DRØME ARCHITECTS

Class Q Design Statement

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Printed on: 21st August 2023

Document reference: 2119-Boggarts Grainstore

1.1 Class Q

The Town and Country Planning (General Permitted Development) (England) Order 2015 defines Class Q as the change of use of a building and any land within its curtilage from a use as an agricultural building to a dwellinghouse (Class C3).

The proposed development relates to a former grainstore located off High Moor Lane, Wrightington, WN6 9PS.

Q.1

(a) The building was occupied under a Farm Business Tenancy and was in use solely for agricultural purposes on 20th March 2013; as confirmed by the applicant FBT letter dated 24 December 2021.

(b) The cumulative GEA [gross external area] is 445m², which is less than the maximum 465m² floor space permitted under Q.1.

(c) Only one unit has been proposed, which is less than the maximum of five dwellinghouses permitted under Q.1 (c) (i) (aa).

(d) Only one unit is proposed which is less than the 465m² set out in Q.1 (d) (i).

(e) The agricultural tenancy over both the existing building and site has been terminated; as confirmed by the applicant FBT letter dated 24 December 2021.

(f) It is understood that following the expiry of the Farm Business Tenancy on the 31st January 2015, there has been no further tenancy or occupation over the property to date.

(g) No Class A(a) or Class B(b) Permitted Development under Schedule 6 of the General Permitted Development Order 2015 has been carried out on the agricultural unit in the relevant period since 20th March 2013.

(h) The proposed development does not extend beyond the external dimensions of the existing building at any given point. The total floor space of the development will not exceed the proposed maximum floor space of 465m2 permitted under Class C3. As noted above in (b), the cumulative Gross External Area of the development is 445m²., with the proposed Total Gross Internal Area being 389m². Refer to drawing numbers 2119-401A, 2119-004B and 2119-005B.

(i) The proposed development consists solely of the installation of windows, doors, the replacement of the existing roof and provision of services and connections. The asbestos-based corrugated cement roof panels are to be replaced with corrugated cladding, which will reduce the overall load on the roof structure, as evidenced by the structural report from BDI Structural Engineers Ltd. The form and colour of the replacement materials will match the existing materials. Existing utility services exist and will be reinforced /provided where necessary to function as a dwellinghouse.

(j) The site is not located in an area subject to Article 2(3) land (i.e an AONB or a Conservation Area).

(k) The site is not located within a site of special scientific interest, a safety hazard area or a military explosives storage area.

(l) The site is not and does not contain a scheduled monument.

(m) The building is not a listed building.

DRØME ARCHITECTS

Q.2 (1)

(a) Transport and Highways Impact: The associated highways impact arising from the single dwelling will be minimal and lesser than its former agricultural use. There will also be no change to the access to the site, as vehicular entry will be via the established existing access.

(b) Noise Impact: As the building subject to conversion is adjacent to an existing residential dwelling and no other sources of noise pollution, it is unlikely there will be a noise impact which will cause future residents any noise amenity concerns.

(c) Contamination Risks: We are not aware of any contamination risks from a former agricultural operation (e.g. use of chemicals or storage of fuel tanks). And this has been confirmed by the applicant. Due to the use of the property being limited for the purpose of drying grain and the grain dryer being powered by mains electricity, it is understood that there has been no use of chemicals or storage of fuel at the property. Therefore, the property does not require a Phase 1 Contaminated Land Assessment or any associated remediation works to be undertaken.

(d) Flooding Risks: Whilst a residential use is a more vulnerable use in terms of flood risk classification; the site lies within Flood Zone 1 (lowest risk of flooding) and as such, there is no known flood risk.

(e) Location Compatibility: The building is located adjacent to a Class C3 dwellinghouse and is in an area of established residences. Within a short distance to the existing building are the A5209 A-road and M6 motorway. Wrightington, which has numerous public transport facilities and other amenities (post office, café, pub/restaurants and a hospital), is less than 1.2 miles from the site. As noted in Q.2(a), the proposed vehicular entry to the site will be via the established access to the property. Access to the site from High Moor Lane will be unchanged, retaining the character of the immediate area. Due to the existing building being sited nearby several established dwellinghouses along High Moor Lane and Robin Hood Lane, the provision and connection to services is considered to be feasible. The location of the existing building is neither impractical or undesirable, and the proposed conversion is complimentary and compatible with the both the adjacent site and its wider surroundings.
The local planning authority should apply a reasonable ordinary meaning of the words “impractical or undesirable” in making any judgment. Impractical means that the location and siting would “not be sensible or realistic”, and undesirable reflects that it would be “harmful or objectionable”. Importantly, Class Q allows residential use in locations where they might not normally be granted, for example, on a farm, therefore, this in itself is not a reason for objection.

(f) Design or External Appearance: There are minimal changes to the external appearance of the existing building as evidenced by drawings 2119-010, 2119-011 Existing Elevations and 2119-200, 2119-201 Proposed Elevations. The proposal utilises the existing openings in the building envelope and the scheme has been designed to allow windows and doors to coordinate with the existing fenestration. As the number of new openings in the building envelope have been minimised, the design and appearance of the conversion is in keeping with both the existing building and the wider rural area. The proposed external sliding barn doors are appropriate to the conversion which aims to enhance the immediate rural surroundings. The existing steel structure is also to be retained in the conversion. As such, the material, form, and character of the existing building is maintained.

(g) Natural Light: All habitable rooms within the conversion have the provision of adequate natural daylight. The existing openings in the building envelope have been utilised to ensure the proposed living, dining, and bedroom spaces each have sufficient natural lighting.

Q.2 (2) Prior approval is being sought with the local planning authority.

Q.2 (3) The development will be completed in the period of 3 years from the date the prior approval is sanctioned.

ACCOMMODATION SCHEDULE

Total Site area: 1,540 m2, 0.154 Hectares (0.38 acres)

Volume

Existing Volume : 2,590m^3

Proposed Volume : 2,590m^3

Gross external area [GEA]

Existing GEA: 389m^2

Proposed GEA: 445m^2

Gross internal area [GIA]

Existing GIA: 385m^2

Proposed GIA: 389m^2*

Note – increased GEA and GIA figures result from use of internal mezzanine