

Planning, Structural & Technical Supporting Statement

Class Q Prior Approval Application

Barns 4 and 6 – Pickers Palmers Farm

A. Summary

This statement accompanies the revised Class Q Prior Approval application. It identifies the additional technical evidence and design changes submitted following the previous determination and should be read alongside the Structural Report, Structural Calculations and revised drawings.

B. Schedule of previous matters and response

REF.	OFFICER ISSUE	RESPONSE	EVIDENCE
1	Proposal is not a genuine Class Q conversion	The structural engineer concludes the building is a robust, permanent and substantial structure suitable for conversion. The report identifies the existing timber frame as the primary structural system, supported by dwarf walls and a 400–500 mm reinforced concrete slab. The proposal retains this structural system rather than replacing it.	Structural report and calculations
2	Structural report insufficient	The revised structural report following on from visual inspection now includes local intrusive investigations , including drilling the slab to confirm thickness, exposing foundations by trial hole and completing structural calculations for the existing timber posts and clarifying the load path.	Structural report and calculations
3	Existing structure not demonstrated capable	The report now expressly concludes that the existing timber frames, foundations and slab are structurally capable of supporting the proposed conversion. Calculations confirm the timber posts satisfy Eurocode requirements under the proposed loading.	Structural report and calculations

4	South dwarf wall in poor condition	The damage is located across one bay only , likely to have been caused by machinery knocking off the top courses and is repairable rather than evidence of failure. walls would benefit from some upgrading works as part of the conversion – typical of a building of this age and agricultural history – the core structure is sound and well suited for conversion.	Identified on existing floor plan drawing 600-P1 and Structural report. Many approved Class Q conversions have a complete existing open side with no structure.
5	Corrugated sheeting is non-loadbearing	The engineer agrees that the cladding is not the primary structure. He explains that the building is carried by the timber frame and dwarf concrete block walls while the existing cladding and proposed lightweight insulated cladding is non-loadbearing	Structural report and calculations
6	Timber frame and purlins poor	The report concludes that the timber frames are in good condition, structurally sound and well suited to incorporation into the conversion. Only defective purlins and roof coverings require upgrading, which the engineer describes as typical maintenance for an agricultural building of this age	Structural report and calculations
7	Steel frame inadequate	The Structural engineer identifies the timber knee-braced frame as the principal structural system. The few steel posts are supplementary rather than the primary load-bearing structure. Maybe repairs from agricultural use	Structural report and calculations
8	Roof structure requires replacement	The report distinguishes between replacing roof coverings and selectively replacing defective purlins as upgrading works. It does not conclude that the entire roof structure requires replacement. Instead, it states that the timber frame remains suitable for reuse. The proposed lightweight cladding will provide a like for like visual.	Structural report and calculations

9	New block wall and foundations indicate rebuilding	The engineer concludes that the existing foundations and slab remain structurally adequate. The report therefore supports the argument that new blockwork is part of the maintenance works rather than evidence that a new building is required. However the revised scheme has eliminated blockwork in place of non-load bearing timber partitions	Proposed floor plans and Structural report
10	Internal structural walls amount to new construction	The report clarifies that the existing timber frame continues to provide the primary structural support. The revised scheme has eliminated blockwork in place of non-load bearing timber partitions and are elements of the residential conversion, not a replacement structural system.	Proposed floor plans, Structural report and calculations
11	Existing structure not retained sufficiently	The engineer identifies the retained timber frames, dwarf walls, slab and foundations as continuing structural elements and includes a load-path diagram showing how loads pass through the retained structure	Structural report and calculations
12	Works exceed what is reasonably necessary	The report repeatedly refers to the proposed works as upgrading works typical of agricultural conversions , including replacement of roof coverings, local purlin replacement and lightweight cladding. That supports the argument that the works are reasonably necessary rather than wholesale rebuilding, as we are retaining the existing primary load-bearing structure.	Structural report and calculations
13	Hibbitt appeal applies	The updated report supports the factual distinction that the existing structural frame, Concrete block dwarf walls and slab remain capable of performing its primary function, distinguishing proposals from those found to amount to rebuilding.	Structural report and calculations. Reference to approved appeals for timber framed structures with much more re-

		APP/C1570/W/24/3353916 Langley Lower Green, Langley, Essex. 24 June 2025 Proposed building works Timber frame on timber posts; open front/side areas; corrugated asbestos-cement walls and roof. Proposed roof and wall replacement, windows/doors, insulation and new concrete slab. Inspector's Key reasoning Significant timber frame was generally sound and supported the roof. Class Q expressly allowed replacement of roof and walls. New slab was an internal work. Existing building remained integral; works did not amount to complete or substantial rebuilding. APP/Q3305/W/19/3240203 Highcroft Lane, Binegar, Radstock 25 February 2020 Proposed building works Single-storey timber-framed barn on 150 mm reinforced slab, timber boarding and felt roof. Frame, slab and wall cladding retained; new openings, extensive insulation/lining and lightweight roof finish. Inspector's Key reasoning Structural calculations addressed existing fabric and refurbishment. Slab edge was exposed and underpinning was shown unnecessary. Considerable cumulative works were accepted as weatherproofing and adaptation, not a rebuild.	building with some completely open sides as noted in my adjacent response
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14	Building not shown to be permanent and substantial	The engineer's conclusion is unequivocal that the existing structures are robust, permanent and substantial , providing a strong basis for conversion, subject only to modest upgrading works retaining the existing structure	Structural report and calculations

C. Design Development Since the Previous Submission

The revised proposal replaces the previously proposed masonry external walls with lightweight insulated non-loadbearing cladding. Internal blockwork partitions have also been replaced with lightweight timber stud partitions. These elements are not intended to provide primary structural support. The retained timber frame, masonry dwarf walls and 500 mm reinforced concrete raft slab remain the principal structural system.

Document Schedule

Reference	Document
2645-600 Rev. P1	Existing site location and block plan (no change)
2645-601 Rev. P1	Existing Ground floor plan (no change)
2645-602 Rev. P1	Existing elevations (no change)
2645-603 Rev. P1	Proposed Block plan (no change)
2645-604 Rev. P3	Proposed Unit 7 ground floor plan
2645-605 Rev. P3	Proposed Unit 8 ground floor plan
2645-606 Rev. P3	Proposed Unit 9 ground floor plan
2645-607 Rev. P3	Proposed Unit 10 ground floor plan
2645-608 Rev. P2	Proposed elevations
2645-609 Rev. P3	Existing and proposed sections
Structural Rev 02d	Structural report and structural calculations
Planning support	Planning, Structural & Technical Support Statement
Highways	Highways Technical Note (no change)

D. Existing Building and Structural Assessment

Drawing 2645-609 P3 illustrates the retained and proposed structural elements, with new work highlighted in red. The drawing is coordinated with the Structural Report and provides a visual explanation of the retained timber frame, dwarf walls and reinforced concrete raft slab, showing the load path and no change to the proposed conversion.

E. Assessment Against Class Q

The revised submission should be considered alongside the updated Structural Report, Structural Calculations, and revised Acorn Architectural drawings (refer to Document Schedule). Together they provide the engineering and architectural information necessary to

assess the retained structural capability of the existing agricultural building, which was the only outstanding matter.

Matters Accepted by the Planning Officer (No Response Required)

Matter	Officer's Conclusion
Highway impacts	Accepted
Parking	Accepted
Noise	Accepted
Contamination	Accepted
Flood risk	Accepted
Location / siting	Accepted
Design and external appearance	Accepted
Natural light	Accepted

F. Conclusion

The revised application has been developed in response to the previous determination through both additional technical evidence and design refinement. The proposal now incorporates lightweight non-loadbearing external and internal construction while retaining the existing primary structural system. The applicant respectfully requests that the revised submission be assessed on the basis of the updated technical information now provided.