

9076 – Design & Access Statement

Proposed Class Q conversion
Pretty Oak Farm, Upton Lane,
Stoke Golding, CV13 6EU



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
P1	24 July 2024	KES		MF	First planning issue

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 Pretty Oak Farm, Upton Lane, Stoke Golding.

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 on the outskirts of Stoke Golding, Leicestershire. Our clients own the site – Pretty Oak Farm – but currently live elsewhere in Stoke Golding. The family are hobby farmers, having worked on the farm alongside their brother (/brother-in-law), and bred a small suckler herd of cattle. The clients are now the sole owners of the site, and currently have horses and a private menage at the north-west of the site, which is only used by themselves. The menage was granted planning permission in 2020 (application ref. 20/00439/FUL). The proposed barn conversion will become the applicants' family home, allowing them to move onto the farm and allow them to more easily care for their animals.

2.0 Site Assessment

The site is located on the outskirts of Stoke Golding, south of Upton Lane. It comprises two steel portal agricultural barns, a small stable block, and a menage. The applicant's land stretches further south, though this area is unaffected by the proposals.

This application relates to the barn, which is furthest north, which is proposed to be converted under Class Q regulations.

The second barn will remain on the site. It was originally approved in 2016 for rearing cattle (application ref 169/00371/FUL), however, it is now only used for the storage of plant machinery and hay.

The small stable block will be demolished to allow the conversion to have a coherent layout.

The menage is unaffected by the proposals.

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 to these statements are given below.

- (a) The barn was constructed in 2013 following a successful planning approval, and has been used for agricultural purposes for more than 10 years since then. (Planning application reference 13/00751/FUL).
- (b) The proposed floor space of the dwelling will be 290 sq.m, adhering to the maximum floor space of 465 sq.m.
- (c) The number of dwellinghouses to be created is only one, adhering to the maximum number of five on any one site.
- (d) The agricultural barn is not in use by an agricultural tenant; the applicant is the sole owner of the site.
- (e) No agricultural tenancy exists or has been terminated within the last year.
- (f) No agricultural building has been constructed on the unit in the proceeding 10 years.
- (g) No changes to the external dimensions of the existing building are necessary.
- (h) The development would not result in any increase of the external dimensions of the existing building.
- (i) No building operations other than the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services, will be necessary. The installation or replacement of the elements listed are all permitted under Class Q. Partial demolition to the extent reasonably necessary is also permitted.
- (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.

Under Q2(b) of the order, the authority is required to assess the impacts of the proposal as per the following:

a) Transport and highways impact of the development:

The impact of the proposal on the highways network are negligible. The site has an existing access and access track from Upton Lane, from which agricultural vehicles previously accessed the site. The access is single lane, but there is sufficient space closer to the barns for vehicles to pass, and vehicles are able to enter and leave the site in a forward direction. Three parking spaces for the dwelling are proposed.

b) Noise impacts of the development:

There are no neighbouring businesses or dwellings, so the proposal will not have a significant effect in terms of noise.

c) Contamination risks at the site:

A Phase 1 Ground Investigation report was commissioned and prepared by GRM, and this has been submitted as part of the application. The report concludes that "the site is suitable for the proposed development." (p.6) Furthermore they found that "the overall risk to human health is considered to be very low," "the overall ground gas risk is considered to be very low," and "the overall risk to groundwater is considered to be negligible." (p. 5 of their report).

d) Flooding risks on the site:

GRM's report also states that "there is a negligible risk of flooding from rivers or the sea," "there is a negligible risk of surface water flooding," and "there is a low risk of groundwater 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 to the west of Stoke Golding and close to amenities. There are no neighbouring businesses which would cause noise disturbance, and the site is not overlooked by neighbours. This makes it a very desirable location to live.

f) The design or external appearance of the building

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, particularly through the use of vertical profiled metal cladding and galvanised steel rainwater goods.

The building should be structurally capable of being converted. A structural inspection report was commissioned and prepared by PRP, and this has been submitted as part of the Class Q application. Their recommendations state that "the building is in a good overall structural condition and suitable for conversion to residential use." (4.1; p.5 of their report).

4.0 Proposed Design

The scheme is for a change of use of an agricultural building to a four-bedroom dwellinghouse (use Class C3). At ground floor, the dwelling incorporates an open plan kitchen, living and dining space, a snug, and a boot room/utility. There is also a guest room, which has been designed to be able to accommodate and support older relatives in future should this be needed, by being in close proximity to a ground floor shower room. On the first floor there are three double bedrooms with en suites.

The existing footprints of the steel frame will be retained. The layout has been designed to maximise the views towards the south, by situating the main living spaces and master bedroom on this side of the floor plan. The open plan living space uses the full height of the steel frame, to create a pleasant and open room within what is a fairly modest footprint in comparison to some Class Q conversions.

The adjacent stable block will be demolished, as indicated on the proposed site plan, to allow for a coherent layout and enable the scheme to benefit from the view.

The exterior will be clad in anthracite grey vertical profiled metal wall cladding. Large sliding timber louvres will be incorporated both aesthetically, as a nod towards traditional sliding barn doors, and practically, to work as solar shading for the main living space. The front entrance doors are set back to provide a covered external porch area and break up the massing. This is reminiscent of the existing building, which is similarly divided by a central opening.

The landscaping design has been kept simplistic, to maintain an agricultural feel across the site. A small area of amenity space has access from the bifold doors and is demarcated with

a continuation of the existing post and rail fence. Three parking spaces are shielded by a hedgerow.

5.0 Access

As noted, access to the site will remain as existing, turning off Upton Lane onto a rolled stone access track. Three parking spaces are proposed. There is sufficient space to turn, so vehicles can enter and leave the site in a forward direction. Due to the application only being for one dwelling, there will not be a significant increase in the number of vehicles accessing the site.

6.0 Conclusion

The building to be converted to residential use is in a good condition and capable of being converted, without the requirement for demolition and rebuilding. This Design and Access statement has demonstrated how each of the assessment criteria under the General Permitted Development Order 2015 have been satisfied.