



RIBA CHARTERED PRACTICE



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**Design and Access Statement**  
**Class Q prior approval application for conversion of an  
agricultural building and land to Class C3 residential  
use.**

**Edmunds Farm, Uplands Road, Werneth Low, Hyde  
SK14 3AG**

3297  
7<sup>th</sup> June 2021

**1. Application**

This application is to obtain a determination from Stockport MBC as to whether or not prior approval is required in respect of the conversion of an agricultural building into 2 dwelling houses (Class C residential).

**2. Site Location**

Edmunds Farm, Uplands Road, Werneth Low, Hyde  
SK14 3AG

Please see the Location Plan.

**3. The Applicant**

Geoff Lloyd

**4. The Agent**

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**5. Proposed Development and Supporting Information**

- 5.1. Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), permits the development, subject to certain criteria.

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- 5.2. The site was used solely for an agricultural use as part of an established agricultural unit and it has not been used for any other purpose.
- 5.3. The floor area of the overall existing building is 677sqm.
- The floor area of the proposed east dwelling is 115.5sqm and the floor area of the proposed west dwelling is 115.5sqm. This totalled, is less than the 465sqm threshold that is allowed to be converted.
- 5.4. The proposed development is the conversion of an agricultural building into 2 house dwellings.
- 5.5. The site is not, and has not within the past year, been occupied under an agricultural tenancy.
- 5.6. The site does not form part of a SSSI, a safety hazard area or a military explosives storage area. It is also not a listed building.
- 5.7. The curtilage (Garden area) for the proposed east dwelling is a total of 134sqm sqm and the curtilage for the proposed west dwelling is 146sqm. This is immediately beside/adjacent to the agricultural building. An additional area of 50sqm per dwelling is also used on the south side; this has been taken from the part of the existing agricultural building that is to be demolished and therefore does not count towards the total curtilage.
- 5.8. The development will not extend beyond the external dimensions of the existing building at any given point.
- 5.9. It can be confirmed that the development under class Q(b) does not consist of building operations other than:
- The installation or replacement of:
    - Windows, doors, roofs or external walls, or
    - Water, drainage, electricity, gas or other service.
- 5.10. The following drawings are included as part of the submission:
- 3297 – 01A – Existing Plans
  - 3297 – 02A – Existing Elevations
  - 3297 – 14C – Proposed G Plans
  - 3297 – 16B – Proposed G Elevations
  - 3297 – 17 – Location Plan
  - 3297 – 18 – Block Plan
  - 3297 – 19 – Proposed G Elevations Blinds
  - 3297 – 20 – Proposed Block Plan
  - 3297 – 21 – Visuals



**6.00 - 11.00 Determination by the local authority is sought as to whether prior approval is required in respect of the following elements (no. 6.00 – 11.00):**

**6. Transport and highways impacts**

The existing access to the site, which is to remain unchanged, would provide sufficient access for the habitants of the new dwellings, as well as allowing ample access to any commercial vehicles there may be on occasion (i.e refuse collection or delivery). The change of use from an agricultural building into two dwellings will therefore have no adverse effects on traffic volumes or on the local highway networks and therefore there is no reason to supply any further information on this application.

**7. Noise impacts of the development**

The change of use to residential properties will not result in any additional noise to the site or surrounding area. It would arguably reduce noise levels (less noise from the likes of tractors, for instance). There would be no unusual or adverse noise impacts as a result of the development. Nor would there be any on the new occupants of the new dwellings, due to the quiet location of the site.

Furthermore, it is now not only an established practice that people live within agricultural areas, but they are sought after places to live.

**8. Contamination risks on the site**

There does not appear to be any signs of contamination within the existing building or immediate surrounding area. Despite this, as the site is part of an agricultural unit, there is some potential for contaminants, in the form of fertilizers or fuel spillage. However, as the building is not used in such a way (used for storage and equipment), the risk would be considered low.

It is requested that the planning authority approve this application with a condition, if deemed necessary, stating that should contamination be suspected at anytime during the development that further investigation should be carried out and an appropriate remedial solution determined.

**9. Flooding risks on the site**

The site is shown to be within flood zone 1 by the government website service 'flood map for planning'

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=396569&northing=392731&map=SurfaceWater>

It is therefore considered that no further information needs to be provided for this application.



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**10. Siting of the building**

The site is 2 miles from Woodley train station (a 6 minute drive) and 3 miles from Hattersey train station (an 8 minute drive); a 46 and 48 minute walk respectively. Both trains provide direct access to Manchester under 20 minutes.

The site is also only 1 mile (a 25 minute walk) to Gee Cross, which offers a range of local amenities, schools and further transport links including notable bus routes such as; the 205 which runs from Gee Cross to Manchester or the 330 which runs from Stockport to Ashton via Gee Cross.

All of the above therefore would make the site an attractive and practical location for a dwelling (Class C3) change from an agricultural building under the GPDO.

**11. Design and external appearance of the building**

11.1. The existing building consists of a steel portal framed structure, with a corrugated metal clad roof over timber purlins. The walls are similarly made from green corrugated metal cladding part way down and blockwork below. Entry to the building can be gained via the east and west facing side between 2 large barn doors.

11.2. In order for the new dwellings to meet building regulation standards and to perform as residential properties, the external metal walls will be replaced to form a cavity wall, i.e with a block cavity, insulation and brick. This will all be done within the existing footprint, built off the existing concrete strip foundation course running along the existing boundary edge (if required, underpinning to the foundations will be carried out to the internal face of the wall).

Externally, light warm-grey buff bricks will be used to create the façade on the ground floor, whilst a dark standing seam metal will cover the first floor external sides and roofing. This will be fixed to the cavity wall behind and will not increase the external dimensions of the building.

It is proposed to change the roof to a structure that is more traditional for residential properties. This will be done by installing timber rafters between the existing timber purlins, which in turn are supported off the steel portal frames, (the existing purlins will be replaced or reinforced dependant on structural conditions) with standing seam metal cladding externally to match the walls.

The roof will also be insulated to improve its energy performance ratings to comply with building regulations and to make the property habitable. This will be installed between and below the new rafters.

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New windows and doors being incorporated into the structure will allow access into the new dwelling, as well as allowing ample light to flood the rooms.

- 11.3. The insides of the window and door reveals, as well as floor coverings, will be made from a burnt orange/burgundy coloured metal.
- 11.4. The design, fenestration and choice of materials simultaneously adapt the building to function as two residential properties whilst also maintaining its current character as an agricultural unit. This is also true of the split level elevation (metal on the first floor and roof, and brick on the ground floor), as this mimics the buildings existing materials.
- 11.5. The remaining part of the agricultural building will be slightly reduced in size but otherwise on the same footprint. The blockwork walls will be retained and the metal cladding on the roof and walls will be replaced with the same material (corrugated metal) to match the existing (roof has rusted/corroded and needs replacing).
- 11.6. Solar shading will be used to block the sun when necessary. This can be seen via the solar fins on the east/west elevations and external blinds that can be used on all glazed doors and windows when needed. The external blinds will fit within the window reveals and so will not protrude from the footprint of the building.
- 11.7. To make the dwellings sustainable, solar panels, septic tanks and ground source heat pumps have been used. This will reduce the dwellings dependency on outside sources and therefore will function as stand-alone properties.

**12. Conclusion**

As described above, the proposed development complies with the requirements and conditions of Class Q of the town and country planning (General Permitted Development) (England) Order 2015/ (Amendment) Order 2018

It is therefore considered that, with the additional attached drawings, sufficient information has been provided for the local planning authority to make a positive determination on this application.