PETER HUMPHREY
ASSOCIATES

DESIGN & ACCESS STATEMENT

Application: Proposed conversion of 1No. agricultural building to 1No. dwelling. (Prior Approval/Class Q).

Site Address: Barn on land on south side of Glenside South, Pinchbeck, Spalding, Lincs, PE11 3SA.

Applicant: Mr Kevin Whincup

PHA job number: 6911/01/B

Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

This 'Prior Approval: Change of use (agriculture to dwellinghouses) application is for the conversion of a 1No. agricultural building on agricultural land to 1No. dwelling.

The current/last use of the site is agricultural, although actual farming on site in the past 50+ years has been limited. The site has been largely vacant because it is no longer suitable for modern agricultural processes, due to its size and features. No other uses have taken on site, or within the building since its last use. When the applicants purchased the site, the building was surrounded by and filled with the previous owner's agricultural farming equipment, serving as good evidence towards its former use.

The agricultural building in question is structurally-sound and features solid brick walls, concrete floor slab, and a timber/clay tiled roof. (See photos in this document). In our professional opinion, based on the site's use and the building's age/condition, the building would meet the criteria for Class Q 'Conversion of redundant agricultural buildings to dwellings'.

Apart from being over-grown with ivy, the works needed to convert the building fall within the parameters of the Class Q policy. There is also no doubt that the building's last use was agricultural or that the building is over 10 years old. The building has no signs of movement or structural defects, as such it is considered to be very sound in terms of structure and worthy of conversion to a small single storey dwelling. The building is also in a very desirable rural location for a dwelling, being another key criteria of the Class Q policy.

Design & Appearance

The plans provided with this application demonstrate how the existing building could be converted into a dwelling - within the volume of the existing building.

The works proposed are very minimal and do not increase the volume, height or floor area of the existing building.

Externally, the only alterations proposed are: removal of existing overgrown ivy to the roof, making good of any clay tiles damaged by the ivy, swapping the existing barn doors for a window/door unit, and creation of new windows to the bedroom and en-suite.

Internally, the space will be upgraded thermally to meet building regulations and the converted into a small dwelling, well within the floor area limitations of the Class Q criteria.

All rooms within the proposed conversion feature a window for adequate natural light.

Access, Parking & Layout

The site benefits from two access points, one at each end of the site, both of which have historically been used for agricultural farming machinery. The change from agricultural to residential dwelling will result in a reduction in vehicle traffic and vehicle size on site.

All vehicles can park, turn and leave the site in forward gear.

Ecology

Following a visual survey of the building, the findings are listed below:

- The building is watertight, sealed with no holes or damaged roof/wall parts. The building is also fitted with doors, as such it is unlikely a bat/bird/owl could enter the building other than when the principal door is open.

- The building's internal structure is exposed, and the structure can visually be seen internally. From our visual survey, there was no signs of nests nor nesting. There were also no signs of droppings discovered during our visit.

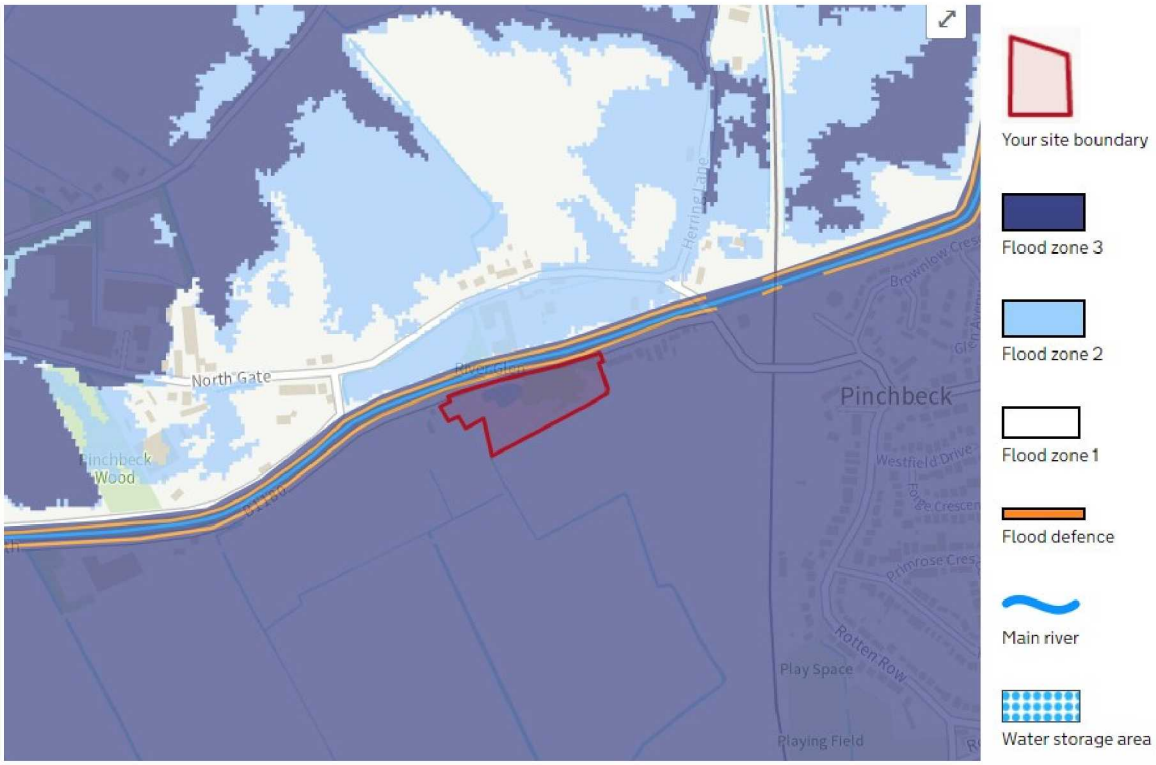
- As such no ecological impact is anticipated by this proposed development. Please see internal photographs provided below.

Contamination

No contamination risk identified, the building includes an existing concrete slab, to which insulation/screed will be added to, so no excavations or exposure of subsoils required.

Flood Risk Assessment

The application site is located within flood zone 3, see EA map extract below:



A specialist flood risk assessment has been prepared and submitted with this application.

The dwelling's internal floor level will be lifted by 150mm by the internal insulation upgrade, the bedroom level will then be lifted by a further 350mm on an elevated floor

to lift the bedroom space above the flood risk level, as per the recommendations of the flood risk assessment.

Existing Photographs



Existing barn (front) - facing North-East



Existing barn (side) – facing North-West



Internal view of existing building (floors and walls)



Internal view of existing roof structure and tiles



Photo of farming equipment on site

Policy criteria:

Now that this document has set of the proposal and provided information for the agricultural building, it will conclude with a test against the Class Q policy criteria:

Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Whereby, specifically this application is sought regarding Schedule 2, Part 3 (Change of Use), Class Q – Change of Use of agricultural use building and land to C3 (dwellinghouses) use.

Documented below is evidence supporting this development is consisting with the above legislation and is permitted development:

Part (a): Background information and photographs provide sufficient evidence that the site and its buildings have only even been agricultural use (to comply with parts (i),(ii) and (iii)). In addition, the site has not changed use since this date to further suggest its. Therefore, the development does not fail on part (a).

Part (ba): Expressed within part (b) information, the COU does not exceed 465m2 limitation, therefore, the development does not fail on part (ba).

- The existing internal floor area of the existing building = 13.70sqm.

Part (c): The proposal is for 1 residential unit, therefore under 5 and compliant with part (c).

Part (d): The agricultural site has not had any other Class Q developments.

Part (e): The site is not occupied under an agricultural tenancy agreement. Therefore, the development does not fail on part (e).

Part (f): An agricultural tenancy agreement has not been terminated less than 1 year before this development date. Therefore, the development does not fail on part (f).

Part (g): No Class A(a) or Class B(a) development has occurred on this site. Equally, the building in question is 10+ years old, as such the development does not fail on part (g).

Part (h): The proposal does not result in the external dimensions of the building going beyond the existing external dimensions due to not proposed changes externally. Therefore, the development does not fail on part (h).

Part (i): The proposal requires the following works to the existing buildings to convert them to dwellings:

- New windows and doors in existing exterior walls.

- New insulated floor over existing floor slab, which will raise internal floor level.
- New insulated internal wall finish, to existing walls.

Thus, the development does not consist of building operations other than described in parts (i) and (ii) to reasonably allow the building to function as a dwellinghouse. Therefore, the development does not fail on part (i).

Part (j): The site is not located on article 2(3) land. Therefore, the development does not fail on part (j).

Part (k): The site is not and does not form part of a site as described in (i), (ii) nor (iii). Therefore, the development does not fail on part (k).

Part (l): The site is not and does not contain a scheduled monument. Therefore, the development does not fail on part (l).

Part (m): The building is not a Listed Building. Therefore, the development does not fail on part (m).

PD rights update – May 2024

The above guidance was amended in May 2024, the proposal also meets the updated guideless regarding size and access. The proposed dwelling is under 150sqm and the site is served by 2 entrances as existing.

Conclusion

This submission demonstrates that the existing building meets the Class Q criteria and can be converted to a small single-storey dwelling, without extending beyond the volume of the existing building.