

### Introduction

Following a referral from one of our professional contacts, Plan-A were invited by the owners of an existing agricultural barn to advise on its potential for conversion to residential use under 'Class Q' permitted development rights. These rights allow for residential conversions subject to strict compliance with an extensive set of qualifying criteria, all of which necessitate careful consideration in order to maximise the prospects of a successful outcome.

### The Site

The barn formed part of a small complex of buildings used in connection with both an agricultural contracting business and in the cultivation and maintenance of surrounding agricultural land. It comprised an open fronted steel frame structure connected to an adjoining large storage barn on a relatively isolated rural farmholding. It was partially enclosed by a mix of steel gates and blockwork walls, together with timber cladding on two sides and with a corrugated panel roof. It was used for a variety of agricultural storage purposes as part of an established agricultural unit. A structural survey confirmed that the building was structurally sound and thereby suitable for conversion to residential



### Our Approach

Following an initial site visit, the first step was to brief both the client and scheme architect on the specific requirements associated with Class Q developments, so that the proposed conversion could be designed to meet the client's accommodation requirements whilst staying within each of the relevant parameters from the outset.

The proposed design reflects the appearance of the surrounding agricultural barns, with vertical timber cladding, powder coated aluminium windows and doors and an internally insulated profile sheeted roof. None of the structural elements of the building were affected by the proposed design, which utilised the existing concrete blockwork and steel frame to support the conversion works.

Having worked closely with the clients and scheme architect, we prepared a robust prior approval application which addressed all relevant material considerations and requirements associated with Class Q development. As a consequence, no adverse consultation responses were received in respect of the proposals and the case officer determined that the development did not require the prior approval of the Local Planning Authority. The works have now been completed to a high standard and provide an exceptional quality of accommodation.

