

METHOD STATEMENT

CLASS Q -CONVERSION OF EXISTING AGRICULTURAL BUILDINGS TO 5 No. DWELLINGS

MOOR TOP FARM
MOOR TOP ROAD
KIRKHEATON
HUDDERSFIELD

ON BEHALF OF
MARK, JOHN AND ANGELA
FAWCETT

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Revision A – March 2025 – Paragraphs 4.03 and 4.05 amended

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01 - Moor Top Farm is a grouping of mixed agricultural buildings and residential cottages. This application relates to the agricultural buildings to the East of the grouping.

2.0 – PROPOSALS

2.01 – The proposals are for the change of use and conversion of the grouping of agricultural buildings into 5 dwellings under a prior approval Class Q application.

3.0 – STRUCTURE

3.01 - The application is accompanied by a structural report prepared by Marsh Design. This confirms the suitability of the buildings for conversion.

4.0 - METHODOLOGY

4.01 - The application is supported by a set of existing and proposed layout plans. These plans demonstrate how the existing buildings will be utilised, with disruption to the main structures minimised.

4.02 - Two sections of the grouping are removed to facilitate the conversion. The proposed layouts follow existing structural lines as demonstrated on the proposed plan layouts.

4.03 - In terms of the roof covering the existing compressed asbestos cement panels will be carefully stripped off and replaced with insulated composite metal panels to suit the 15 degree pitch. There is some damage to the existing asbestos sheets, and the material is not suitable for repair due to health and safety concerns. The sheeting is also only designed to provide adequate agricultural weatherproofing. Due to these reasons it is considered to be wholly reasonable and necessary to replace the sheets with a material

that is commonly found on converted agricultural buildings and benefits from an equal rural aesthetic.

4.04 - In terms of the external walls, large areas are predominantly solid 225-300mm brickwork or stonework, see photographs 1-5. This will be retained, with an independent insulated skin constructed on the inside. The brick and stone work will be retained.



Photograph 1 – View From the South



Photograph 2 – View From South Looking North East



Photograph 3 – View From North Looking South East



Photograph 4 – View From North



Photograph 5 – View of North West Corner

4.05 – The existing vertical timber boarding will be retained, see notes on drawings. Internally an insulated lightweight timber frame will achieve the necessary building regulation standard.

4.06 - Internally, there will be a requirement for a new insulated concrete floor, with the finished levels being comparable to existing.

4.07 - Existing barn openings and windows aperture will be utilised. New window and door openings will be kept to a minimum, and will be designed to meet the current building regulations for natural light and ventilation.

5.0 - CONCLUSION

5.01 - In conclusion, the buildings are structurally suitable for conversion and works necessary to facilitate this will be minimised to achieve the current building regulations and environmental requirements.

5.02 - It is therefore considered that the proposals are in accordance with the requirements of the Class Q classification.