

Highway Barn

Design and Access
Statement

Class Q

March 2026



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01

Introduction



Introduction and Brief

Designscape Architects have been appointed to submit a design for the Class Q conversion of the concrete framed West barn at Highway.

Previous designs were prepared by Designscape Architects in 2022 and Spring 2025.

A Class Q prior approval application was submitted by Carter Jonas in Spring 2025. This application was withdrawn prior to determination. The reason for withdrawal was the overlap of the site boundary with the previously permitted application PL/ 2021/11479 for a non-agricultural use.

The requirements for Class Q were revised in 2024 and the transition period from the previous requirements ended in May 2025.

This report presents the proposal for a new Class Q prior approval application, which is compliant with the updated constraints made to Class Q in 2024-2025.

This report presents three options (A, B and C) which were explored to satisfy the requirements of Class Q and the brief to convert the barn into a single dwelling.

One of these options was selected based on its merits and developed into the proposal to which this application relates.



Class Q Requirements

Class Q permitted development rights allow agricultural and former agricultural units to be converted into dwellinghouses. The 2024 amendments to Class Q require that the building is part of an established or former agricultural unit on 24/07/23.

There are some constraints on the quantity of Class Q development.

Development constraints require that:

- Proposed dwellinghouses do not have a floor area of more than 150Sqm
- No more than 10Nr dwellinghouses are proposed
- The cumulative floor area proposed should not be more than 1,000Sqm

Further to these conditions on development floor area, any proposal must comply with the nationally described space standards. There are also constraints related to the nature of the development:

- No protrusions of more than 0.2m are allowed
- Any extensions must be over an existing hard surface, single storey, lower than the existing building, be lower than 4m tall, be located on the rear of the building and extend no more than 4m from the rear elevation of the existing building.

The following building operations are permitted under Class Q:

- The Installation of windows, doors, roofs and exterior walls to the

extent necessary to function as a dwellinghouse

- The installation of water, drainage, gas, electricity or other services
- Partial demolition reasonably necessary to carry out the above

In terms of location, the site must not be:

- Within National Landscape (AONB) areas or world heritage sites
- On a Site of Special Scientific Interest (SSSI)
- In a safety or military hazard area
- A Listed building or a scheduled monument

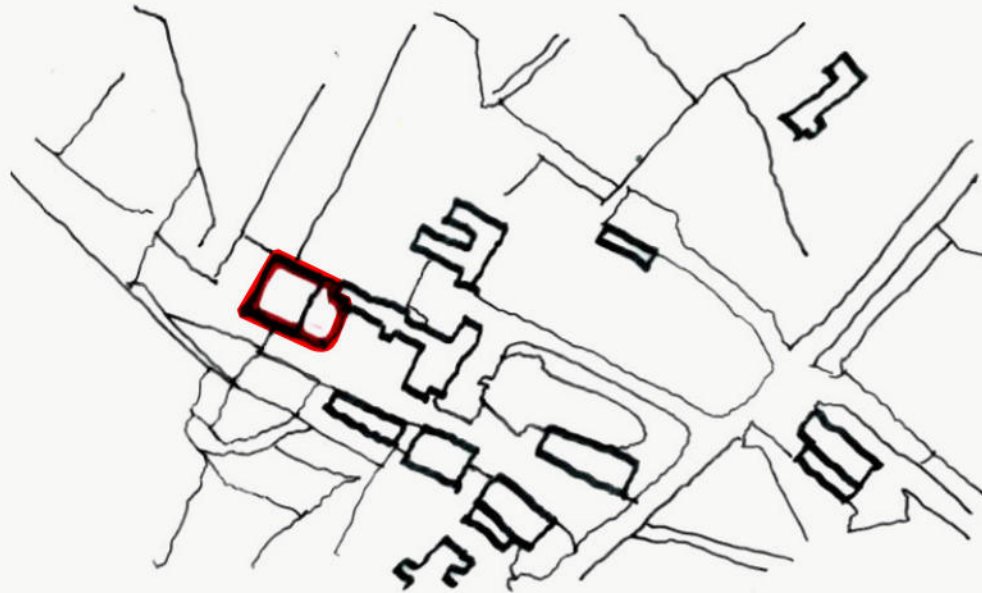


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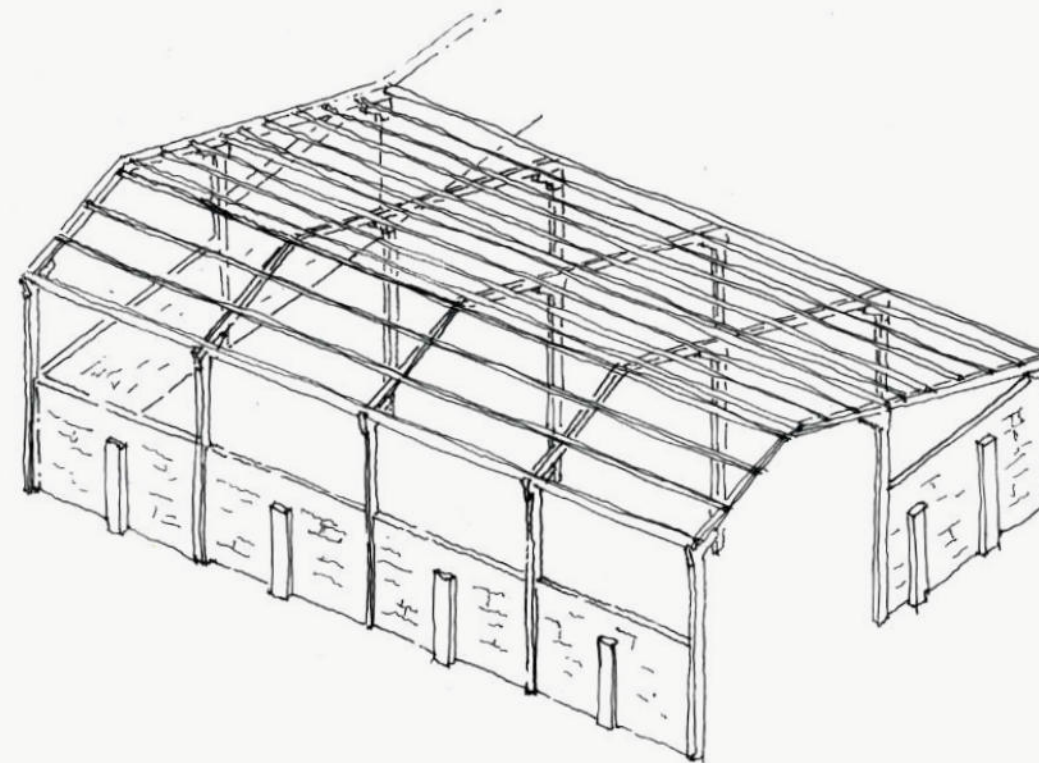
Design Development



Site area for PL/2021/11479



Proposed Site Boundary



Existing Barn Structure

Constraints

- The proposed dwelling red line boundary must not overlap with that permitted in PL/2021/11479
- The existing barn structure must be re-used and incorporated into the proposed design
- No additions beyond 0.2m from the existing volume can be made
- The barn cannot be extended to the rear, as the rear elevation faces the site boundary of PL/2021/11479
- The new dwelling must not exceed 150Sqm Gross Internal Floor Area

Opportunities

- Prioritise views across fields to the West of the barn
- Create a courtyard garden within the frame of the existing barn
- Set out the dwelling within the frame of the existing barn

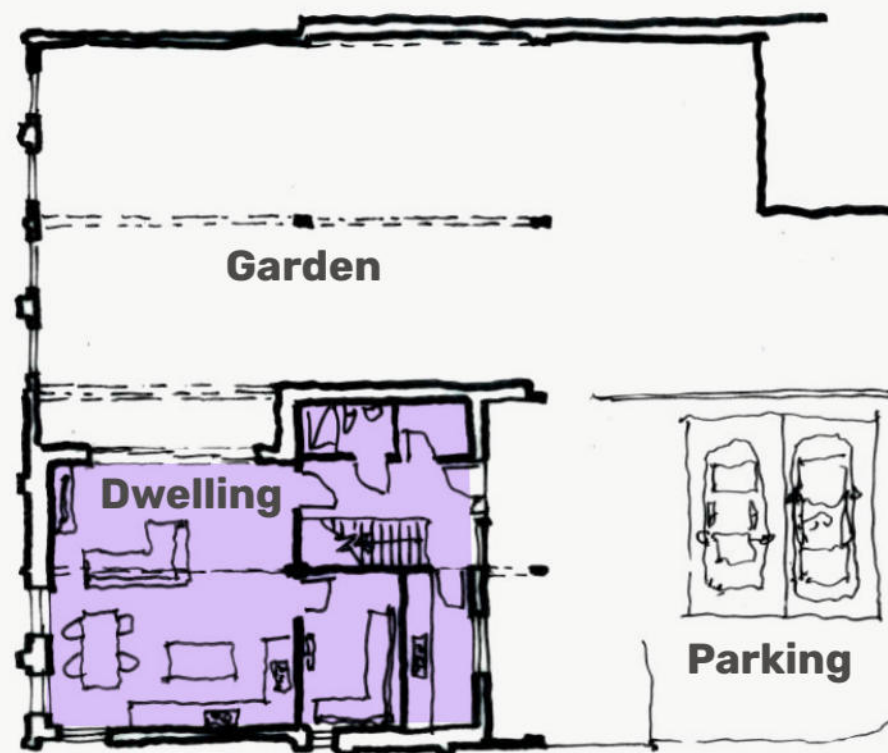
Sketch

Plan Options

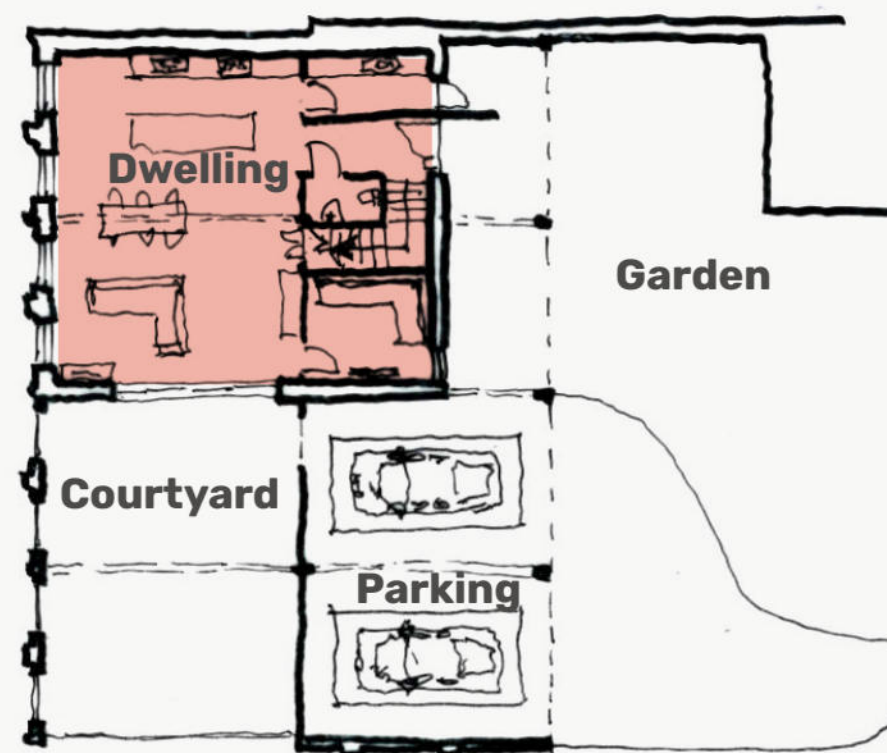
Option A is a two storey dwelling within the South half of the existing barn. Living spaces are on the ground floor with bedrooms at first floor. A courtyard garden is created within the North side of the existing structure, which extends into the existing yard to the East. Car parking is provided in the South-East corner of the existing yard.

Option B is a two storey dwelling within the North half of the existing barn. Living spaces are on the ground floor with bedrooms at the first floor. A South facing courtyard garden and covered car parking area is created within the South side of the existing structure. A garden is provided within the existing yard to the East.

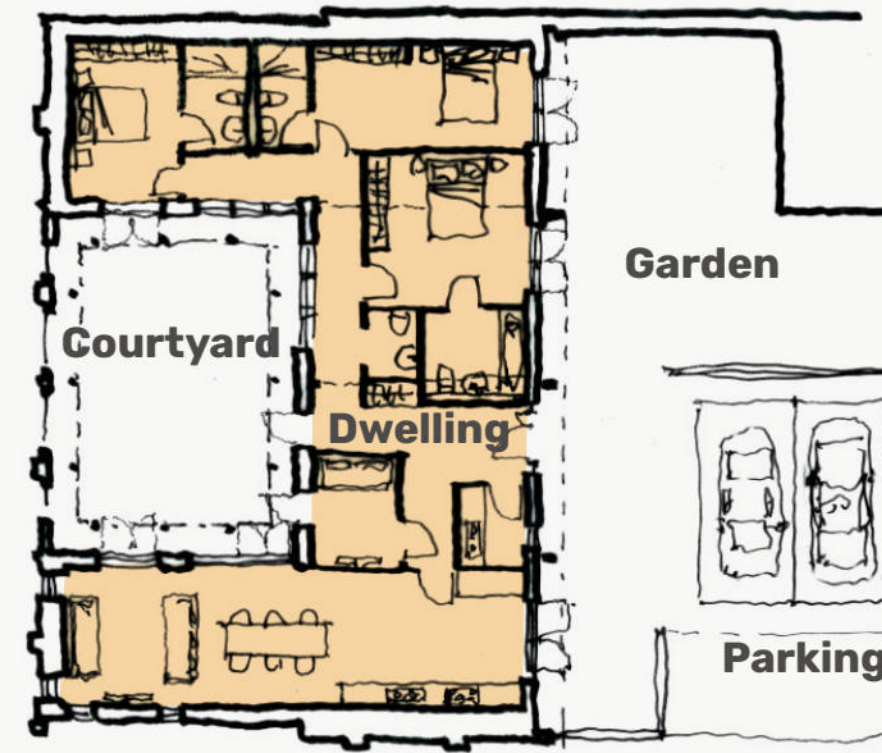
Option C is a fully wheelchair accessible single storey dwelling set around a central courtyard garden, all within the existing structure. The dwelling has living areas in the South wing and bedrooms in the North wing. The courtyard opens across to the views West. A garden and parking is provided in the yard to the East.



Option A Ground Floor Plan



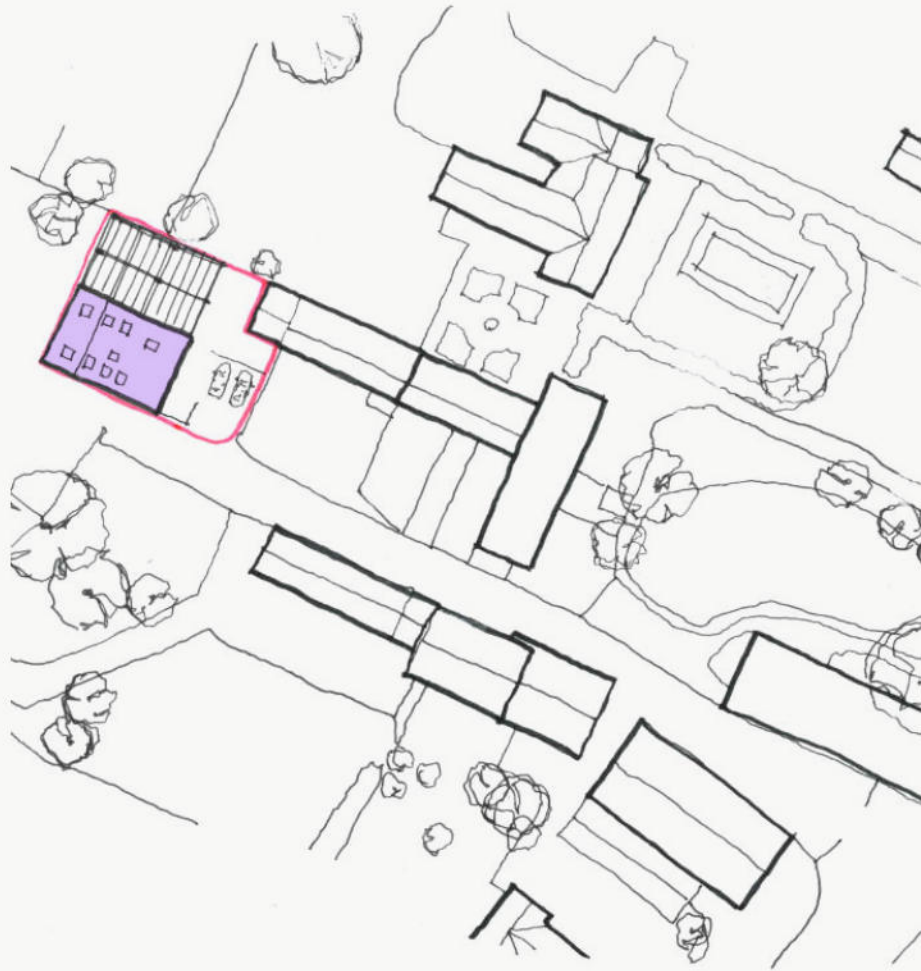
Option B Ground Floor Plan



Option C Ground Floor Plan

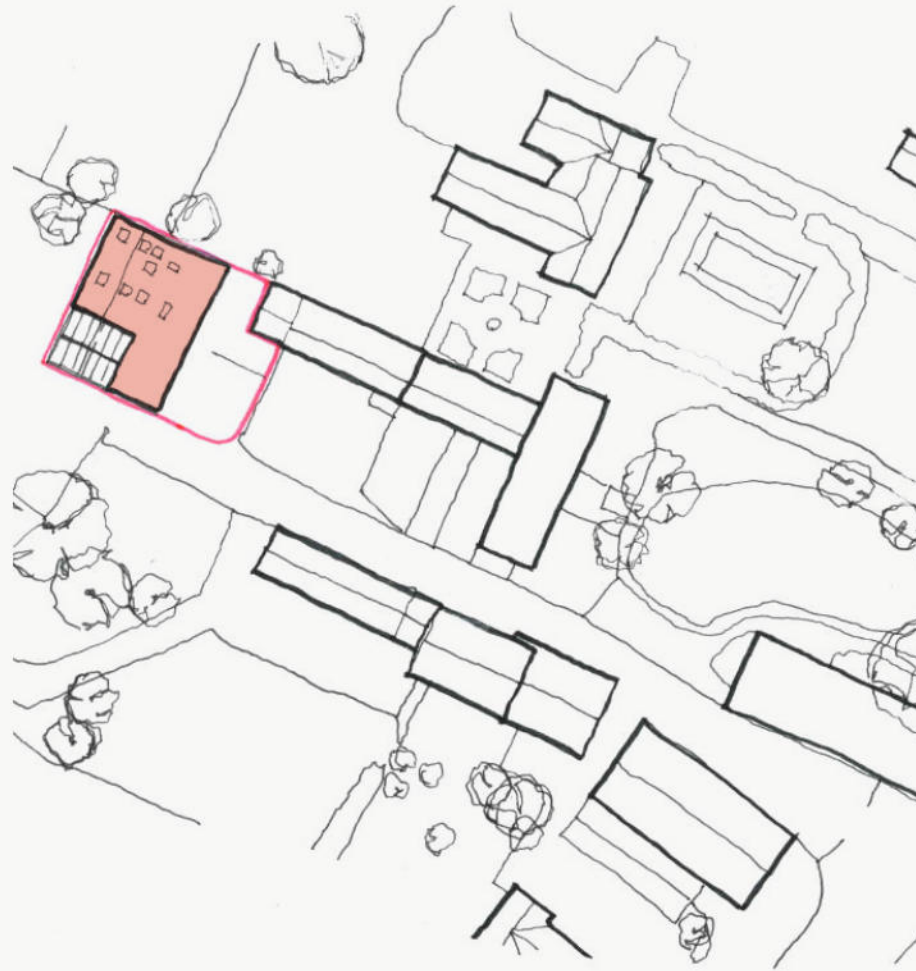
Sketch Site Plans

Option A



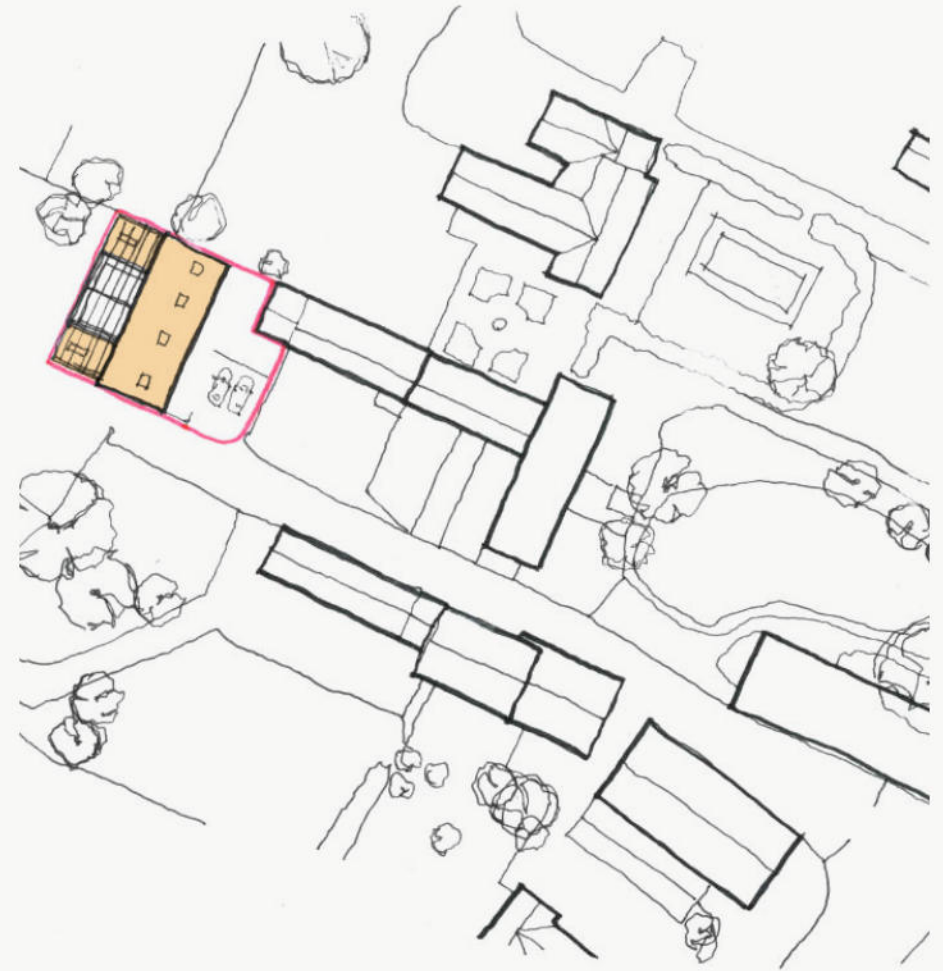
Option A, Site Plan

Option B



Option B, Site Plan

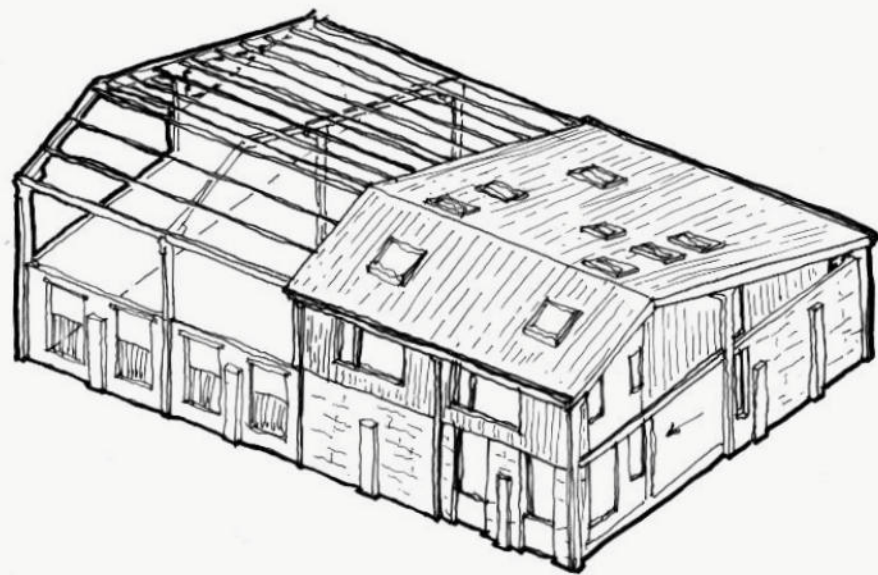
Option C



Option C, Site Plan

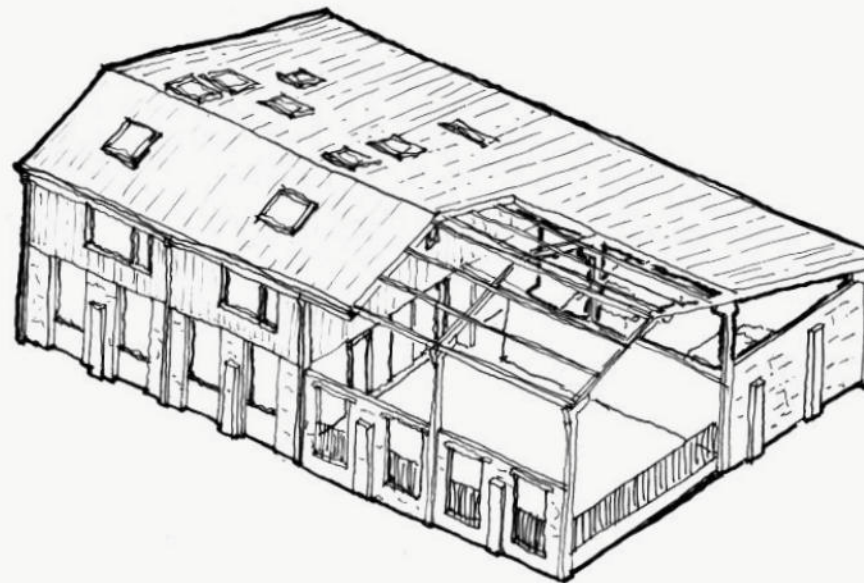
Massing Sketches

Option A



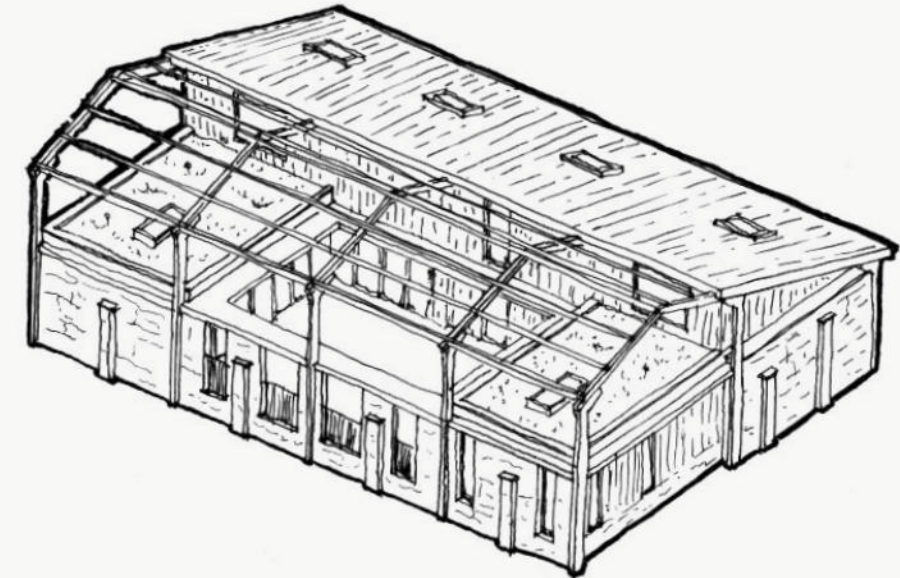
Option A, Axonometric South West

Option B



Option B, Axonometric South West

Option C



Option C, Axonometric South West

Proposed Option

While each of the three options presents different opportunities, Option C has been selected as the most successful design. The enclosed courtyard, surrounding glazed cloister and double height spaces provide a dwelling which makes the most of the existing structure. Despite the 150Sqm floor area limit of the new Class Q

legislation, Option C provides a dwelling with spaces which feel generous and exceptional.

Using the internal courtyard to provide fenestration ensures that a high quality of natural daylight is provided to the living spaces, while minimising glazing which is installed in the

external envelope of the existing barn. This ensures that any glazing visible in the wider landscape setting is limited to that which is strictly necessary for a dwelling.

Being set across a single storey, Option C also presents the opportunity to provide a fully wheelchair accessible

dwelling. This is achieved without compromising on the design, layout or quality of the spaces.

Option C, View from fields to the West





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Proposed Design

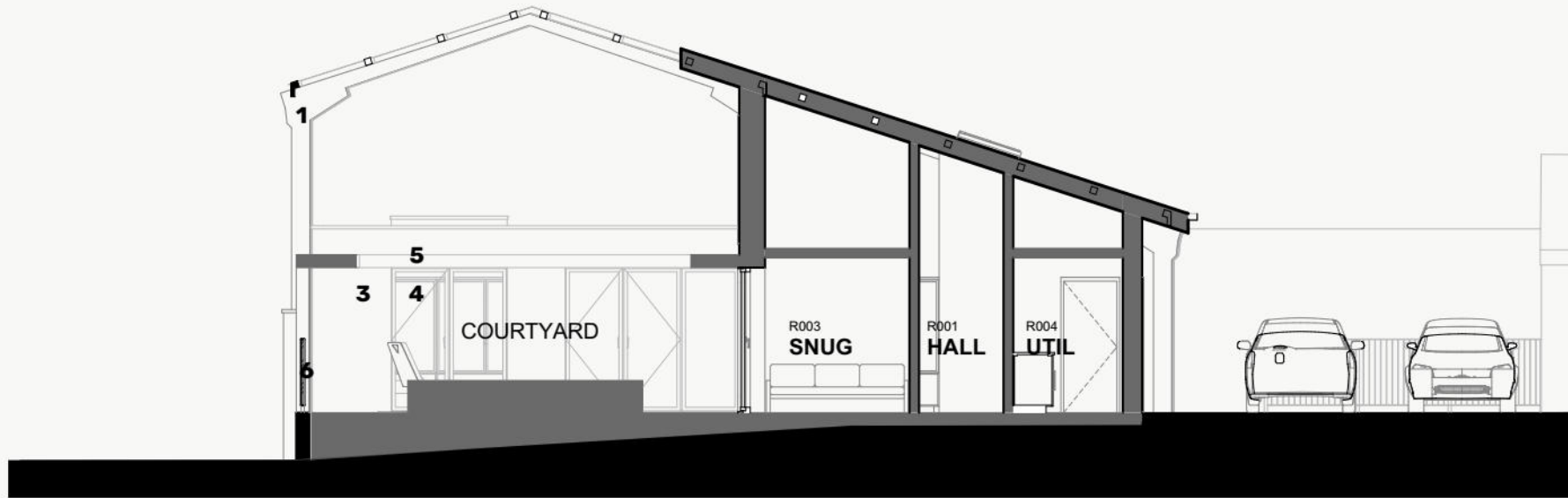


Ground Floor Plan

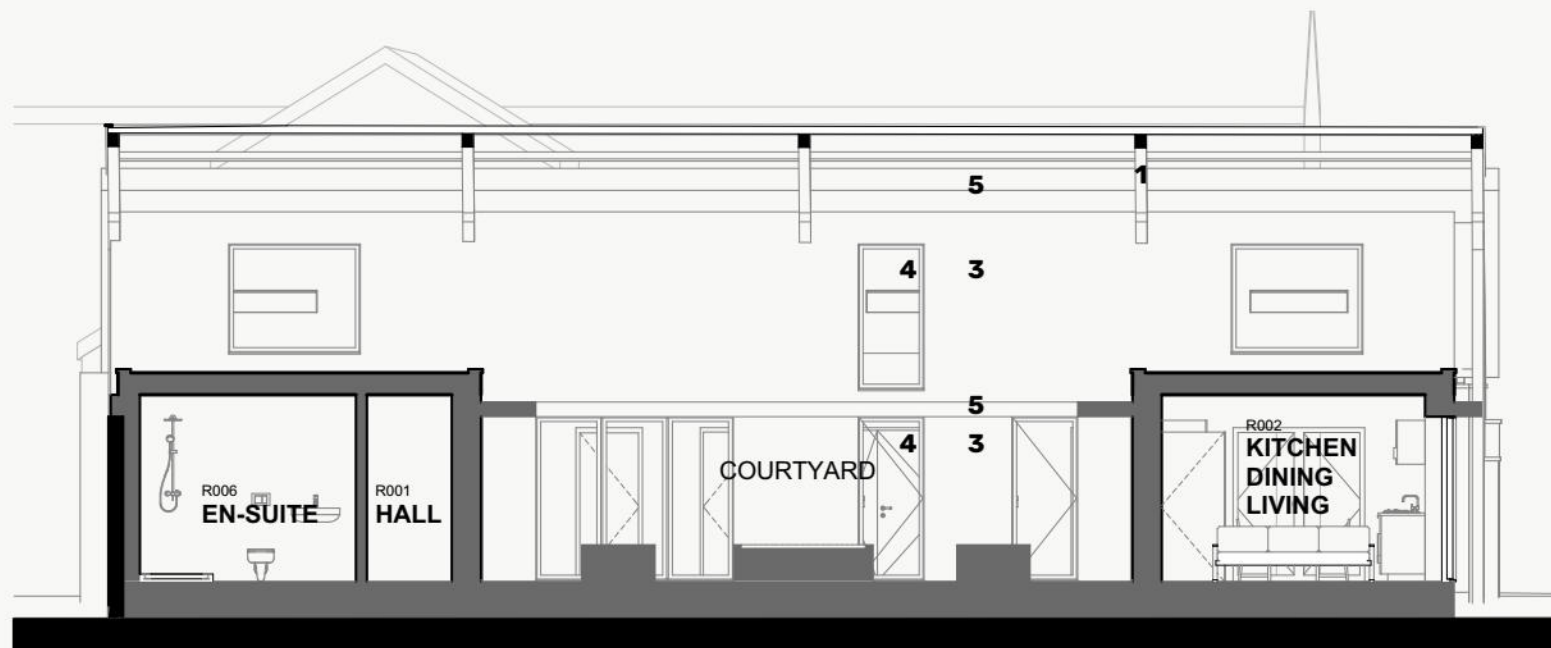
Arranged around a central courtyard garden, this option provides all accommodation on a single storey, with generous corridor widths, room sizes and bathrooms (M4(3) Compliant).

Key features:

- A private courtyard garden which also benefits from long range views to the West
- A large kitchen/dining/living space with glazing on all aspects and double height area
- A covered porch and garden in addition to the courtyard
- Direct garden access to all bedrooms and glazed cloister
- All bedrooms are between 13 and 16Sqm each, total built-in storage is 5.5Sqm, and the GIA at 150Sqm exceeds the NDSS requirements for a 3b6p dwelling



Short Section



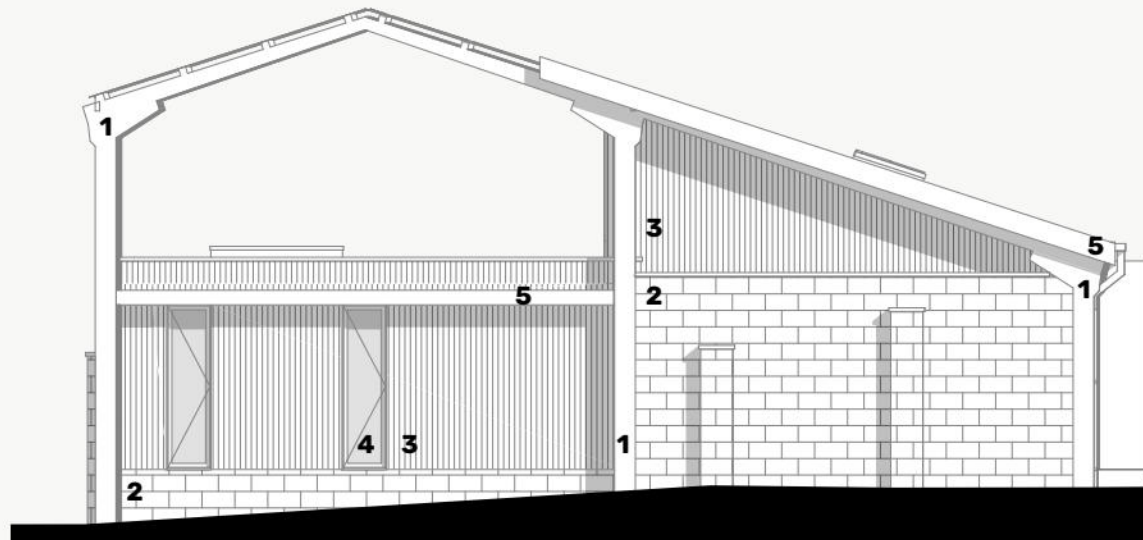
Long Section

Sections

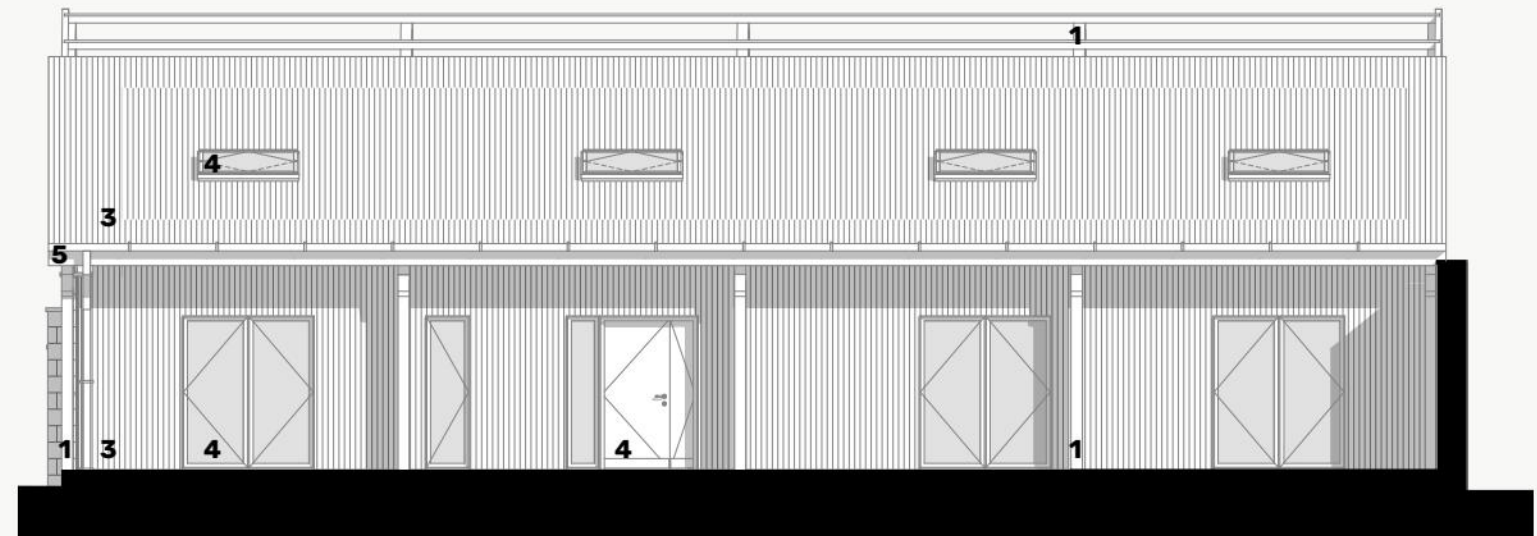
The dwelling is set on a single storey with double height spaces provided to the East side of the dwelling within the existing structure.

Key features:

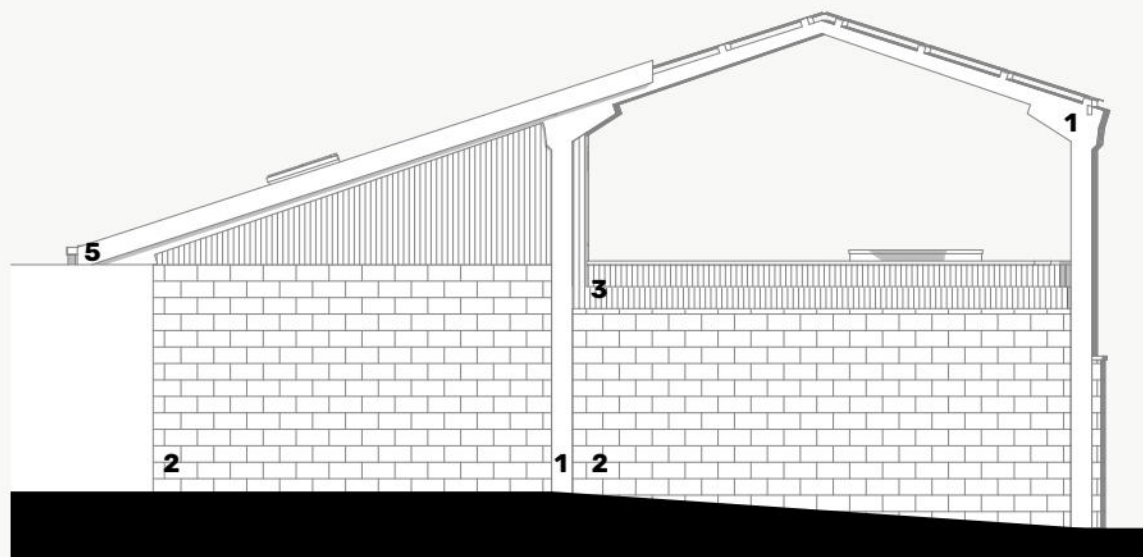
- Generous ceiling heights throughout
- Step-free access to the whole dwelling
- Skylights and clerestory glazing to provide generous natural daylighting
- A courtyard which is private, but not overshadowed



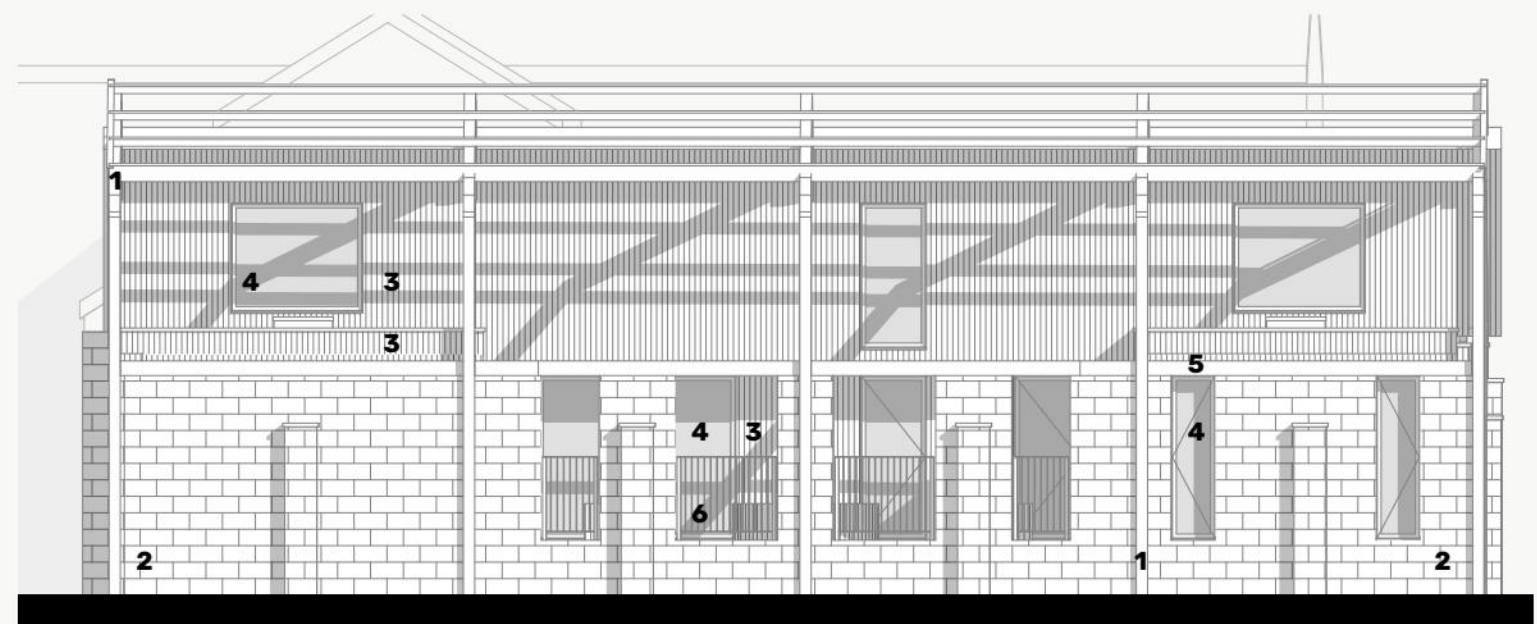
South Elevation



East Elevation



North Elevation



West Elevation

Material Key

- 1** Existing Concrete Frame
- 2** Blockwork
- 3** Dark Grey Profiled Metal Cladding
- 4** Aluminium Windows/Doors/Rooflights
- 5** Aluminium Fascias/Copings/Rainwater Goods
- 6** Aluminium Flat Bar Railings

Proposed Design



Arrival View

Proposed design, view from access to the South East



View from West

Proposed design, view from fields to the West



View of Courtyard

Proposed design, view of courtyard garden

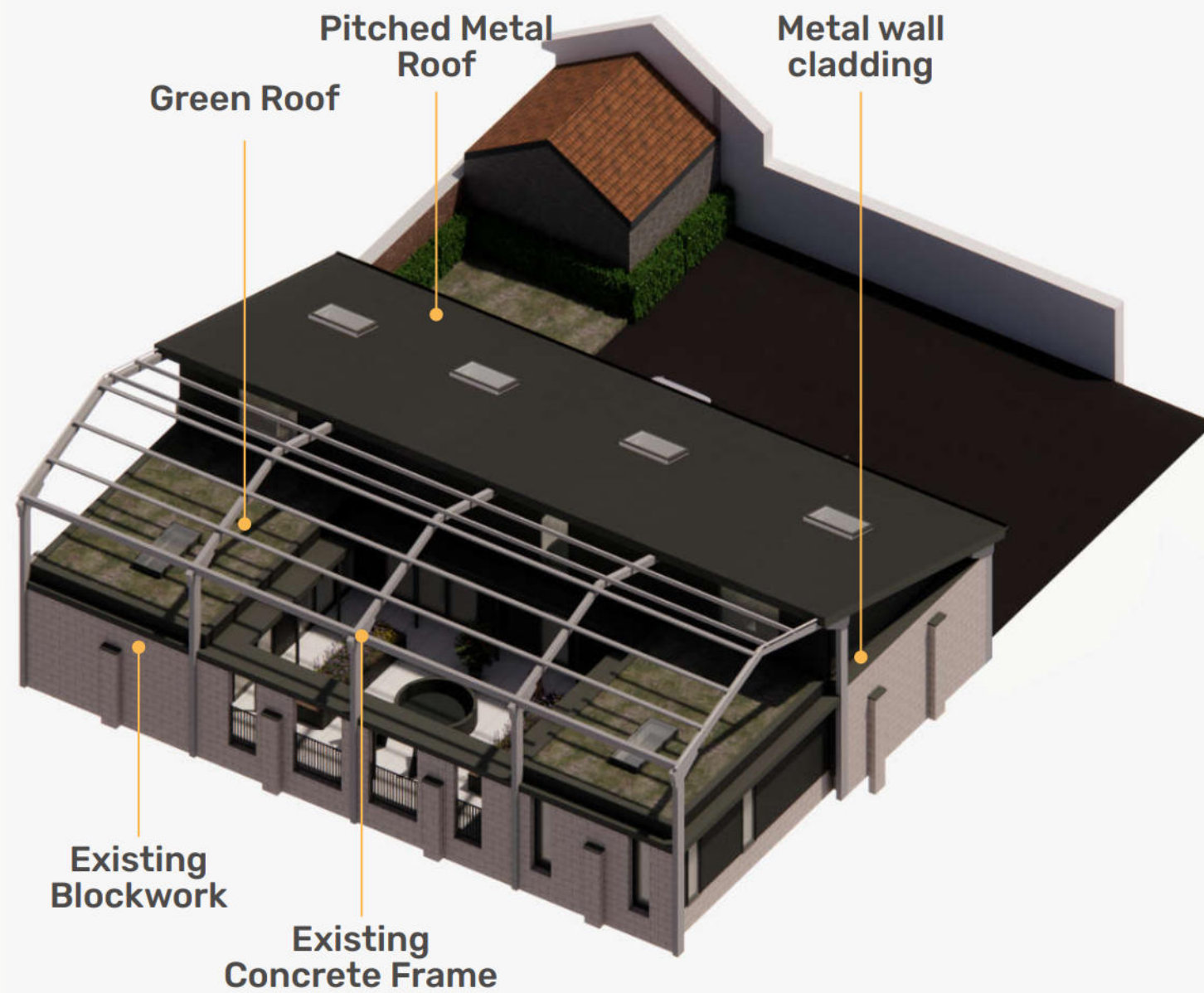


Interior View

Proposed design, interior view

Materials

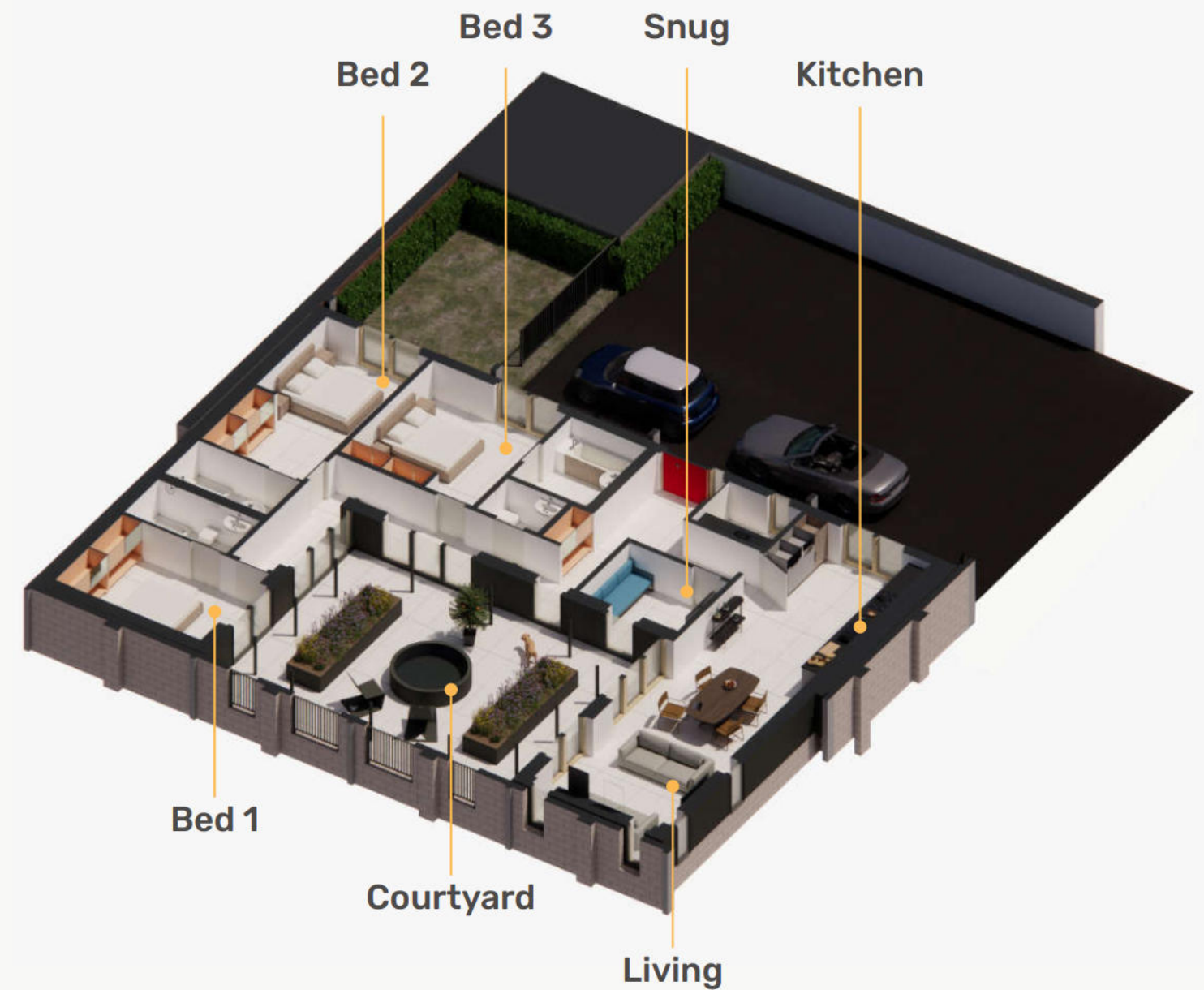
The proposed materials remain agricultural in character. Existing blockwork external walls are retained, with new openings formed within them using concrete lintels. The existing concrete frame is retained entirely, forming the roof structure for the East side of the dwelling. The proposed external wall and roof materials are a dark grey/green corrugated metal cladding.



Axonometric View

Layout

Parking and a garden is provided to the East, with the dwelling entrance via a covered porch area. The entrance hall leads North to a glazed walkway around the courtyard and South to the principal living space. The dwelling is designed to be fully accessible, with all habitable rooms having direct access outside. The existing structure is used to create a pitched roof with opportunity for naturally light, open and pleasant spaces.



Floor Plan Axonometric View

Class Q Compliance

The proposal described in this prior approval application is compliant with the Class Q requirements. Key points to ensure compliance are:

- The site is not in National Landscape (AONB), an SSSI or a safety/military hazard area
- The site is not listed
- The site does not contain a scheduled monument
- No extension beyond the envelope of the existing building is proposed
- All protrusions such as rooflights, gutters, etc. are kept to less than 0.2m
- No more than a single dwelling is proposed
- The proposed floor area does not exceed 150Sqm
- The proposed total curtilage surrounding the building is not greater than the building area
- Building operations are limited to the installation of windows, doors, roofs, exterior walls and services.
- The existing structure is retained and the existing external walls are only partially demolished where absolutely necessary.

Aerial view of existing site



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