TRH PS

PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR A PRIOR APPROVAL DETERMINATION UNDER THE PROVISIONS OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015 (AS AMENDED) VIZ: CLASS Q OF PART 3 TO SCHEDULE 2 OF THE ORDER

AT

TOFT LODGE FARM RUDYARD ROAD HEATON STAFFORDSHIRE MOORLANDS SK11 0SJ

JULY 2020

GENERALLY

The building to be converted into a single storey dwelling house is an early 20th century brick built cubicle shed designed and used up until recently as housing for dairy cows. It is of traditional construction being of solid brick walls with a steeply dual pitched roof covered with Staffordshire Blue plain clay tiles.

Part of the building to be converted is an outshot / lean to building to the yard side of similar brick construction in part and in part insitu concrete. The lean to has a shallow pitched corrugated roof covering. This part of the building was most probably used in conjunction with the milk cow housing as a dairy. More recently as a general farm store.

CLASS Q Q1 CONDITIONS

The building complies with all qualifying conditions scheduled under Q 1 including ownership and control by the applicants.

STRUCTURAL CONDITION

I am an architectural practitioner of some 45 years experience and with a special interest in traditional upland farm buildings. I am also a housing stock surveyor for the Min. of Housing English Housing Survey (EHS). The EHS includes a full structural defect analysis of selected dwellings. The survey methodology is briefed by the Building Research Establishment. With this training and experience I can offer the following commentary on structural condition:-

The building to be converted is of single solid brick external wall construction (one brick thick) and shows no evidence of settlement or bulging or roof spread. Openings have lintels which should be replaced where in concrete with stone so as to improve appearance and to extend the life of the element.

The insitu concrete wall to part of the outshot is to be taken down, again to improve appearance and so the condition of this element is not here commented upon.

There is some spalling of bricks due to frost (there are no rain water gutters which would normally prevent the brickwork becoming saturated). Bricks thus damaged should be replaced with hard reds of the larger sized matching type. All brickwork will need to be repointed.

The roof structure of the main part of is of traditional construction is of common rafters supported in mid span by timber purlins spanning between either cross walls or A frame trusses. All appear to be sound and free of rot or woodworm and can be utilised for the dwelling conversion without need for reconstruction.

The roof covering of tiles has a design life of 60 years and appears to be original. To extend the life of this element this will need renewing by resetting the same tiles as are found on new laths and sarking. There may be opportunity when doing to replace rafters with deeper so as to incorporate rigid insulation as part of a warm roof method of achieving a satisfactory means of thermal insulation for the dwelling.

The floor is concrete with the usual cubicle heel stone and muck passage arrangement. This will need replacement with a flat surfaced concrete floor incorporating insulation and a damp proof membrane.

Walls will require and damp proof course which in this case may be best achieved by a applying a liquid membrane to the walls , lapped with underfloor damp proof membrane and protected by the required wall lining insulation backed plasterboard.

Mains electricity and water are in place at the holding

Foul water may be discharged into an existing septic tank (within the nearby poultry paddock) or may require a new tank and outfall in the adjacent field. Should this later arrangement be required, I have shown the position on the block plan. Roof rain water will be to new soakaways.

PROTECTED SPECIES

It is often a requirement for barn conversions for the required planning application to be supported by a species survey and report on findings with recommendations. In this case, the building is imperforate and there is no evidence from floor examination of droppings or discarded insects of bats being present within the building. Or of birds nesting. It is however highly likely that pipistrelle bats species utilise the space between the clay tiled roof and the bituminous sarking felt present as a summer roost / maternal roost. Because of this possibility, it is recommended that a condition be attached to any consent granted under class Q that roof works do not take place outside of the period between Oct and March.

The corrugated sheeting on the lean to part is not a suitable habitat for roosting bats and so can be disregarded in this respect.

HERITAGE ASSESSMENT

The building to be converted, whilst being of traditional construction is unremarkable and has no intrinsic architectural or historical value. It was probably built in the 1920s/30s to comply with then introduced hygene and welfare standards for diary units.

It does of course relate to the nearby farmhouse and this in turn has he appearance of being of early 20th cent late 19 th construction and clearly was built as a lodge house to Toft Hall at that time but with it's own farmed land attached.

SUMMARY

The building is ideally suited for a class Q conversion to a modest dwelling. It will remain in fairly close proximity to stock buildings but because of its position within the farm group of buildings, it is not suited for separate disposal as a dwelling. Indeed: this application is specifically required so as to provide accommodation for the applicants' family members who are currently living in the farm house or in temporary accommodation and in need of housing in close proximity to the rest of the extended family for caring reasons.

PHOTOGRAPHS



THE BARN SEEN FROM THE SOUTH SHOWING THE CALF CROFT IN THE FOREGROUND WHICH IS TO BECOME THE GARDEN TO THE DWELLING

THE BUILDING TO THE LEFT IS TO BE DEMOLISHED



THE BARN VIEWED FROM THE YARD / NORTH SIDE.

THE CONCRETE WALL SECTION TO THE RIGHT IS TO BE DEMOLISHED



INSIDE THE MAIN PART LOOKING EAST

ROB*ert* L FORD

private architectural practitioner and rural development consultant

PARKSIDE PARK ROAD LEEK STAFFORDSHIRE ST13 8JT

roblford@phonecoop.coop 01538 389290 / 07969 68