

CLASS Q

Change of use from
Agriculture to C₃
(dwelling) and associated
operational development.



Proposed Western Elevation



Proposed Eastern Elevation



Proposed Northern Elevation



STOKES FARM BARN #4
Binfield Road,
Wokingham,
RG40 5PR

The following Design and Access Statement has been prepared by JSA Architects on behalf of Mr and Mrs Baker to support a Prior Approval Planning Application under Class Q for the change of use of Barn# 4, Stokes Farm, Binfield Road, Wokingham. RG40 5PR.

The scheme proposes the conversion of the original Barn to provide a 5 no residential dwellings with associated car and cycle parking and private amenity space.



Aerial View of the Application Site

The application site is located to the Southeast of Binfield Road, the Northwest of Wokingham Town centre and to the East of Popeswood which are predominantly residential areas.

The agricultural unit forms part of the Stokes Farm agricultural holding which centres around a number of activities from free range egg production, a farm shop and the cereal production of 7 acres of the farm. With the continuing epidemic of Avian Flu, high fuel and production costs and the cost-of-living crisis, egg production has been scaled down considerably and is placed to the West of Stokes Farm just under 0.5 miles away from the application site, separated by the Binfield Road. The barn ceased to be a chicken shed in c. January 2022

The site history shows that the building has been in agricultural use as part of an established agricultural unit. Whilst the building is currently not in use, clearly no change has occurred.

There is no evidence to indicate that the building was used for any purpose other than for agriculture.

The application building falls within an established agricultural unit.

The proposal would constitute permitted development, with regard to whether the site was used solely for an agricultural use as part of an established agricultural unit, in accordance with Class Q. 1 (a). (As confirmed by Inspector APPEAL - APP/X0360/W/23/333079)

Agricultural unit 4, the subject of this proposal, is located to the South-Eastern boundary of the site and is set well back from Binfield Road having its **own established access via a single-track road from the West.**

To the North, the application site fronts onto meadow, pasture woodland and another redundant and vacant Poultry Shed. To the South, the site looks out towards Keephatch Meadows 100 m away. To the East, the barn opens out onto open countryside and woodland, and to the West opens out towards the access road leading to Binfield Road.

The barn itself was constructed in the 1970's with main central steel frames.

The structural frames have galvanised finishes and are in good condition.

The roof is clad with profiled metal cladding supported on timber purlins at approximately 1.35m provided between the portal rafters, an insulation board is fixed to the underside of the purlins.

Along the line of the main portal columns a 900mm high concrete block walls edges the main concrete slab. These form the external wall prior to the addition of lean-to's.

Foundations are mass concrete bases at column locations.

The ground floor is a ground bearing concrete slab and is in good condition. (The slab is stepped on the main portal lines)

All Portal roof rafters with timber purlins have been found to be in good condition.

Lean to's have been attached at a later date in line with welfare standards for free range egg production when it was required for 'free range' chickens to have scratching areas and areas to roam.

This application proposes the conversion of the agricultural unit.

Cladding will be placed on the exterior walls.

Relatively minor facade changes are required to facilitate the conversion including the insertion of doors, windows and in-fill exterior walls.

The apertures will facilitate windows for habitable rooms.

These operations are all in accordance with the GDPO Q1(i)

- (i) the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i)

The proposed enhancements to the external appearance of the new barn have been carefully designed and considered to ensure that the dwelling is sympathetic to its setting, enhancing the character and appearance of the building reflecting the natural landscape, in the context of the Countryside.

The overall design of the new dwelling has therefore been established as acceptable.



Interior of Chicken Shed



West Elevation



East Elevation



South East Elevation



North Elevation

This application proposes the conversion of the barn to provide 5 no. 1, 2 and 3 bed houses, with associated car & cycle parking, EVC Charging, refuse stores and private amenity space.

The agricultural building comprises a substantial steel frame and concrete structure, clad with corrugated metal and a corrugated metal roof. Having been assessed by Roger Oliver Consulting Engineers Ltd. it has been determined that the building is of permanent and substantial construction and that the existing structure can support full residential conversion without the need for any extensive reconstruction.

The siting of the existing barn, set back from the highway, results in the development being entirely screened from the street scene and therefore the proposal will have no discernible impact upon the character of the area.

The site layout makes provision for areas of private amenity space in line with Part Q limitations.

Boundary treatments will be planted with hedgerow.

The site will be accessed via the existing access to the West from Binfield Road and as such will benefit from an independent access. The access is more than adequate for refuse collection and emergency vehicles with adequate access, turning and the road is in an acceptable condition.

An area of permeable hardstanding will be provided to allow provision of car parking for 9 cars (Two double EVC), in accordance with local planning policy requirements. There are also additional spaces for informal parking.

Individual Cycle stores will be provided within the building accessed externally.

Individual Refuse stores will be provided within the building, accessed externally.

The site has appropriate space for the turning of refuse and delivery lorries.

All existing trees will be retained as part of this proposal.

The proposed conversion would create a five-1-, 2- and 3-bedroom dwellings with refuse and cycle stores set across one floor at a total of m2 of floor space.

Existing walls will have cladding attached. The existing structure will remain and be insulated from within the envelope.

Roof will be a metal insulated roof, reflecting what is existing.

The envelope of the building and overall scale will not exceed the original building.

The proposed conversion does not result in any increase in footprint, mass or scale.

Each dwelling does not exceed 150m²

All habitable rooms adhere to National Space Standards and Wokingham BC room size standards

All habitable rooms are provided with adequate natural lighting.



Proposed Site Layout Plan

Through the use of softer materials such as naturally weathered timber the building is designed to blend into the landscape. The external cladding of naturally weathered English chestnut/cedar will visually soften the roughness of the agricultural building whilst not increasing the buildings size at any point. The cladding will settle the building harmoniously into its landscape and tree bounded site.

On the South elevation windows sits within the elevation creating a harmonious composition of the elevation. The glazed panels on the east form the living area elevation and opens to the existing hardstanding within the amenity area.

The roof will have several roof lights inserted, above rooms which are not deemed habitable.

Highly insulated fabric of the house, triple glazed windows and ground source heat pump will result in the property being a net contributor of energy to the grid.

The property will be converted to BS8233 standards for glazing and ventilation to mitigate noise.

Mains water and electricity already exist to the site, this will be used for all services. There is no intention to install any gas.

Sewage needs will be serviced by the use of a septic tank.

Waste Storage shall be managed in line with Policy CCo4 of the Local Plan.

Surface water will be harvested alongside a Surface water drainage strategy.



Proposed Western Elevation



Proposed Eastern Elevation



Proposed Northern Elevation



Proposed Southern Elevation

The site will sit naturally into the landscape with a small area of wild meadows flowers to the Southeast in the existing meadow land. Surrounding land around the application site will remain unchanged. The meadow will attract and sustain the considerable wildlife that already exists in the area, and reflecting what exists already at Keephatch Nature reserve, which is next to the Farm Boundary, albeit a considerable distance away from the application site.

Boundary hedgerow will be instated to separate dwellings amenity.

No additional hardscaping is proposed.



Wildflower meadow planting



Boundary treatment of hedgerow

