

GEORGE LONDON

LOWGATE FARM, POTTERS GREEN, WARE, HERTS. SG12 OJX

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Structural Assessment Survey

Subject: Assessment for the conversion of agricultural building to residential

Site visit: 26/9/22

Site:

Brook Hall Farm

Long Lane

Aston

Nr Stevenage

Herts

SG2 7HE

This assessment has been provided in support of an application submitted under GPDO Class Q, agricultural to residential C3.

On 26th September I attended the site in order to carry out an assessment to determine whether the existing building is considered to be structurally sound for conversion to residential.

On arrival I was presented with a single storey agricultural building which has been described as storage barn for item of farm machinery and hay. From the history provided and the cattle stalls which remain in place, the building was once used to milk cattle and was later used as a lambing shed.

I conducted an inspection of the perimeter of the building before carrying out an internal inspection. The building is 120.5m² and is single storey.

The building is constructed of wooden frames which are secured in a concrete floor which showed no signs of cracking. I was presented with a trial hole which concluded that the existing floor is approx 200mm of reinforced concrete.

The building consists of internal bays which vary in width. The roof is corrugated sheet metal and the surrounding sides are all black shiplap wooden boards.

On inspection the wooden frames are secured by concrete footings and cross members are treated timber and in good order. These showed no signs of deterioration and in my opinion will be sufficient to carry the weight of the proposed new alterations for a single storey conversion as shown in the sketched drawings.

Being familiar with GPDO Class Q, the criteria advises

(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Not permitted if:

- (i) the development under Class Q(b) would 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 dwellinghouse; and
(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

In my opinion the building is worthy of conversion as opposed to a new build

Suggested materials have been advised which are in keeping with the existing agricultural barn. As it stands, the building had four sides which allows for the conversion and to partially replace existing materials and as the drawings show. Openness to be retained.

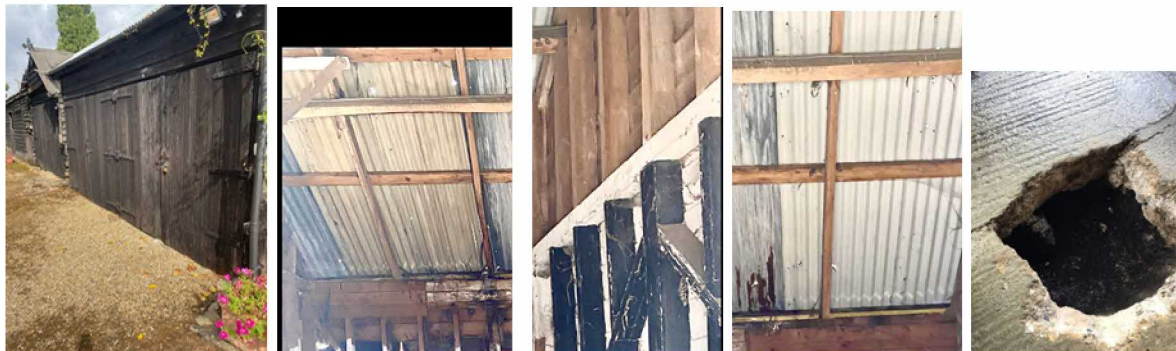
To summarise

The building is an enclosed agricultural building with existing timber structures and concrete floor which are to remain and to be incorporated within the proposed conversion.

In my opinion the existing structure is strong enough to take the loading which comes with the alterations proposed.

I trust that this meets with the local authority approval as with the GPDO Class Q criteria and supports your application.

Photographs taken on site



DAVID GEORGE.



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