DOUGLAS J P EDWARDS
Chartered Building Surveyors

Principal: Douglas J P Edwards FRICS C.Build E FCABE FIAS

COMPLIANCE STATEMENT

SITE:-

THE GRAIN BARN, THE STABLES, PARK FARM, WHEATSHEAF ROAD, HENFIELD BN5 9BA.

LEGISLATION:-

CLASS Q of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1. Proposed change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class 3 (dwelling houses) of the Schedule of Use Classes Order, and
2. Building Operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class 3 (dwelling houses) of that Schedule.

Q1(a). The application building was erected and used for agricultural purposes by the previous owner until 2020. Since that time it has been left untouched as can readily be seen from a site visit.

Q1(b). The building has not been used for any non-agricultural purposes during the current ownership.

Q1(c). The two dwellings designed have been named 'A' and 'B'. Building 'A' is 115 sq. m. and building 'B' is 149 sq. m. GIA.

Q1 (d). Not applicable to this proposal.

Q1(e). Not applicable as the owner is a freeholder, i.e. no agricultural tenancy.

Q1(f). Not applicable as described above.

Q1(g). Not applicable as no development has been undertaken on the application site within the last 10 years to the current date.

Q1(h). The application plans show full compliance with the external dimension limitations. The proposed cladding will not exceed 200mm in any area and thermal insulation levels have been achieved by a timber stud wall wholly within the building.

Q1(i). The application plans show the extension designs at the rear of the barn that accord with the stated limitations of Part Q.

Q1(j). The application plans together with the Structural Condition Report show how the conversion methods comply with the Part Q guidelines in all respects. This results in a compliant conversion scheme and not a new build project. Only limited demolition of a dilapidated, single-storey lean-to roof structure on the Western side is necessary. Utility services are available.

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Q1(k). The site is not on Article 2/4 land.

Q1(l). Not applicable.

Q1(m). Not applicable.

Q1(n). Not applicable.

Q1(o). The designs show compliance with the National Space Standards requirements.

Q1(p). Existing tracks from the highway, right up to the front of the application building, are all in excellent order.

Q2(a). The tracks within the Park Farm complex are regularly used and maintained and the access from the public highway has compliant visibility splays.
Copious parking space is available on the forecourt area depicted on the application Site Plan.
Turning manoeuvres are achievable for ease of exiting the site.
Secure bicycle storage will be by lock-up sheds within the curtilage areas of each dwelling.

Q2(b). The application site is fully isolated from very close neighbours. To the South of the site a Cottage is situated at 22m distance and to the North the closest residential dwelling is situated at 58m distance.
The new dwellings will be Building Regulations compliant incorporating insulation, double glazing etc. thereby considerably attenuating noise levels externally. No nuisance contamination is expected from this proposal.

Q2(c). The barn is clinically clean as its purpose was to store grain from the 450 acre farm site. No animal contamination, chemical contamination or fuel contamination is present.

Q2(d). The site is within Flood Zone 1.

Q2(e). The site location is idyllic for residential use. There are no obvious Planning reasons why this site should not be converted for residential use.

Q2(f). Care has been taken with the design approach in order to maintain the agricultural identity of the building when converted.

Q2(g). Daylighting standards have been complied with during the design stages and the uses of various rooms in the houses deliberately chosen to maximise daylight levels during the daytime.

National Described Space Standards: The scheme is compliant.

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CURTILAGE:-
The footprint of building 'A' is 59.5 sq. m. and the curtilage is 59.3 sq. m.
The footprint of building 'B' is 70 sq. m., excluding the 4m extension, and the curtilage is 69.4 sq. m.
In both cases the Curtilage is LESS than the footprint of the relevant buildings.

CONCLUSION:-
This development accords with ALL of the Part Q requirements as set out in the Act. Consequently, prior approval should be granted in the normal course of events.

Please request any further information, if required, in the normal manner.

Douglas J P Edwards FRICS C.Build E FCABE FIAS
Chartered Building Engineer and Surveyor
for and on behalf of
Douglas J P Edwards
Chartered Building Surveyors
Blonks Barn
Hooklands Lane
Shipley
West Sussex
RH13 8PY
Telephone 01403 741062