

# ARCHITECT'S DESIGN AND ACCESS STATEMENT



## ***Environmental & Sustainable Development Ltd***

*Prior Notification: Change of use of agricultural building a dwellinghouses with operational works to building and associated curtilages*

***Danebridge Nursery, Great Hadham Road, Much Hadham,  
Hertfordshire, SG10 6JG***

DNMH/2/tp/02  
Issued with Planning Application – 27<sup>th</sup> March 2024  
Circ: East Herts DCs

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Supporting Drawings

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Glyme Structures

Structural Inspection of Barns at Danebridge Nurseries

## INTRODUCTION

This statement is submitted in support of an application under Class Q of the GPDO for prior approval for the following:

*'Change of use of 1no. buildings from agricultural to C3 (dwellinghouses).'*

The application is accompanied by the following:

Planning Statement by DP Architects.  
Existing and proposed plans and elevations and site proposals by DP Architects Architects).  
Structural Report by Glyme Structures.

The statement is divided into 3 main sections dealing with the following issues:

Site Description  
Assessment under paragraph Q.1  
Prior approval details under paragraph Q.2  
Summary and conclusion

This statement is submitted in support of an application under Class Q of the GPDO for prior approval for the following: 'Change of use of 1 building from agricultural to C3 (dwellinghouses).'

In accordance with the procedures for applications for prior approval under Part 3, as set out in Section W.(2) of the Order, the application is accompanied by the following:

**Written description of the proposed development:**

*Change of use of 1no. buildings from agricultural to C3 (dwellinghouses)*

**A plan indicating the site and showing the proposed development:**

*Included within the application submission documents.*

**A statement specifying the net increase in dwellinghouses proposed by the development:**

*The net increase is 1 no. dwellings.*

**The number of smaller dwellinghouses proposed:**

*1 no. smaller dwelling is proposed.*

**The number of larger dwellinghouses proposed:**

*No larger dwellings are proposed.*

**Whether previous development has taken place under Class Q within the established agricultural unit:**

*No previous development has taken place under Class Q within the established agricultural unit.*

**The developer's contact details:**

Environmental & Sustainable Development Ltd  
325-327 Oldfield Lane North, Greenford, Middlesex, United Kingdom, UB6 0FX.

*(Please note that all correspondence should be sent to the agent for the application:  
Mark Longworth, DP Architects, The Old Brewery Tap, 3 Shirburn Street, Watlington,  
Oxon, OX49 5BU [REDACTED])*

**The developer's email address:**

[REDACTED]

**Where sub-paragraph (6) requires the Environment Agency (a) to be consulted, a site-specific flood risk assessment:**

*The site does not fall within Flood Zone 2 or 3 and is not in an area which has critical drainage problems.*

## SITE DESCRIPTION

The site is located to the rear of Danebridge Nurseries Bungalow close to the settlement of Much Hadam. Danebridge Nurseries are located to the west of a small cluster of dwellings.

To the north and east of the application building, large green house structures, and other agricultural buildings, boiler rooms and the remains of what was originally a fruit farm.

Location of Building



The building which is the subject of this application has the following floor space:

Building 3 – Potting Shed

Gross External Floor Area – 45.3 m<sup>2</sup>

Gross Internal Floor Area – 37.3 m<sup>2</sup>

A structural report prepared by Glyme Structures, concludes that the walls and current roof structures can support a new metal roof, and that the structures are sound.

*This is a well-constructed building, where the structural elements are in a good condition. It is suitable for reuse without structural modifications.*

It is proposed to internally insulate and create an internal block wall within the face of the existing blockwork walls, to provide thermal insulation.

In relation to the proposed internal works, these are generally not development. For the building to function as a dwelling, it may be appropriate to undertake internal structural works such as the installation of walls. This can be undertaken without impacting on the foundations of the structures.

These works are not prohibited by Class Q. The permitted development rights rely on the structural elements of the buildings being sound which has been demonstrated as part of this proposal.

This submission seeks the change of use of 1no. buildings from agricultural to residential under Class Q of the GPDO as a prior approval application. The proposed dwellings are.

#### Building 3 – Potting Shed

Gross External Floor Area – 45.3 m<sup>2</sup>

Gross Internal Floor Area – 37.3 m<sup>2</sup>





## ASSESSMENT UNDER PARAGRAPH Q.1

Paragraph Q.1 sets out the details of development that is not permitted under Class Q of the GPDO. These are set out below together with a response to each confirming that there is no conflict:

- (a) *The site was not used solely for an agricultural use as part of an established agricultural unit –*
  - (i) *On 20th March 2013, or*
  - (ii) *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*
  - (iii) *In the case of a site brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.*

**Response: The buildings were in agricultural use on 20th March 2013.**

(b) *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 floorspace of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;*
  - (ba) *the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres.*

**Response: The proposal is for 1no. dwellinghouses in total, comprising of**

**1no. smaller dwellinghouse**

**The cumulative floorspace does not exceed 465 m<sup>2</sup>.**

(c) *In the case of-*

- (i) *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.*

**Response: 1no. smaller dwelling is proposed.**



(d) *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-*

- (i) *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;*
- (ii) *The cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding.*

**Response: The floor area is below 465 m<sup>2</sup> and the number of separate dwellinghouses will not exceed 5 (1 dwellings is proposed).**

(e) *The site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant have has been obtained;*

**Response: The site has not been occupied under an agricultural tenancy.**

(f) *Less than 1 year before the date development begins-*

- (i) *An agricultural tenancy over the site has been terminated, and*
- (ii) *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.*

**Response: As there has not been an agricultural tenancy there is no conflict with these requirements.**

(g) *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-*

- (i) *since 20th March 2013; or*
- (ii) *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.*

**Response: No development under part 6 of the GPDO has been carried out since 20th March 2013.**

(h) *The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;*

**Response: The external dimensions of the building will not extend beyond the external dimensions of the existing building at any point. No external cladding is proposed where there is previously none.**

*(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);*

**Response: All building operations are within the scope of those set out in paragraph (i) and (ii) above (see Structural Report produced by Glyme Structures). Note that the designs allow for the retention of all purlins and rafters in both buildings. The report finds that all the walls and purlins and trusses can support a new metal roof.**

*(j) The site is on article 2(3) land;*

**Response: The site is not within a conservation area, AONB, National Park, The Broads or a World Heritage Site i.e. Article 2(3) land.**

*(k) The site is, or forms part of-*

- (i) A site of special scientific interest;*
- (ii) A safety hazard area;*
- (iii) (iii) A military explosive storage area.*

**Response: The site is not within or part of any of these defined areas.**

*(l) The site is, or contains, a scheduled ancient monument; or*

**Response: The site does not contain a scheduled ancient monument.**

*(m) The building is a listed building.*

**Response: The building is not statutory listed**

## PRIOR APPROVAL DETAILS

Paragraph Q.2 sets out the seven criteria under which Class Q applications can only be considered against (i.e. prior approval considerations). These are set out below:

- (a) Transport and highways impact of the development;
- (b) Noise impacts of the development;
- (c) Contamination risks on the site;
- (d) Flooding risks on the site;
- (e) 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,
- (f) The design and external appearance of the building
- (g) The provision of adequate natural light in all habitable rooms of the dwellinghouses

And the provisions of paragraph W (prior approval) apply in relation to that application.

### **A) Transport and highways impact of the development**

A total of 1 no. parking spaces are provided (see plan no. 24 DNMH SP5) which is an appropriate for the size of dwellings proposed (1no. one bed).

The increase in traffic to the site is insignificant and considered to be less than the extant lawful use and can be comfortably absorbed into the neighbouring road network.

Prior approval is not required in relation to the transport and highways impacts of the proposal.

### **B) Noise impacts of the development**

Prior approval is not required in relation to Noise. This is a rural site adjacent to a residential dwellings. There are no known sources of noise.

### **C) Contamination risks on the site**

The site has only been in agricultural use and there are no known potential sources of contamination. There is no history of waste storage or evidence. The roofing appears to be of corrugated cement panels.

Prior approval is not required in relation to the contamination impacts on the proposal. The Council's Environmental Health Officer previously proposed a standard contaminated land condition to be attached to any permission which we are agreeable to.

**D) Flooding risks on the site**

The site is situated within the lowest area of Flood Risk (Flood Risk 1) and there are no known drainage or surface water issues on this sloping site.

Prior approval is therefore not required in relation to the flooding impacts on the proposal.

**E) 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**

The location and siting of the buildings do not make it impractical or undesirable to change the use.

The buildings are located adjacent to a small group of residential dwellings close to the settlement of Much Hadam.

The dwellings comply with Approved Document M4 (2) Accessible and adaptable dwellings.

Existing openings and windows placed between structural supporting columns ensure sufficient daylighting. Windows have a good aspect and outlook.

Amenity areas, compliant with Part 3 Guidance notes (interpretation of Part 3 in relation to curtilage) are provided along with parking.

Prior approval is therefore not required in relation to the location and siting of the building.

**F&G) The design and external appearance of the building**

The design and external appearance of the converted buildings be appropriate to the rural area and will enhance the site and surroundings.

The existing building is constructed in brick, which will be retained in the converted structure.

The existing roofs are covered in corrugated cement panels, and these will be replaced with a metal roof of a thickness no greater than the existing roof panels.

Triple glazed windows in powder coated aluminium frames are proposed. Doors and windows are sized to fit within existing openings, or between structural elements. All rooms will have adequate natural lighting.

The dwellings comply and Approved Document M4 (2) Accessible and adaptable dwellings.

Amenity areas, compliant with Part 3 Guidance notes (interpretation of Part 3 in relation to curtilage) are provided along with parking.

## **Curtilage**

For the purposes of Class Q 'curtilage' is defined as whichever is the lesser of;

- a) *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*
- b) *an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building.*

The existing buildings is surrounded by an area of concrete hardstanding serving access to the agricultural storage in a pole barn and to serve the adjacent phone mast.

It is therefore suggested that the external residential curtilage for the proposed houses be of a similar size to their respective footprints. This area includes the private amenity areas and the required parking areas but excludes the shared hard surfacing and landscaping of the wider farmyard zone.

## Conclusions

As detailed in the points above it is considered that the proposed scheme meets all the criteria set out for permitted development under Class Q and also the key points of the National Planning Policy Guidance.

The conversion provides a new use for a building that is no longer required.

It should be approved for the following reasons:

- i) The application is accompanied by all of the information sought under paragraph W;
- ii) The Structural Report concludes *“This is a reasonably well-constructed building, in acceptable condition. Work is required to replace the failed roof panels, but the underlying structure of purlins and supporting block walls is sound and the building could be converted without significant structural modifications”*

Internal structural works are not prohibited by Class Q.

- iii) The change of use does not conflict with any of the criteria set out under Paragraph Q.1 of Class Q;
- iv) The proposal is acceptable on all seven grounds under which the application can be assessed under the prior approval considerations (paragraph Q.2): transport and highways, noise impacts, contamination, flooding, location/siting, design/external appearance and natural light.
- v) It is considered that the change of use complies with the criteria and conditions set out in Class Q of the GPDO and that Prior Approval is not required for this proposal.