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## **Conversion method statement**

### **Agricultural barn at :**

Windy Cross Farm  
Thornbury  
EX22 7BZ

### **Client**

Mr & Mrs Priest

### **Prepared by**

Gareth Short, MCIAT, C.Build e MCABE



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## 1.0 Foreword

This conversion method statement is in support of a Class Q application for the residential conversion of the existing agricultural shed at Windy Cross Farm, following on from the pre application response dated 20<sup>th</sup> January 2021 under application number FPEG/0591/2020.

The application should be read in conjunction with the following :

- Pre/20.P05 - As existing plans
- Pre/21.Pa01 – Proposed plans
- Structural report
- Class Q planning statement

## 2.0 Proposals

Following the receipt of the pre application advice referred above, an application is hereby submitted to illustrate the buildings conversion to a residential dwelling house.

The proposal utilises an existing vehicular access to the county highway, which is indicated to be improved in terms of visibility to the eastern direction through the demolition and removal of the adjoining lean to section of the building.

Outside amenity area is proposed as indicated, with an area not exceeding the original footprint of the building.

The proposals allow for off road vehicular parking and turning.

## 3.0 Works Proposed

This section should be read in conjunction with the proposal drawings.

It is intended to convert the building to a residential dwelling in the following methods relating to walls, floors and roof. The works proposed and indicated are within the authorized development criteria of Class Q for a conversion to take place under paragraphs i and ii of the Class Q development order and therefore does not represent a new build approach. The approach adopted reflects good practice and is broadly similar to that as expected for conversion of building under traditional planning policy, namely policy DM27 of the made plan.

Walls :

As covered within the structural assessment the walls are formed around steel portal frames, with exterior tin cladding. The steel portal frames form the main structure of the walls and roof and therefore no alterations are proposed to load bearing elements. The walls are to be thermally upgraded through the introduction of a new insulated timber skin fixed between the existing loadbearing portal frames, it is important to understand that the thermal lining will act entirely separate from the load bearing duties of the existing portal frames. The insulated timber lining will



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include a vapour barrier and be finished internally using plasterboard and skim.

#### Floors :

The existing floor is a mixture of cast concrete and earth covered in bedding hay. It is proposed to provide a damp proofing membrane over the existing concrete elements, with additions where required to support the new damp proofing membrane in a level manner throughout. This will be over laid with 100mm depth of flooring grade insulation and finished either using 22mm tongue and groove chipboard, or alternatively a screeded finish. The flooring membrane will be turned up at the perimeters and sealed to a horizontal damp proof course located within the insulated timber lining as described above.

The proposal drawings indicate an area of first floor, consisting of 63 x 220mm deep c24 grade timber floor joists installed at 400mm ctrs, with bearing onto the timber thermal lining as described above. The first floor proposed will not be supported off of any existing structure and therefore no additional loading is provided to the existing steel portal frames. The floor will be finished to the underside using plasterboard with a skim overlay. To the top side the joists are to be finished using 22mm tongue and groove flooring chipboard.

#### Roof :

The existing roof is formed as described within the accompanying structural statement. The main structure consists of the steel portal frames which are to be retained, together with timber purlins which span between the portal frames. The roof is currently covered in a tin sheeting. It is proposed to make no alterations or rebuilding works to the existing structure. The tin roofing is to be removed and replaced using insulated composite sheets which are both lightweight in nature and include the requisite thermal upgrade and weather proofing required. All retained timber work is to be treated with an appropriate preservative to prevent insect attack.

## 4.0 Practical planning guidance

Practical Planning Guidance Paragraph 105 - What works are permitted under the Class Q permitted development right for change of use from an agricultural building to residential use?

Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. 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.



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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.

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs

## 5.0 Conclusion

The information contained within the application documentation illustrates both the existing formation of the building, together with the works proposed to convert this to a residential dwelling house, as described within the criteria of Class Q. The works described above are considered to accord with paragraph h i) of the legislation which reads :

- a) the development under Class Q(b) would not consist of building operations other than—
  - (i) 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 dwelling house; and
  - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The building works described under section 3 of this document are not considered to constitute re-building works. All existing structures are to be retained with no additional loading proposed. The installation of walls, roofs and floors can be done so without the need to substantially rebuild or alter the existing structure. The partial demolition of the adjoining leanto also accords with section ii of the above. The total floor area does not exceed the maximum prescribed limit.

The conversion of the building will create a dwelling of sufficient standard to support family living, pleasant outdoor areas are provided, together with off road parking and turning.



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## Appendix A – Photos



North perspective



South perspective



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Internal perspective – main shed



Steel portal frames, sheet cladding, lateral structural restraint strapping to roof and wall elements of portal frames