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planning & design

Schedule of Works

Change Of Use Of An Agricultural Building To 1no. Dwelling At
Gryphon Lodge Farm (Building 3)

Prepared for:
Mr M Bryant

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Prepared by:
Mike Bamforth MCIOB, Senior Design Consultant

Verified by:
Josh Trump, Architectural Assistant



Acorus Rural Property Services Ltd (trading as Acorus)
Registered office: Agriculture House, Stoneleigh Park, Kenilworth CV8 2TZ
Registered in England No. 04514547



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1. INTRODUCTION

- 1.1 This condition survey is in relation to a prior notification made to Wiltshire Council for the potential change of use of an agricultural building Gryphon Lodge Farm, Minety, Swindon, SN6 6RQ, into one dwelling – Building 3.
- 1.2 This report is written with due regard to the published guidance notes relating to buildings operations allowed under the change to residential use.
- 1.3 Class Q part (b) covers the design and exterior of the building, therefore this report does not cover the internal works. These are all deemed to be covered within the legislation, which allows necessary works in order for the building to function as a dwelling. The updated guidance, issued in February 2018 confirms that some structural works are allowable, and that internal works are not generally development. To quote:

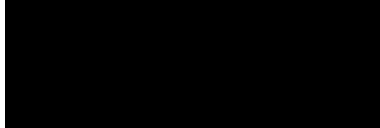
“It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right. In addition, the guidance now confirms that ‘internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q”.

- 1.4 Acorus Rural Property Services Ltd has been commissioned to prepare a schedule of works relating to the building and to provide comment on its potential for conversion in accordance with guidance for Permitted Development. The objective of the report is to record the condition of the existing building and to make observations on the suitability of the building for conversion.
- 1.5 The inspection has not dealt with electrical or concealed services or other elements of the premises not visible. It is assumed that no hazardous materials or contamination is present. The report is limited to commenting upon suitability for conversion only. The barn is considered to be structurally sound and capable for conversion without significant rebuilding works.

2. DISCLAIMER

- 2.1 This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

Signed



M BAMFORTH

on behalf of Acorus Rural Property Services Limited

Dated 6th January 2026

The author is a senior design consultant and former Director at Acorus Rural Property Services and is a fully qualified Member of the Chartered Institute of Building with over 40 years of experience in the building industry.

3. GENERAL DESCRIPTION

- 3.1 The subject building takes the form of a Dutch barn, constructed with a steel frame and corrugated steel-clad walls to all, four sides, with lower blockwork walls. The roof is clad with corrugated steel sheeting. The change of use proposal includes the conversion of the barn to provide a total of one dwelling. This will be achieved within the existing external dimensions of the building.

4. CONSTRUCTION

- 4.1 The subject building is constructed with a steel frame forming the building, consisting of steel columns and bowstring trusses with steel purlins forming a clear span frame, divided into 4 bays at 4572mm centres, with 5 frames. The frame is formed with 152.4x 88.7mm steel columns with 75 x 50 steel angle purlins over.
- 4.2 Externally the building is clad on with corrugated steel cladding and lower blockwork walls to three sides as noted with concrete panels and cladding down to ground on the west elevation. These are generally in good order and suitable for retention.
- 4.3 The roof is clad with corrugated steel roofing sheets fixed to 75 x 50mm steel angle purlins (spanning between bowstring trusses).
- 4.4 The barn has a full concrete floor.

- 4.5 This is a substantial building and structure that is considered to be in very good condition and is suitable for a change of use to form a new dwelling in accordance with the Class Q legislation. This report comments on the suitability of conversion and compliance in accordance with the current legislation and guidance.
- 4.6 This building is typical of many agricultural buildings forming a functional structure. It is generally in very good order, structurally sound and adequate for its current purpose. In order to assess the suitability for conversion and the structural stability and load bearing capacity of the building with respect to its future use, the design of the proposals are fully assessed as considered below with due reference to the Class Q legislation, the proposed planning drawings and the schedule of works.

5. PROPOSED WORKS

Design Criteria

- 5.1 The following section of this report determines the condition of the existing building and comments on the suitability for conversion to a single dwelling. It also provides a schedule of the proposed building operations.
- 5.2 The proposed full method of construction and detailed specification will be dealt with at the Building Regulations stage of the project, therefore this report concentrates primarily on the current nature of the building and its suitability for conversion.
- 5.3 The design proposals are considered to be in accordance with the legislation, which specifically restricts new building works other than those which are considered reasonably necessary to convert the building into a dwelling. The existing building and structure is considered to be more than strong enough to take the loadings associated with the change to a residential use.
- 5.4 Class Q part (b) covers the design and exterior of the building, therefore this report does not cover the internal works. These are all deemed to be covered within the legislation which allows necessary works in order for the building to function as a single dwelling.
- 5.5 The new elements of the construction will be integrated into the existing building frame in order to form a homogenous structure incorporating necessary alterations in order for the building to function as a dwelling house as defined under the current GPDO guidance notes.

Design Philosophy

- 5.6 The proposals are to utilise the existing building frame, fabric and existing external materials and therefore ensure that the building is a conversion and not a new build. The building will be converted to provide a dwelling on the ground floor with a mezzanine. The existing structural frames will remain in place and provide the main loadbearing element. The existing corrugated steel cladding and blockwork walls will remain as a rain screen in front of new internal watertight insulated walls and so retain the character and appearance of the agricultural building.

- 5.7 The proposals aim to provide a modern design utilising the existing materials and incorporation of new glazing. New perimeter internal walls will be formed together with internal partitions within the envelope of the dwelling. The existing external cladding materials are more than suitable to be retained and are in good condition.

Walls

- 5.8 The existing external walls will be retained as currently constructed and upgraded to provide an insulated and watertight structure. This will be achieved by constructing a new insulated watertight timber frame consisting of 140mm studwork between the existing steel structural frame. This is the same principal as a timber frame dwelling, clad with an external facing material. The inner perimeter walls will incorporate insulation and an airtight membrane to comply with the requirements of Building Regulations and interventions to include window and door openings as indicated on the submitted drawings. The structure will be designed to comply with the requirements of the recently amended Building Regulations (June 2022).
- 5.9 New window and door openings as detailed on the accompanying plans will be incorporated into the existing building. These works are considered permissible with reference to the allowable and necessary works. The building has walls to all four sides which will be retained.
- 5.10 It is considered that the proposed design and required works comply with the legislation which allows for the replacement of external walls to an extent reasonably necessary for the building to function as a dwelling. The external cladding will be retained, and it is not proposed to incorporate any new structural elements. New walls will be self-supporting infill panels only and therefore support their own weight and are not intended or required to provide additional structural support to the building.

Roof

- 5.11 It is proposed to retain the roof structure in its entirety including the corrugated steel roof covering. Insulation will be incorporated beneath the roof covering with rigid PIR insulation between and under the existing frame in addition to an airtight membrane to create a warm roof.

Windows and Doors

- 5.12 Windows will be inserted into new and existing interventions on all sides of the buildings. These will be in high thermal efficient PPC aluminium frames with triple glazed argon filled units.

Structure

- 5.13 The existing steel frame, including the columns trusses and purlins will continue to be the main structural elements and will take the loadings associated with the conversion of the barn into one dwelling which will include the roof and new internal dead and live loads.
- 5.14 The building would appear to have been well engineered and designed to British Standard BS 5502 which covers the design and construction of agricultural buildings. The existing roof covering has a weight in the region of 17 kg/m². The frame and roof construction is suitably designed to support a roof covering of this nature. This is a robust structure and as there will be no significant increase in loading, the existing roof structure would be deemed to satisfy Part A of current building regulations.

- 5.15 The steel structure appears to be generally in good order and structurally sound and therefore suitable for the basis of a conversion.

Floor

- 5.16 The existing building is on one level with a concrete floor throughout. The existing concrete floor will be retained and overlaid with a damp proof membrane, minimum 150mm rigid insulation and floor screed to meet the requirements of the Building Regulations. Underfloor heating pipework will be laid on top of the insulation prior to laying the floor screed.
- 5.17 All internal walls will be constructed in non-loadbearing timber studwork which will be constructed directly off the floor slab.

Services

- 5.18 The building is provided with a mains water supply, and electricity.
- 5.19 The building does not currently have any form of drainage, so will require a new foul water drainage system i.e. a package treatment plant with outfall to field drain. Surface water can be discharged into a designed surface water system.
- 5.20 Rainwater goods are to be new galvanized metal gutters and downpipe.

6. CONCLUSION

- 6.1 The design of the dwelling ensures that the form and structure of the existing building has been utilised to create a change of use and a conversion with due regard to the adequacy of the existing structure. It is considered that the building is structurally sound and capable of conversion into one dwelling and that the proposals seek to integrate the new materials and method of construction to form a harmonised building. Certain works are required to comply with the current Building Regulations and to provide air and weather tightness and insulation values which will need to be detailed in full prior to commencing works.
- 6.2 It is the opinion of the author, who has over 40 years of experience in the building industry, that the existing frame, bowstring rafters and purlins are considered to be structurally sound and capable of taking the roof loadings all of which will be transferred through the existing structure. The existing external cladding will be retained to all 4 sides of the dwelling with a new weathertight insulated structure built between the retained building frame. The roof covering will also be retained and insulated to the underside.
- 6.3 The introduction of internal walls will merely divide the living space and as such are not development. For the avoidance of doubt, they will not be load bearing or necessary to provide structural stability, although they will naturally provide some additional strength to the building.

- 6.4 There are no proposed external works which can be considered as being structural or not reasonably necessary; therefore the proposals to convert this building into a single dwelling are in accordance with the Planning Practice Guidance with reference to Class Q.
- 6.5 The proposals represent a conversion of existing agricultural building.
- 6.6 With reference to *Hibbitt v. SSCLG* [2016] EWHC 2853 (Admin) case outlined often referred to by planning authorities, there are three components of significance when considering Class Q permitted development. The first is the assumption that the building must be capable of functioning as a dwelling. Second, that the development includes no new structural elements. Third, that the existing building must be sufficiently structurally strong to bear the loading from the external work.
- 6.7 Components 2 and 3 have largely been superseded by the revised 2018 guidance;

"It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right."

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."

- 6.8 The Hibbitt case did not seek to prescribe an exact threshold after which the nature of the work changes. This remains a matter of judgment based on the available evidence.
- 6.9 Sufficient evidence in the form of the design drawings, schedule of works and structural assessment conclude that the proposals accord with the legislation for the conversion of the agricultural building into a single dwelling.

7. PHOTOGRAPHS

South Elevation



East Elevation



North elevation



Internal





acorus planning & design

Addlepool Business Centre
Woodbury Road
Clyst St. George
Exeter
EX3 0NR

01392 873900
ask@acorus.co.uk
acorus.co.uk

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