas J Hart Agricultural Contractors (see Appendix A) was established 6 April 1979.

Further evidence of the agricultural use can be found in appendix B and C with PI Insurance details for the business and an invoice for fuel.



Contractor vehicle – a 1992 Mercedes registration J853 KJU [Unimog] sat outside the barn.



Image from site visit showing agricultural use

3.0 Planning Policy

3.1 National Planning Policy

This is a notification for prior approval under Schedule 2 of Part 3 Class Q of the General Permitted Development Order 2015 for the change of use of an existing agricultural building to its use as a dwelling.

The regulations were introduced by the Government in 2015 (amended in 2018) in order to increase the supply of dwellings and help with the diversification of agriculture.

The order sets out a number of statements in Q1 where development would not be considered to be permitted – our responses:

- a) (i)** The site was in use for agricultural purposes on 20 March 2013.
- a) (ii)** The site was in any case last used for agricultural purposes.
- b)** The floor space of the building to be converted is a total of 129m² which aligns with permitted maximum of 465m².
- c)** The number of dwelling houses to be created is only one, which does not exceed the permissible number of 5 on any one site.
- d)** The agricultural barns are not in use by an agricultural tenant.
- e)** Nicholas J Hart Agricultural Contractors is a sole trader and barn owner.
- f)** No agricultural tenancy exists or has been terminated within the last year.
- g)** No works to the barn have been carried out since 20 March 2013.
- h)** No changes to the external dimensions of the existing building are necessary.
- i)** The order allows for building operations necessary for the building to function as a dwelling aa) windows, doors, roofs, or exterior walls bb) water drainage, electricity, gas and other services – to the extent reasonably necessary for the building to function as a dwellinghouse and ii) partial demolition to the extent reasonably necessary.
- j)** The site is not on article 2(3) land.
- k)** the site is not part of a site of special scientific interest, a safety hazard area or a military explosives storage area.
- l)** The site is not, or in proximity to a scheduled monument.
- m)** The building is not listed.

When considering the proposal, the Authority should start from the premise that the right grants planning permission, subject only to the prior approval requirements.

There is no test for sustainability of the proposals in relation to its location.

The building should be structurally capable of being converted.

Under Q2(b) of the order, the Authority are required to assess the impacts of the proposal for determination as to whether the prior approval will be necessary as to the following impact:

a) Transport and highways impact of the development -

The site has the benefit of an existing highways access onto Thornton Road, from which agricultural vehicles have previously accessed the site. The proposal will provide two parking spaces which will have a negligible impact on the Highways network.

b) Noise impacts of the development -

As previously mentioned, the site is in an isolated location and is set back from the roadside by 136 metres. Any noise from the small holding on which the site is positioned can be satisfactorily mitigated against with the specification of the refurbishment.

c) Contamination risks at the site -

The Phase I Site Appraisal showed the site is suitable for the proposed development, assuming compliance with all the recommendations contained within the report. A Phase II ground investigation was commissioned from GRM to determine more accurately the effect of the identified hazards on the development.

d) Flooding risks on the site -

The EA Flood maps show the site is in a flood zone 1. Locations which are determined to be in flood zone 1 have a low probability of flooding – less than 0.1% annual probability and less than 1 in 1,000 annual probability of river flooding.

e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the change of use -

The barn is located 4.6 miles from Thornton village and 2.5 miles away from the centre of Markfield and its surrounding residential area. The barn has direct access to a public highway, and it is possible to gain access to services to allow them to work as fully functional dwellings. The barn already benefits from power. There are no factors that impact the suitability for change of use.

f) The design or external appearance of the building -

Proposed elevations and plans of the dwellings have been provided as part of the application and show that externally the design does not make any significant changes to the appearance of the building. It maintains the form and materiality of the existing agricultural barn, using a metal standing seam roof and galvanised steel rainwater goods. Vertically profiled, panelled wooden cladding and locally sourced stone cladding to clad the existing plinth further add to the agricultural nature of the building.

g) The provision of adequate natural light to all habitable rooms

Full height glazed doors and smaller windows with a head height of 2.1m are present on all elevations. Bedrooms face north and south. Feature glazing is to the south and west, facing the garden. The windows are based on 5% of the floor area of the rooms as a minimum.

h) Other issues identified as part of the investigation process

A full structural report was prepared by PRP Civil and Structural Engineers with the survey reporting that the building was in a good overall structural condition and suitable for conversion to residential use.

A Preliminary Ecological Appraisal was prepared by Three Shires Ltd which concluded the biodiversity value of the site is low-moderate due to the predominant habitat being grassland.

The barn was also considered not to have any bat roosting potential and the roost features in trees are not likely to be lost, or bats using them affected by the proposals.

The proposed development was anticipated to result in no significant ecological impact or adverse ecological effects.

4.0 Proposed Design

4.1 Use

The scheme is for a change of use of an agricultural building to a three-bedroom bungalow (use Class C3). The dwelling incorporates an open plan kitchen, living and dining space, separate WC, large family bathroom and three spacious bedrooms.

4.2 Amount

The drawings prepared for this application show a proposal for a three-bedroom dwelling with open plan living accommodation. The design proposals seek to retain as much of the existing external form and character of the barns as possible - as is a requirement of Class Q Part 3.

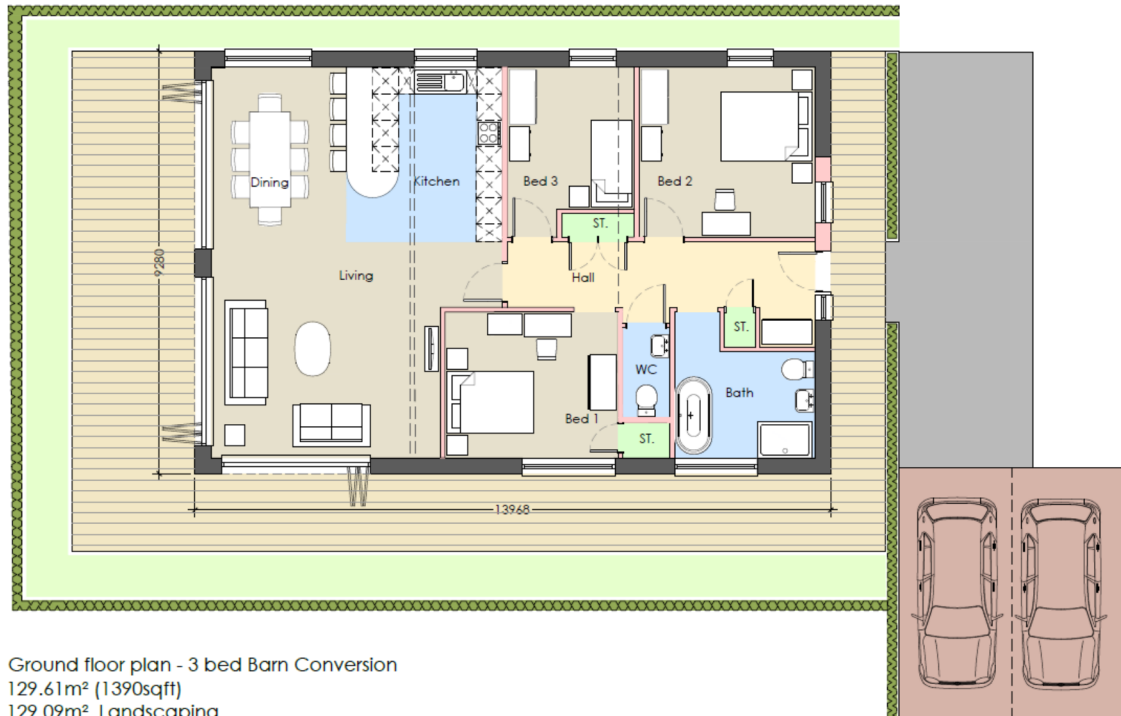
4.3 Appearance

The existing timber cladding styling will be retained, with the fibre cement roof being removed and replaced by a modern insulated standing seam zinc roof system or similar. The roof height and pitch will further be retained as existing, to ensure compliance with the Permitted Development order. The conservative use of metal cladding as an exterior finish will seek to introduce a building material that takes note of the previous construction makeup of the barns while also introducing a high-quality material that enhances the rural character of the site.

Aspect glazing has further been positioned on the eastern elevations affording views over the Rural Leicestershire countryside. All principal rooms across the development have been arranged to open out onto ground floor external amenity spaces. Windows and doors are to be formed as indicated, with new high performance aluminium products. Two car parking spaces are provided to serve the dwelling alongside the existing access driveway.

A new treatment plant will be installed to deal with foul water, while surface water will be taken to a soakaway or the existing boundary ditch. The barn will connect to the existing mains water and electric already supplied to the site.

4.4 Floor plan



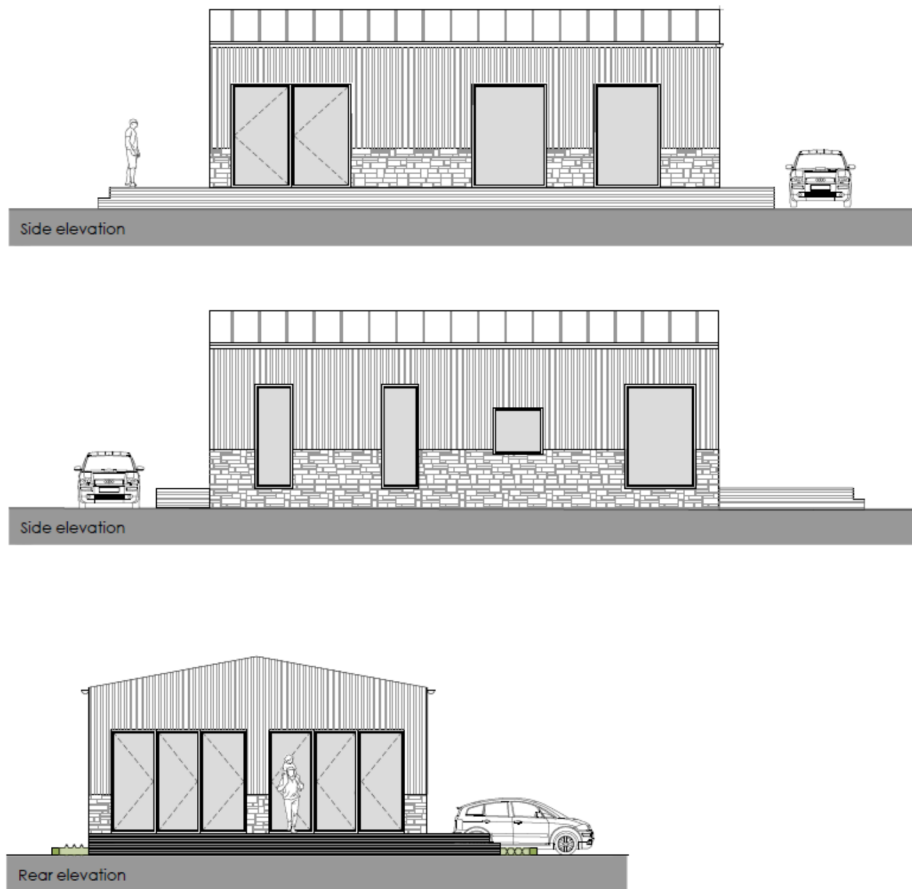
Proposed Plan

The proposed dwelling will be located within the existing steel frame with no additional extensions. The proposed amenity space around the building is just below the footprint area of the barn to comply with Class Q.



Proposed Exterior Condition

4.5 Elevations



Proposed elevations

See point 4.3 Appearance for details of the proposed materials.

5.0 Access

Existing access to the site is as previously described, along a dirt track, originating from Thornton Lane. Access to the site will remain unchanged and has been assessed to be suitable for the shared agricultural and dwelling uses of the site. Vehicles can enter and exit the proposed development site in a forward gear.

As the development is only for one property, it is believed the possible and minor increase in frequency of vehicles entering and leaving the site is not great enough to raise any major Highways concerns.

6.0 Conclusion:

The buildings to be converted to residential use are in good condition and capable of being converted without the requirement for demolition and rebuilding. We have demonstrated how each of the assessment criteria is satisfied and there is no reason to withhold approval for the conversion of the barn and proposed building operations.

7.0 Site Photos



Existing Building – External photo



Existing Building – External photo



Existing Building – External photo



Existing Building – External photo



Existing building – internal image



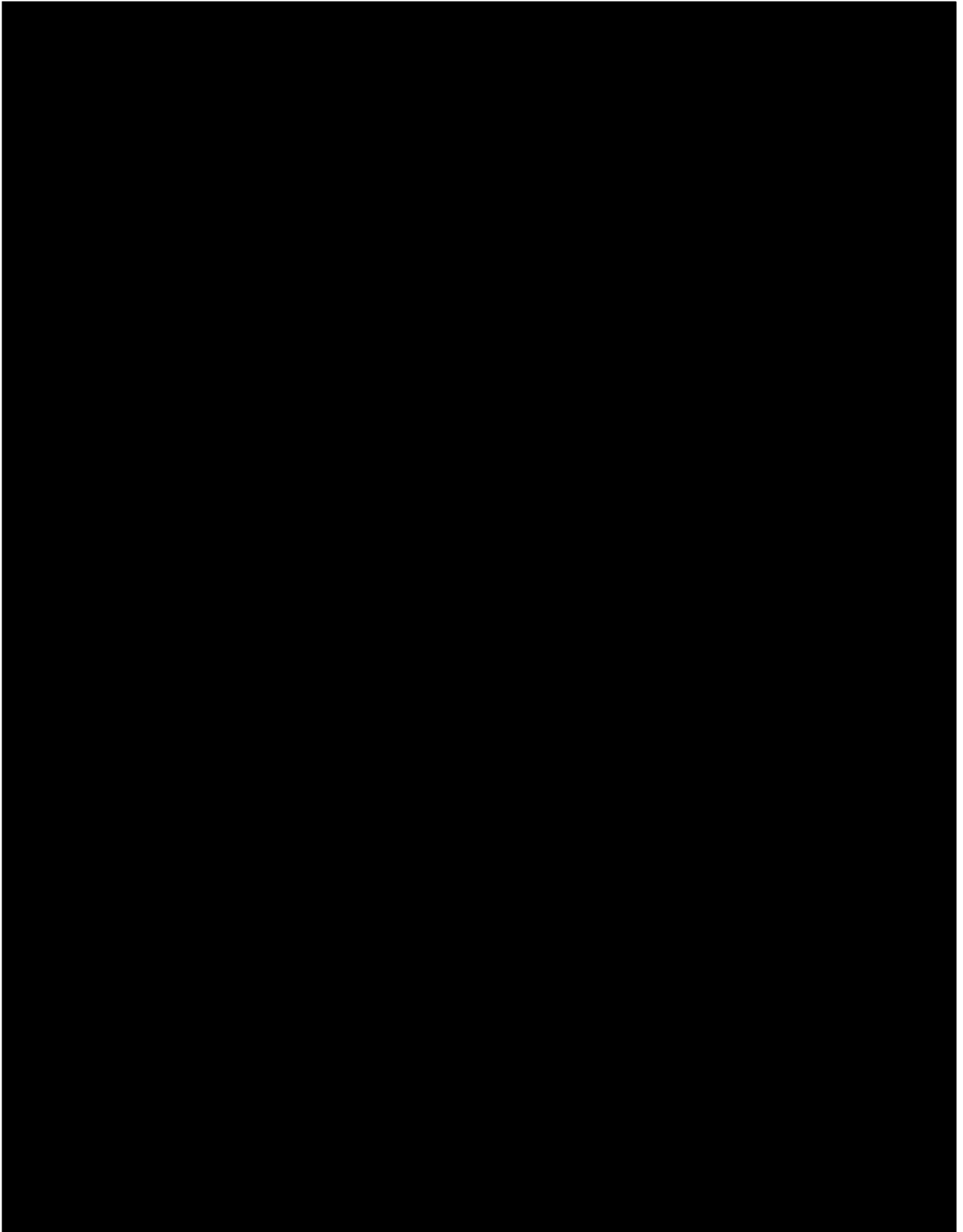
Existing building – internal image

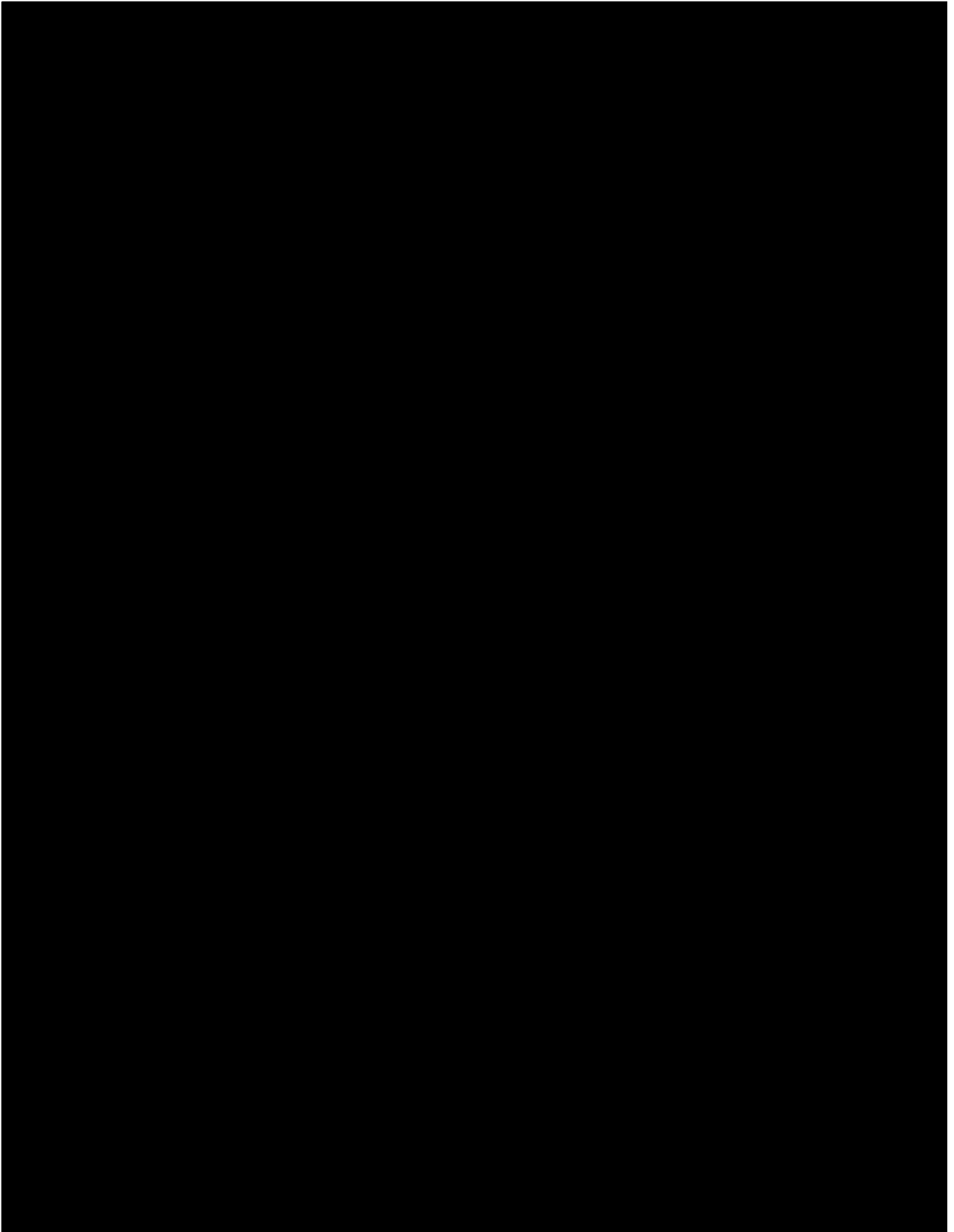


Existing Building – External photo



Existing Building – External photo





Appendix B (Continued)

