CLASS Q PLANNING STATEMENT



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Proposal : Proposed Change of Use of an Agricultural Building to Three Dwellings at Witteman Nurseries South Drove, Spalding. Lincs. PE11 3BD

June 2023

Project No JDA/2022/720

This Structural Report is part and parcel of a Prior Approval Notification submitted to South Holland District Council Under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3 - Class Q

1.00 Introduction

We are instructed by Mr N. Witteman respect of a Prior Determination Application made to South Holland District Council in relation to a proposed change of use of an agricultural building into three

dwellings at Witteman Nurseries at South Drove, Spalding, Lincs. PE11 3BD. Such works comprise permitted development under the provisions of Class Q of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015.

The proposed conversion in this case satisfies the limitations as set out within Section Q.1 of Class Q of the Order and the conditions set out in Section Q.2 (which essentially relates to the prior approval process) are also satisfied.

Schedule 2, Part 3, Class Q (a) and (b) of the GPDO permits development consisting of a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 of the Use Classes Order (UCO); and building operations reasonably necessary to convert the building to a use falling within Class C3 of the UCO.

Whilst Class Q is a prescriptive document and the local planning authority do not have the ability to exercise discretion over its statutory provisions, there had been a number of matters which have proven difficult to interpret and/or have lacked clarity. The government have sought to overcome this issue through the publicising of guidance found at paragraphs 104-109 of the following link:

https://www.gov.uk/guidance/when-is-permission-required#What-are-permitteddevelopment-rights

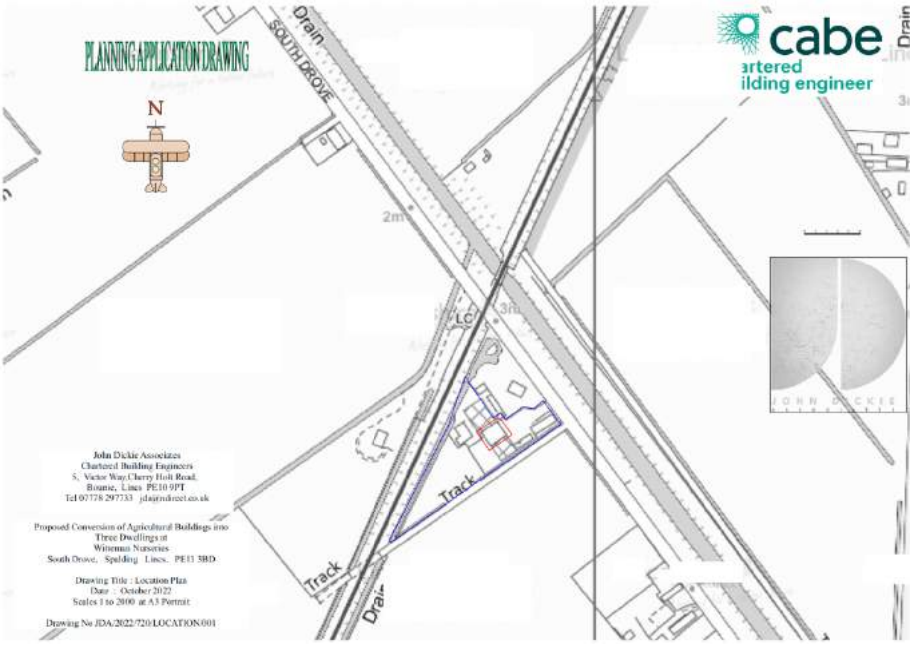
This report is written with due regard to the published guidance notes and rules under the General Permitted Development (England) Order 2018 (GPDO) relating to building operations allowed under the change to residential use. This states:-

"Building works are allowed under the right permitted agricultural buildings to change to residential use, however the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right. ***Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."***	

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2.00 The site and building

Fig 1 Location of the Site and Building Description :



The site has been used for agricultural purposes (predominantly a commercial nursery growing a variety of plants) since the mid 20th century. The applicant has been operating the agricultural business since 2013 when he acquired the property. The entire property owned by the applicant is an 'established agricultural unit'.

The property is bounded – partly - by a railway line to the North West boundary, open arable fields to the South East and South Drove to the frontage. A detached dwelling is located beyond the North East extremity of the application site area. The property includes a detached bungalow occupied by the applicant.

The application site area described by the red line on the submitted Ordnance Survey based Location and Block Plans is relatively flat.

There is no history of any use associated with the two buildings other than agricultural.

The plans accompanying this submission fully detail the existing building and surrounds.

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3.0 The General Permitted Development Order entitlement

3.0.1 Class Q of Part 3 of Schedule 2 of the Order (as amended), permits the following;
Q. Development consisting of -

(a) a change of use of a building and any land within its curtilage from a use as an agricultural
(b) building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(c) development referred to in paragraph (a) together with building operations
(d) reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

3.0.2 Development is permitted subject only to a number of restrictions / parameters as set out in Section Q.1, which is set out below. As supported by the accompanying text, the proposed conversion of the building into a single dwelling satisfies these requirements.
The Legislation (our commentary in blue text) ;
Development not permitted :

- Development is not permitted by Class Q if;-

the site was not used solely for an agricultural use as part of an established agricultural unit on 20th March 2013, or in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

The building in this instance is in use, solely for agricultural purposes, as part of an 'established agricultural unit'. It has been in use for this purpose prior to the 20th March 2013 date referenced in this section.

in the case of -

(i) a larger dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

in the case of—

a smaller dwellinghouse, within an established agricultural unit –

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

Recent amendments to the General Development Order now distinguish between larger dwellinghouses – between 100sq.m floor area and 465 sq m floor area and smaller dwellinghouses – which are less than 100 sq m floor area. The proposed conversion to 3no 'smaller dwellinghouses' a C3 Use is 416 sq m (including the retained 'lean to') and therefore fully compliant for sub-division into three residential units. Each unit (excluding the lean to elements) is 104 sq m GIA.

In relation to sub-paragraph (b) three dwellings are being proposed and therefore this element of the Order is therefore not conflicted.

- the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following –
- a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
- the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

Three dwellings are proposed. No other buildings on the agricultural unit have previously been the subject of Class Q prior approvals. The cumulative number of dwellinghouses does not exceed 5. This element of the Order is therefore not conflicted.

- the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

The site is not occupied under an agricultural tenancy.
This element of the Order is therefore not conflicted.

less than 1 year before the date development begins –

- an agricultural tenancy over the site has been terminated, and the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

No agricultural tenancies have been terminated in the year prior to the submission of this determination. This element of the Order is therefore not conflicted.

- development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013; or where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

No Part 6: Class A or B permitted development works have been undertaken on the agricultural holding in the period since20 March 2013. This element of the Order is therefore not conflicted.

- the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

The submitted plans illustrate that the external dimensions of the building will not be extended at any given point. This element of the Order is therefore not conflicted.

- the development under Class Q(b) would consist of building operations other than the installation or replacement of—

  (aa) windows, doors, roofs, or exterior walls, or

  (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The structural elements of the building remain in this case. The development includes for the insertion of windows and doors and the replacement of the external cladding and covering, together with the laying on of services as permitted by sub-section (bb). No other building operations are proposed other than those provided for within sub-sections (aa) & (bb). This element of the Order is therefore not conflicted.

the site is on article 2(3) land;
the site is, or forms part of—
a site of special scientific interest;
a safety hazard area;
a military explosives storage area;
the site is, or contains, a scheduled monument; or
the building is a listed building.

The site is not located within a conservation area or any other area identified within article 2(3). This element of the Order is therefore not conflicted.

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4.00 The Prior Approval Process :

The building proposed for conversion into a C3 use has a floor area of 465 sq m (including the 'lean to'). The building is proposed to be converted into a three dwelling houses which would each have a Gross Internal Floor Area (GIA) of 104sq m (excluding the 'lean to')

The Prior Approval Process :

Section Q.2 of Class Q sets out details of the prior approval process. It outlines that the prior approval submission should determine whether the Council's prior approval is required in respect of any of the following;

- transport and highways impacts of the development,
- noise impacts of the development,
- contamination risks on the site,
- flooding risks on the site,
- whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- the design or external appearance of the building.

Each of these issues are considered below ;

transport and highways impacts of the development,
The proposed development in this case raises no transport or highways issues.
Satisfactory access is achievable via the existing site access point off South Drove. This access point enjoys compliant visibility in both directions. Provision is made within the site for the parking of vehicles (2 spaces per unit). No adverse highways impacts will arise in this case - in any event, the vehicular movements associated with the existing agricultural use would far exceed that of a three dwelling houses.

noise impacts of the development,
There are no nearby noise sources that would impact upon the residential amenities of the proposed dwelling.

contamination risks on the site,
No contamination issues arise in this case.

flooding risks on the site,
The site is located in an area at risk of flooding (it is in Flood Zone 3) – refer to the accompanying FRA.

whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order
There are no other factors in this instance that would preclude or militate against the use of the building for residential purposes. The building will offer the potential for a three quality units of residential accommodation with acceptable standards of privacy and amenity for future dwelling occupiers. Such development would not be impacted by any adjoining land uses. Indeed, the new usage would be compatible with the character of the wider locality.

the design or external appearance of the building.

Having regard to the particular characteristics of the existing building, the proposed scheme of conversion is, in this instance, both logical and appropriate. The works will suitably complement the design and appearance of the existing building, will result in no adverse visual impacts and will not detract from the character and appearance of the surrounding landscape. As far as possible, existing openings are retained and re-used. All new openings complement the style of existing built form. Twinson horizontal boarding is proposed along with Kingspan composite roofing sheets.

Section X sets out a number of interpretation points relevant to certain changes of use set out within Part 3. In relation to the defined curtilage, Part X states; "curtilage" means, for the purposes of Class Q, R or S only—

the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building,
or
an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser

In this case the defined site corresponds with sub-section (b). The area of land comprising the curtilage is no larger than the area occupied by the agricultural building - refer to accompanying drawings.

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5.00 Further Planning Considerations and Suggested Conditions ;

Section 106 Heads of Terms
Not applicable.

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Crime and Disorder
It is considered that the proposal would not result in any signi7icant crime and disorder implications.

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Human Rights Implications
Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account when considering the Class Q Change of Use.
It is considered that no relevant Article of that Act will be breached.

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Suggested Planning Conditions ;

C1 The development must be completed within a period of three years starting with the prior approval date.
Reason: In accordance with the provisions of Schedule 2, Part 3, Class Q, paragraph Q.2(3) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

C2 The development must be carried out in accordance with the details submitted to the Local Planning Authority and, in particular, those contained on/within the following drawings and documents:
TBA
Reason: In accordance with the provisions of Schedule 2, Part 3, paragraph W(12)(a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

C3 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.
Reason: To ensure all contamination within the site is dealt with in accordance with paragraphs 120 and 121 of the National Planning Policy Framework, and the provisions of Schedule 2, Part 3, paragraph W(13) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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6.00 Summary and Conclusion ;
The main identifiable issue in this case is whether the proposal satisfies the requirements of the GPDO with regard to being permitted development for a change of use from an agricultural building to 3no smaller dwelling houses (Use Class C3), having particular regard to the requirements under Class Q.1 (i).

Paragraph 105 of the Planning Practice Guidance (PPG) sets out the building works permitted under Class Q to facilitate a change of use from an agricultural building to a residential use. It confirms the

right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building. This includes amongst other things the installation of a first floor, new windows, doors, roof covering and exterior walls to the extent reasonably necessary for the building to function as a dwelling house.

Partial demolition is permissible to the extent reasonably necessary to facilitate works those listed above but cannot subsequently entail the rebuilding of the structure.

This term was previously been open to a variety of interpretations and the government have sought to rationalise and clarify the matter by publishing advice in the National Planning Policy Guidance at paragraph 105 which states:

Building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted.

The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore, it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right.

An addition to paragraph 105 was introduced in February 2018 with particular reference to internal works:

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a Floor, the insertion of a mezzanine or upper Floors within the overall residential Floor space permitted, or internal walls, which are not prohibited by Class Q.

A structural element, as referred to in the guidance above, is not defined under any planning legislation or published advice. However, and in order to ensure a consistent approach, most Planning Authorities will rely on the following definition of an element:

A part of a structure which cannot be broken down into further parts of different kinds, for example a column or beam.

- **The works proposed, in this case, to facilitate the change of use include the replacement of the existing cladding with composite cladding, the replacement of the roofing sheets and various internal alterations including the formation of an upper storey for sleeping accommodation. It is further proposed to raise the ground floor level as suggested in the FRA to 2.86m OD.**

The Structural Report confirms that the roof, wall cladding, steelwork portal frame and concrete slab of the barn were all in very good condition with no signs of leaks and capable of conversion to dwellings. The barn is enclosed on all sides and both sub and superstructures are of substantial

construction and in sound serviceable condition. These are characteristics which make the retained building capable of conversion to residential use.

5.5 Whilst, in theory, the existing cladding could clearly be utilised given its current condition – its replacement is allowed under the Class Q legislation and guidance. Whilst there are existing openings on the building, it is clearly necessary for additional windows and doors to be provided to enable the building to function effectively as a dwellinghouse. Whilst it is acknowledged that full replacement of the existing cladding would be a fairly extensive building operation, in this particular instance, given the substantial construction and sound condition of the existing building, the replacement materials would be a practical and preventative solution to replace the ageing cladding and would be a reasonably necessary measure.

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7.0 Recent and relevant Case Law

Class Q of Part 3 of Schedule 2 of the GPDO states at paragraph Q.1.(i) that development under Class Q(b) is not permitted if it would consist of building operations other than: installation or replacement of windows, doors, roofs or external walls, or water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse. The permitted development rights also include partial demolition to the extent reasonably necessary to carry out such building operations.

The National Planning Practice Guidance1 (NPPG) states that the permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. Nonetheless, it indicates that, for the building to function as a dwelling, some building operations which would affect its external appearance, and which would otherwise require planning permission would be needed and should be permitted. The NPPG further clarifies that it is not the intention of the permitted development right to include the construction of new structural elements for the building. Consequently, it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide the residential use that the building would be considered to have the permitted development right.

The GPDO does not de7ine what is meant by 'reasonably necessary' to allow use as a dwelling. However, the court judgement in the case of Hibbitt v SSCLG [2016], considers how this element of the GPDO should be interpreted. The judgment found that the building must be capable of conversion to residential use without operations that would amount either to complete or substantial re- building of the pre-existing structure or, in effect, the creation of a new building. If the proposals would amount to rebuilding, the appeal should be dismissed as the proposed development would be outside the relevant Class. Whether or not the proposals go beyond the scope of conversion is a matter of fact and degree and requires an element of judgement.

The Hibbitt judgment involved a structurally sound framework, however the extent of the required works still led the Inspector to conclude that they went beyond what was reasonably necessary. The judge accepted this and concluded that the development was, in all practical terms, starting afresh with only a modest amount of help from the original structure.
It follows, therefore, that there is no longer a test requiring the building to be structurally sound, and the only test is whether the building is suitable for conversion. **In particular, the PPG confirms that internal walls, a floor, mezzanine or upper floors are allowed under Class Q.**

The building operations in this case would be reasonably necessary and would not constitute 'rebuild' as described in the Hibbitt judgment.

6.6 The works in this case could not be described as starting afresh as the underlying steel framed structure and concrete base would continue to form a fundamental part of the new dwelling. No new structural elements would be required to facilitate the changes to the external appearance of the building. We contend that the building operations would be in line with those confirmed as appropriate in the PPG and would only be to the extent reasonably necessary for the building to function as a dwelling house.

6.7 Accordingly, we consider that the prior approval of details should not be required in this instance, and that the development may proceed as notified.

The permitted development rights also include partial demolition to the extent reasonably necessary to carry out such building operations.



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APPENDICES

Appendix A. GENERAL DESCRIPTION

The main building

The main structure – see below – is typical of agricultural buildings encountered in the South Lincs region built in the second half of the 20th century.



The main 'higher level' building is a 'gambrel' shaped steel lattice framed construction with steel profiled sheet cladding to the roof pitches. The gable ends are infilled with a combination of structural curtain walling and sliding doors. The main plastic clad metal profile roofing sheets are supported by cold rolled galvanised steel 'Z' purlins (sleeved) spanning between the main lattice frames.

The whole building is clad in steel profiled sheeting - the roof has no translucent roof lights. the roof has no translucent roof lights.

Appropriate wind lacing and bracing is provided by a typical arrangement of predominantly circular hollow section galvanised steel 'ties' that enable wind loads (from any direction) to be transmitted back to the main superstructure. Given the installed wind bracing configuration and specification, we consider the superstructure to have adequate lateral restraint and stability. Plan bracing is provided to the compression chord fixed at lacing tube positions along the beams.

Where the compression chord varied along the length of the beam (continuous beam arrangements), then compression chord lacing & plan bracing has been provided to both top and bottom chords. There are no 'spigot connections' that could compromise the integrity of the beams. All of the lattice beams have been provided with appropriate compression chord lacing, tension chord lacing, compression chord plan bracing and diagonal bracing (as described in the foregoing text).

The installed lattice beams consist of top and bottom chords separated by angled chords designed to allow forces to pass from the top chord to the bottom chord. All connections

between the various 'elements of structure' are cleated and bolted. The underside of some of the 'gambrel slopes' have been sprayed with a proprietary insulation – it is pertinent to note that this does not affect the overall structural stability and, in fact, helps to 'stiffen' the roof panels under loading.

The lower 'eaves' section of the gambrel duo-pitched roof profile incorporates a channel section 'ring beam' providing continuous linear support to the imposed live and dead loadings from the higher level roof sections. The aforementioned channel section ring beam is provided with intermediate support at 3.05m centres from 90 x 90mm galvanised steel (hollow section) columns.

The ridge section consists of a continuous circa 200 x 100mm galvanised steel 'Z' purlin (sleeved) bolted to the lattice frames.

Brief background to 'Gambrel' structures

Agricultural buildings formed using lattice beams (in whole or part) are commonplace throughout the country but especially (in our experience) in East Anglia and the East Midlands. They were (and are) often favoured over conventional solid steel portal frames (I beams) because of their superior strength to weight ratio (up to 50% less weight), the ability to allow the passage of services and better control of deflections. In this case, we believe the installed lattice beam elements to be supplied by Metsec – now MLB Steel. We estimate the weight of the assumed Metsec sections to be in the order of 70kg with a Permissible Shear of 23kN and a Permissible Moment of some 35kNm.

Part of the main building is built in blockwork forming toilet accommodation for the agricultural usage. The existing floor shows no signs of settlement or cracking and is in a sound and serviceable condition.

Overall, the building is in excellent order and appears structurally sound with no movement, cracking or damage observed during our inspection.

As Chartered Building Engineers, we can confirm that (in our professional opinion), this steel framed building was designed and built to conform to whatever British Standards and Building Regulations were applicable at the time of erection.

The lower level 'flat roofed' building

This attached structure – circa 98 sq m GIA – is directly attached to and forms part of the overall agricultural operation – see below ;



Joined at roof level to the Gambrel superstructure via a fully functioning 'box gutter', this building was constructed (probably after the main building) with 150mm solid concrete blockwork walling with piers. The 'flat roof' actually has a pitch of some 2.5 degrees and finished with metal profile sheeting – much the same as the main building.

The roof structure is formed with a series of main timber support beams (circa 250 x 75mm sections laid to a fall) acting as 'purlins' with 150 x 50mm flat roof joists at 90 degrees to the purlins running the whole length of the building. The ceiling material (where applied) is indeterminate but likely to be Masterboard or similar. Exposed noggins provide appropriate lateral support to the main purlins with framing anchor connections providing stability. The North East corner of this building provides office and toilet accommodation for the agricultural use.

The existing floor shows no signs of settlement or cracking and is in a sound and serviceable condition.

This building is both sound and serviceable and, (in our professional opinion), was designed and built to conform to whatever British Standards and Building Regulations were applicable (for its purpose) at the time of erection.

5. PROPOSED WORKS OVERVIEW

The proposed works include the removal of both the wall sheeting and roof sheeting and replacement with timber clad walls (or composite equivalent) re-roofing with insulated steel sheets and adding windows and doors.

The existing concrete floor will be waterproofed, insulated and screeded. Internal timber framed walls are proposed to create the proposed internal layout.

A first floor structure is proposed.

6. IMPLICATION OF NEW WORKS AND PLANNING PRACTICE GUIDELINES

The replacement cladding to both the walls and roof is within the guidelines allowing for new walls and roof. The insertion of windows and doors is also within the guidelines.
The Planning Practice Guidance states that the building must be suitable for conversion, which it clearly is. The works are what is reasonably necessary to comply with the Building Regulations.

The internal works are not development as clarified in the Planning Practice Guidance.

7. CONCLUSION

The building at South Drove is in good order and structurally sound. It is necessary to replace the roof and wall claddings to convert to a dwelling and replace with insulated material. This is within the rules and guidelines of Class Q. Other works are internal and not development.

As with all such projects, once planning permission has been obtained, a detail design will be required for submission of a Building Regulation application.

Appendix A Photographs of the existing building















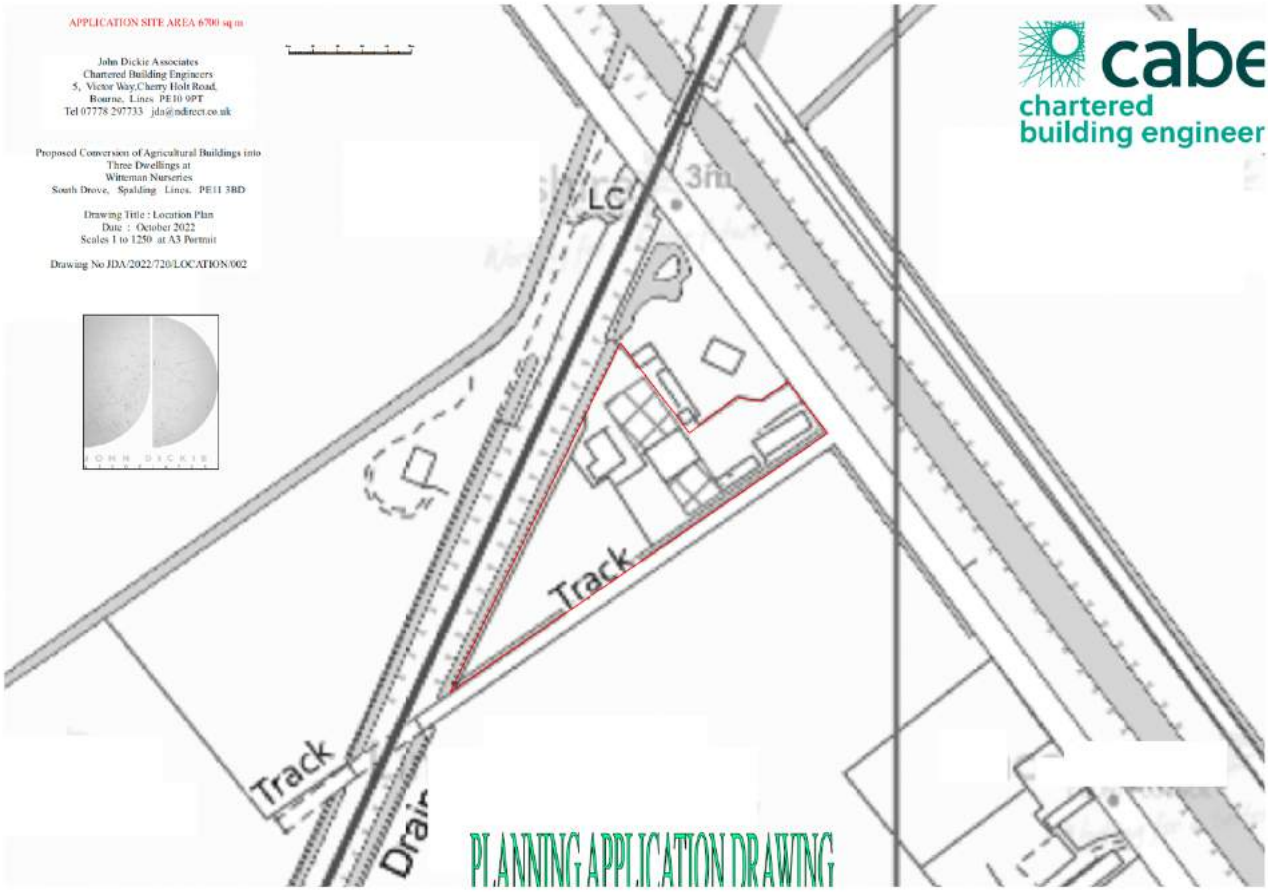




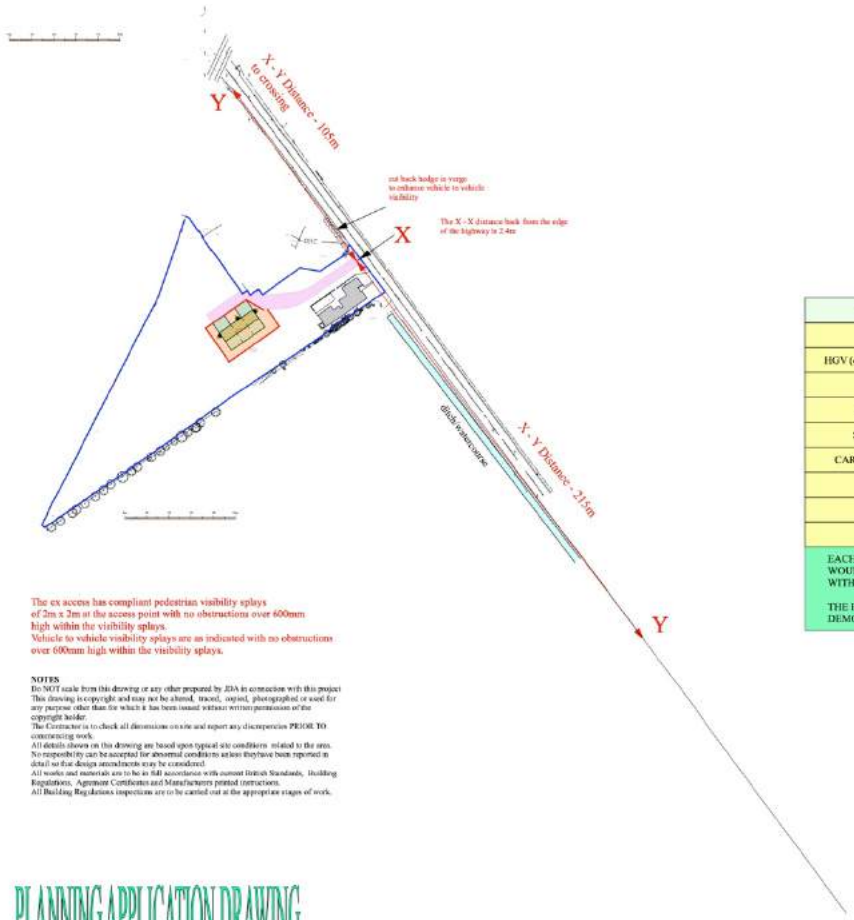




Appendix B Location Plan



Appendix C. Scheme Drawings



The ex access has compliant pedestrian visibility splays of 2m x 2m at the access point with no obstructions over 600mm high within the visibility splays.
Vehicle to vehicle visibility splays are as indicated with no obstructions over 600mm high within the visibility splays.

NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

PLANNING APPLICATION DRAWING

cabe chartered building engineer

JOHN DICKIE

WEEKLY VEHICLE MOVEMENTS - NURSERY BUSINESS							
	MON	TUE	WED	THU	FRI	SAT	SUN
HGV (over 7.5t + articulated	2	2	2	2	2	2	2
HGV 7.5t	6	5	5	5	5	5	5
BOX VANS	7	6	6	6	6	6	6
SMALL VANS	5	7	7	7	7	5	5
CAR/VAN + TRAILER	2	2	2	2	2	2	2
CARS	6	5	5	5	5	4	4
TOTALS	28	27	27	27	27	24	24

EACH OF THE THREE INDPENDENT HOUSES WILL (TRICS DATA) WOULD GENERATE BETWEEN 6 - 8 VEHICLE MOVEMENTS PER DAY WITH NO HGVS

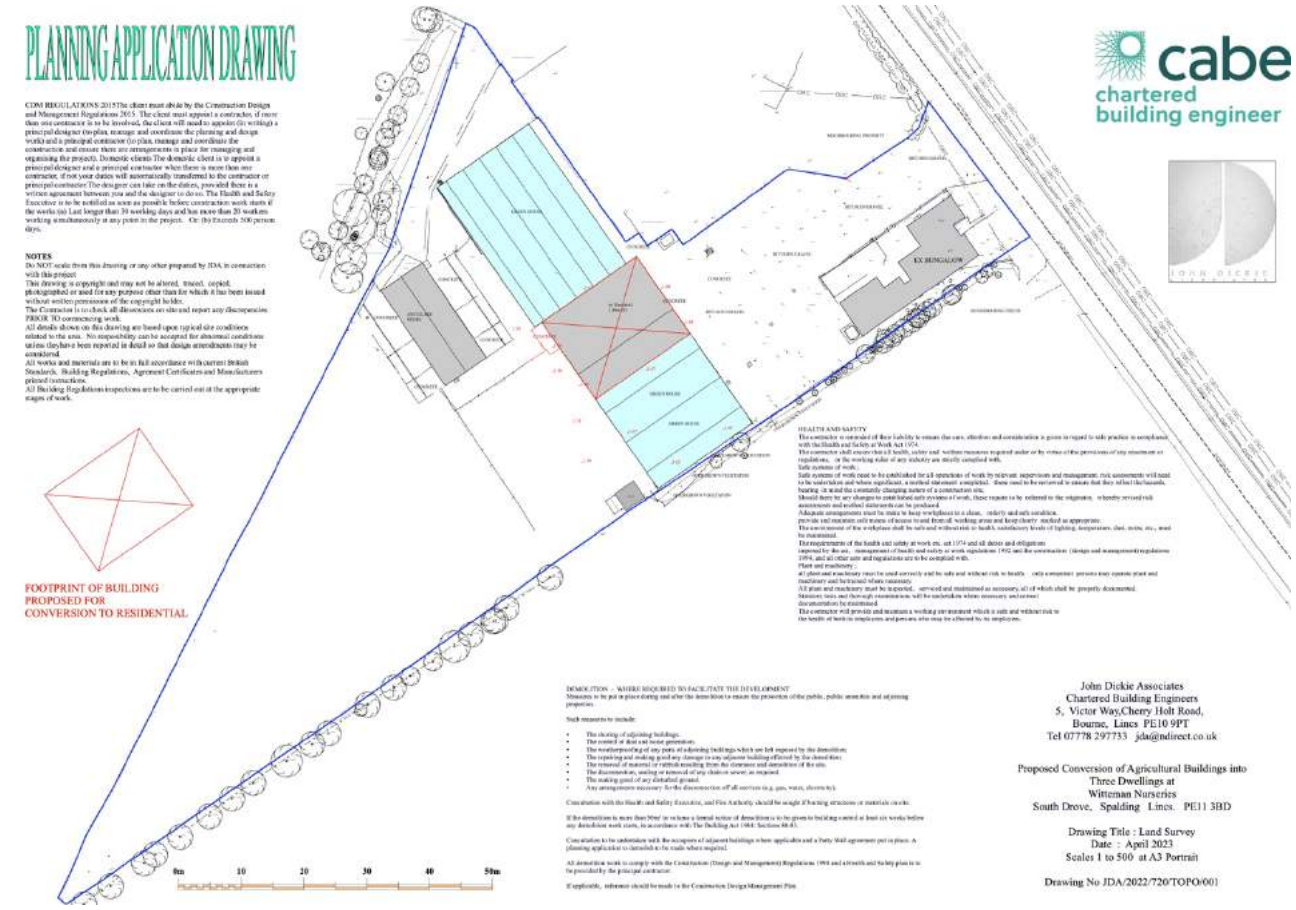
THE PROPOSED CLASS Q DEVELOPMENT WOULD RESULT IN A DEMONSTRABLE REDUCTION IN VEHICLE MOVEMENT

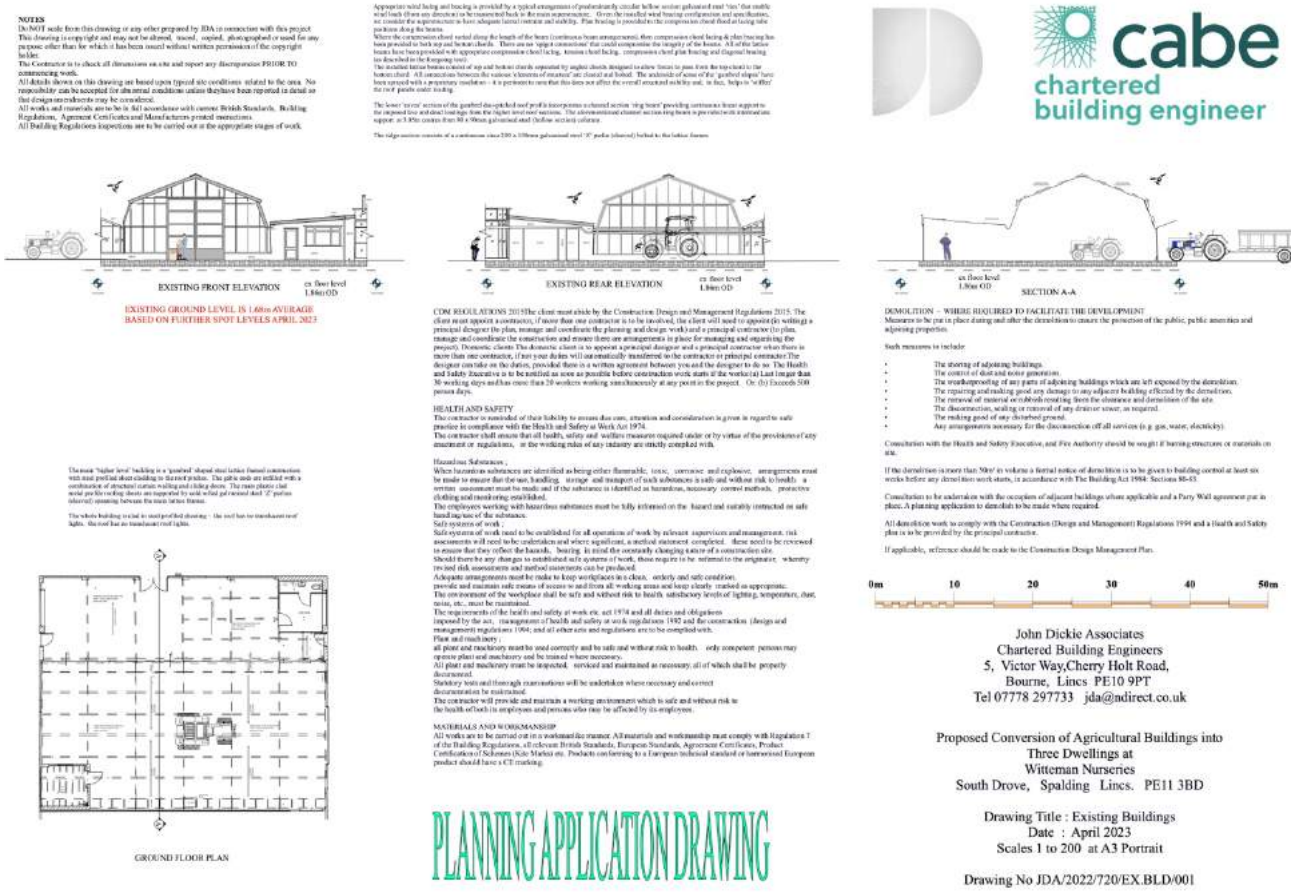
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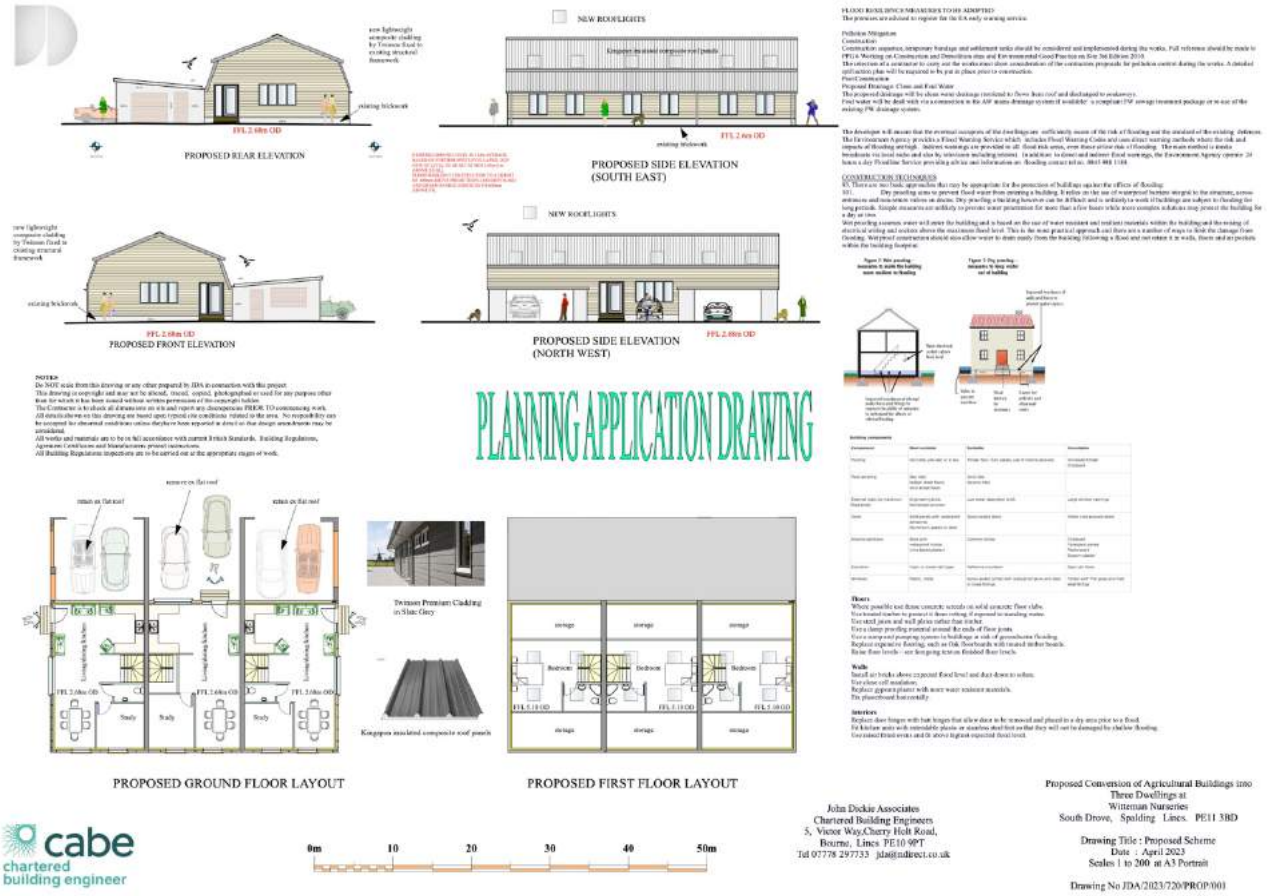
Proposed Conversion of Agricultural Buildings into Three Dwellings at
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title : Highway Visibility Splays and Vehicle Movements
Date : April 2023
Scales 1 to 1500 at A3 Portrait

Drawing No JDA/2022/720/HIGHWAYS/001


PLANNING APPLICATION DRAWING
CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design works) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or (b) Exceeds 500 person days.
NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
FOOTPRINT OF BUILDING PROPOSED FOR CONVERSION TO RESIDENTIAL
EX BUNGALOW
HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in accordance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.
Safe systems of work :
Safe systems of work must to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.
Should there be any changes to stated/agreed safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.
Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.
provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.
The environment of the workplace shall be safe and without risk to health, satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.
The requirements of the health and safety at work etc. act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994, and all other acts and regulations are to be complied with.
Plant and machinery :
all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.
Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained.
The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.
DEMOLITION – WHERE REQUIRED TO FACILITATE THE DEVELOPMENT
Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.
Such measures to include:
The shoring of adjoining buildings.
The control of dust and noise generation.
The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
The repairing and making good any damage to any adjacent building effected by the demolition.
The removal of material or rubbish resulting from the clearance and demolition of the site.
The disconnection, sealing or removal of any drain or sewer, as required.
The making good of any disturbed ground.
Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).
Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.
If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.
Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish is to be made where required.
All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.
If applicable, reference should be made to the Construction Design Management Plan.
0m 10 20 30 40 50m
John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk
Proposed Conversion of Agricultural Buildings into Three Dwellings at Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD
Drawing Title : Land Survey
Date : April 2023
Scales 1 to 500 at A3 Portrait
Drawing No JDA/2022/720/TOPO/001


NOTES
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The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
EXISTING FRONT ELEVATION
ex floor level 1.84m OD
EXISTING GROUND LEVEL IS 1.68m AVERAGE BASED ON FURTHER SPOT LEVELS APRIL 2023
EXISTING REAR ELEVATION
ex floor level 1.86m OD
SECTION A-A
ex floor level 1.86m OD
GROUND FLOOR PLAN
CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or (b) Exceeds 500 person days.
HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.
Hazardous Substances ;
When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. a written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.
The employers working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling/use of the substances.
Safe systems of work ;
Safe systems of work need to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.
Should there be any changes to established safe systems of work, those require to be referred to the originator, whereby revised risk assessments and method statements can be produced.
Adequate arrangements must be make to keep workplaces in a clean, orderly and safe condition.
provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.
The environment of the workplace shall be safe and without risk to health satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.
The requirements of the health and safety at work etc. act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994, and all other acts and regulations are to be complied with.
Plant and machinery :
all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.
Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained.
The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.
MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.
DEMOLITION – WHERE REQUIRED TO FACILITATE THE DEVELOPMENT
Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.
Such measures to include:
The shoring of adjoining buildings.
The control of dust and noise generation.
The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
The repairing and making good any damage to any adjacent building effected by the demolition.
The removal of material or rubbish resulting from the clearance and demolition of the site.
The disconnection, sealing or removal of any drain or sewer, as required.
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Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.
If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.
Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish is to be made where required.
All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.
If applicable, reference should be made to the Construction Design Management Plan.
0m 10 20 30 40 50m
PLANNING APPLICATION DRAWING
John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk
Proposed Conversion of Agricultural Buildings into Three Dwellings at Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD
Drawing Title : Existing Buildings
Date : April 2023
Scales 1 to 200 at A3 Portrait
Drawing No JDA/2022/720/EX.BLD/001



END OF STATEMENT