

21505 P001
Design and Access Statement
October 2021

Lomer Farm

OPEN architecture

Gravesham Borough Council

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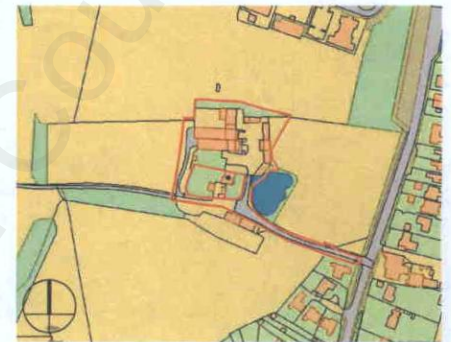
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1.1 Introduction

OPEN architecture have been appointed to design a mixed use scheme which includes a new-build commercial unit and three new-build single storey dwellings at Lomer Farm, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AN.



Satellite image of site



Site Location Plan

Site boundary

1.2 Site Context

The Lomer Farm Estate is located in the village of Meopham near Gravesend, Kent. The site is situated immediately to the south of Meopham Secondary School and served via an access fronting Wrotham Road (A227) and opposite Meopham's Village Hall.

The estate is surrounded by fields and has a number of other buildings on the site including residential and commercial units.



1 Street view of the entrance



2 Street view of the house and site



3 Street view of the neighbour buildings



4 Street view of the neighbour buildings



Satellite image of site



Image of existing industrial building



Image of existing industrial building



Image of existing courtyard area



Image of existing stable building

1.3 Existing Buildings

The existing commercial and residential units are of early 19th Century construction and first appear in records in their current form on the 1906 OS Map.

1.4 Relevant Planning History

20170999

Conversion of existing commercial buildings and other existing buildings and stables to 10no commercial units in a flexible B1/B8 use and 4no. residential dwellings with associated parking and access arrangements

Status: Application Permitted

20150843

Prior Notification for the proposed change of use of units D1 (upper and lower), D2 and B2 (lower) to form 3 no. residential dwellings under Class O, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015

Status: Application Refused

20110352

Erection of infill extension and conversion of existing light industrial and agricultural units to form 978sq.m B1 commercial space with ancillary B8; three live/work units and one residential unit; conversion of stables into two residential units; internal and external alterations to Lomer Farm Barn and alterations to parking and access arrangements

Status: Application Permitted

19950564

Demolition of semi-derelict farm buildings and change of use of part of group of existing farm buildings to 6no.workshops for class B1 use. Laying out of van & car parking spaces and alteration to existing vehicular access onto Wrotham Road.

Status: Application Permitted

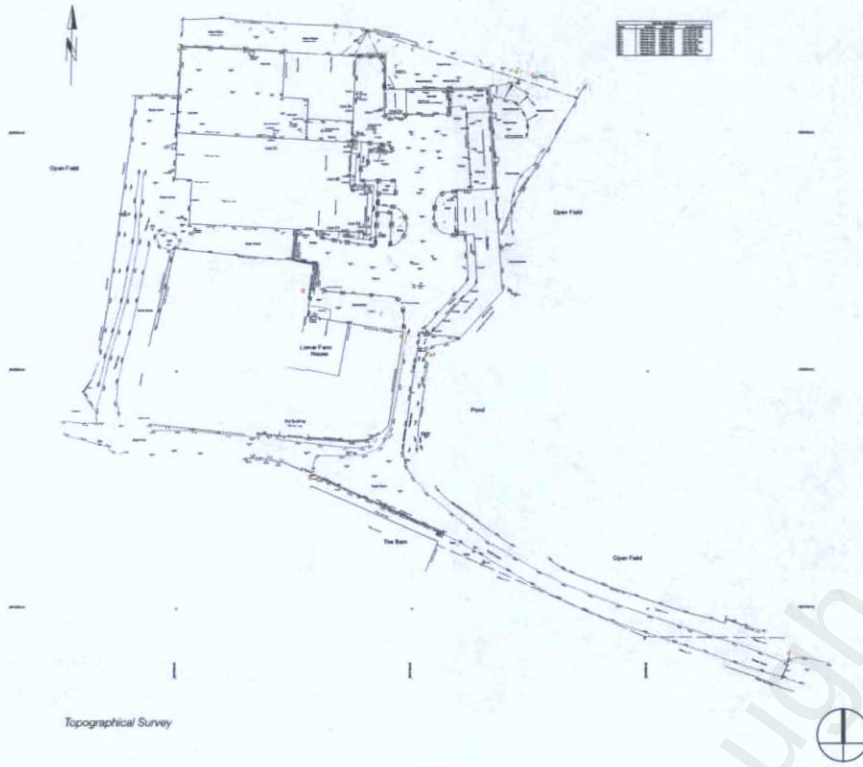
19960760

Application for the approval of alterations to buildings, refuse storage area, treatment and drainage of parking and circulation areas and landscaping as required by conditions (viii), (xii), (xvi) and (xix) of planning permission ref no. GR/95/564W.

Status: Approval of details

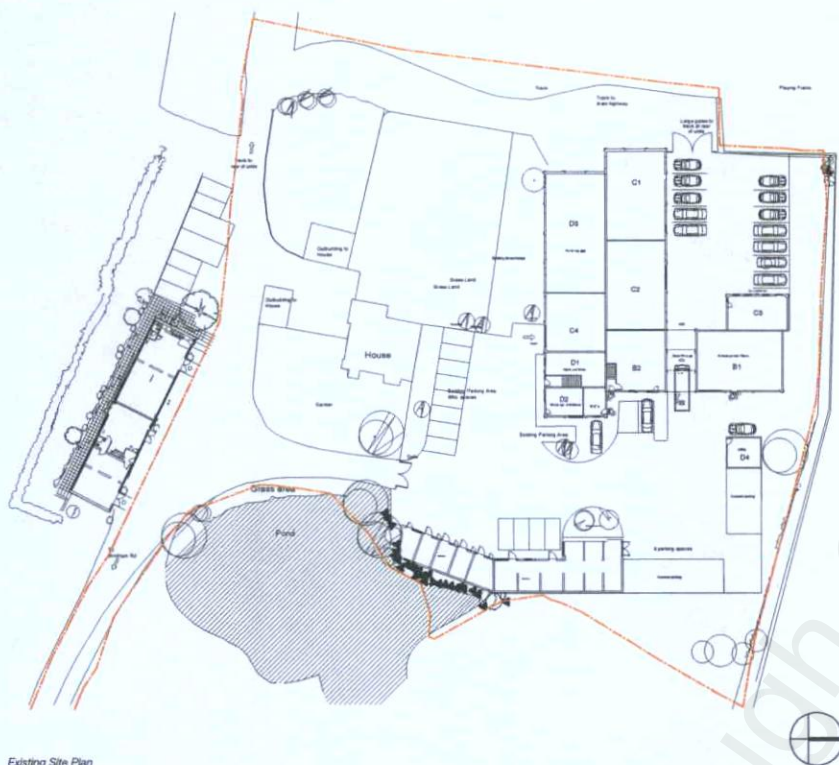
1.5 Topographical Survey

The topographical survey shows relatively flat levels across the site with various trees and bushes around the boundaries. There is an access track to the rear and front of the property as well as a small pond.



The site is accessed directly from Wrotham Road, with a wide entrance leading into the farm.

There is a pond from the East. The site sits within greenery and amongst a number of residential and commercial units.



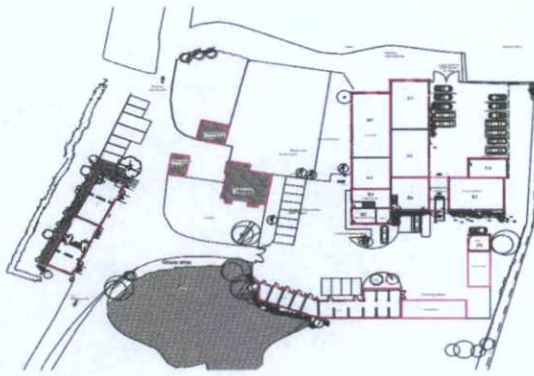
Existing Site Plan

1.7 Existing Floor Plans

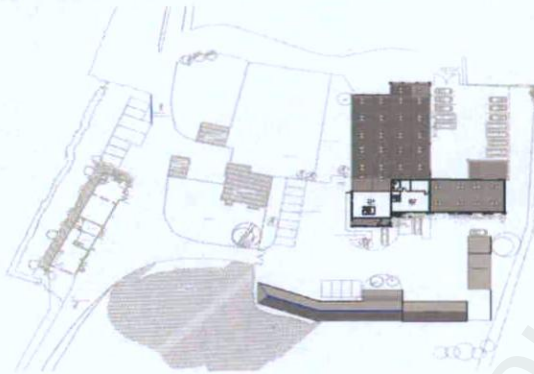
The existing plan has a large commercial unit, stables, and a smaller workshop positioned within a courtyard arrangement. Access to these areas are via a gated entrance and drive through arch.

Within the larger unit, workshops can be found at both ground and first floor level with primary access via the forecourt.

The smaller units to the front are divided into small units which are not suitable for continued use.



Existing Ground Floor Plan



Existing First Floor Plan

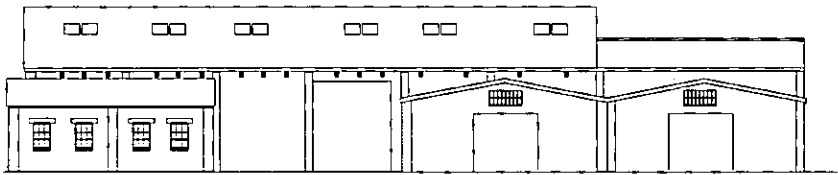
1.8 Existing Elevations

Commercial Unit

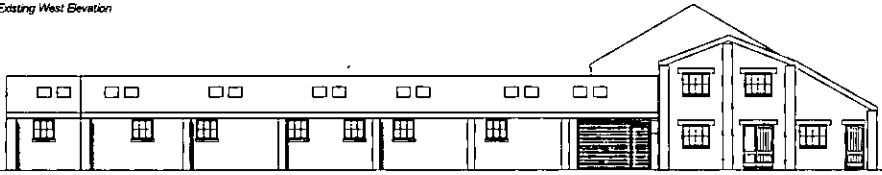
The current buildings are of solid brick construction with concrete sheet roofing. There are varying roof heights and extensions added to the site overtime.

There is a central large opening for courtyard access and gated access to the rear.

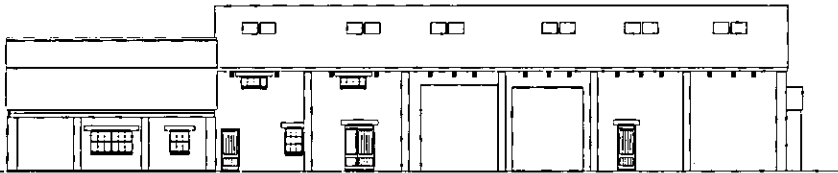
The overall buildings are tired and are showing signs of disrepair with limited site rental due to suitability.



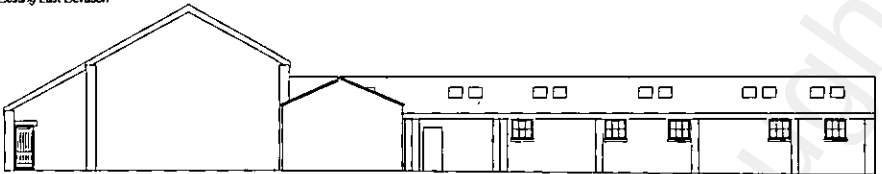
Existing West Elevation



Existing South Elevation



Existing East Elevation



Existing North Elevation

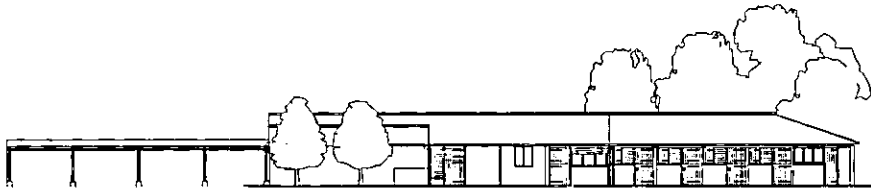
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1.8 Existing Elevations

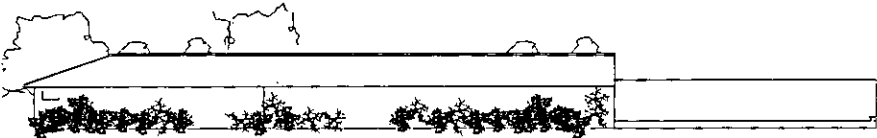
Stables and Unit D4

The stables are single storey with white painted timber cladding and a brick and flint plinth. The facade varies with between room and stable spaces.

The small unit, D4, is comprised of a small brick unit with parking undercover in a tin roof.



Existing West Elevation - Stables



Existing East Elevation - Stables



Existing North Elevation - Stables



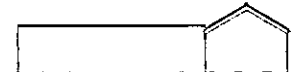
Existing South Elevation - Stables



Existing Front Elevation - Unit D4



Existing Side Elevation - Unit D4



Existing Rear Elevation - Unit D4



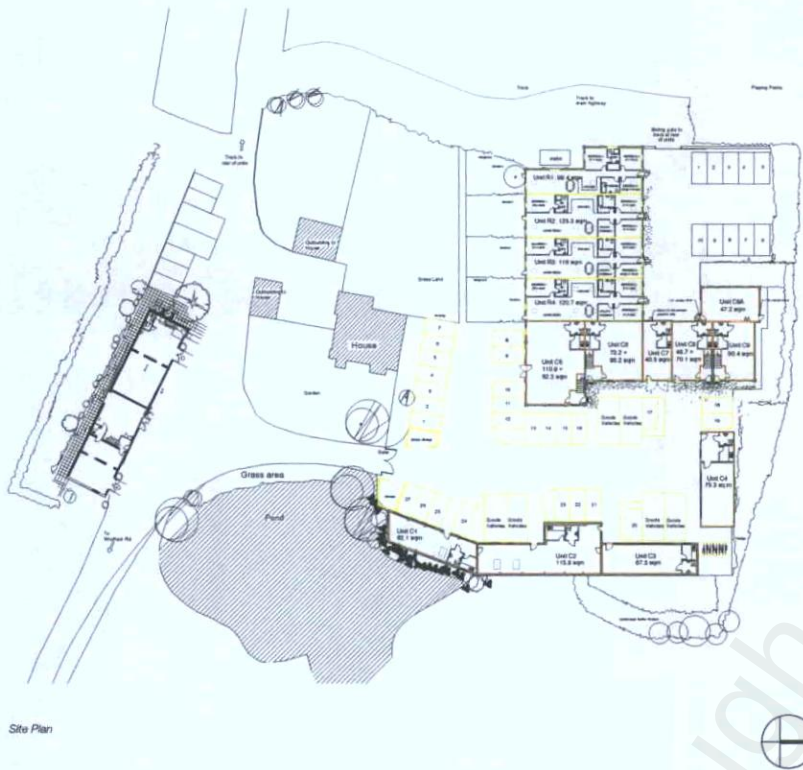
Existing Side Elevation - Unit D4

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1.9 Consented Application

In 2017 Application number **20170999** was granted planning permission for the redevelopment of the site comprising the conversion of existing commercial, agricultural and stable buildings to provide 10 no. commercial units in a flexible B1/B8 use and 4 no. residential units with associated access and parking.

This proposed scheme seeks to reallocate the approved areas and uses to better suit a commercially viable development whilst improving the built form.



1.9 Consented Application

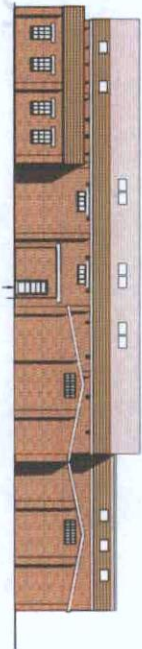


Image of west elevation



Image of south elevation



Image of east elevation



Image of north elevation



Image of northern north elevation

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Image of Commercial Unit, west elevation



Image of Commercial Unit, east elevation



Image of Commercial Unit, north and south elevation

1.10 Pre-Application

Commercial Unit

A pre-application was submitted in May 2021 [REDACTED] which focused on the reallocation of the consented scheme areas within a new build scheme.

Following the council's largely positive advice, we have made the following revisions:

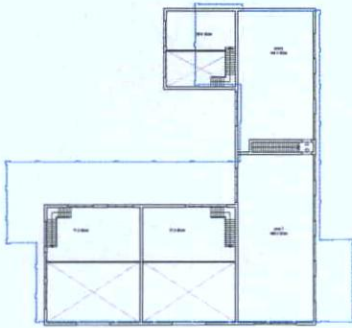
- Reduced the height and volume across the board
- Applied appropriate gates and fences between the units
- Applied additional screening between the commercial unit and Lomer Farmhouse
- Included sanitary and wellbeing facilities within the commercial units
- Review compliance with housing standards
- Updated the site plan to allow for visitor parking, refuse collection, electrical charge points, and bicycle storage



Proposed Site Plan

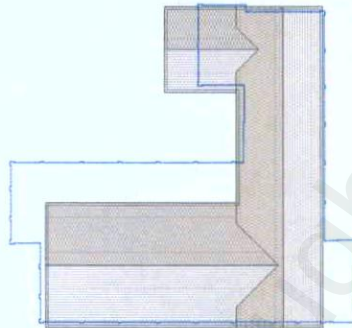


Proposed Ground Floor Plan



Proposed First Floor Plan

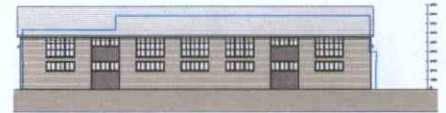
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Proposed Roof Plan



Proposed West Elevation



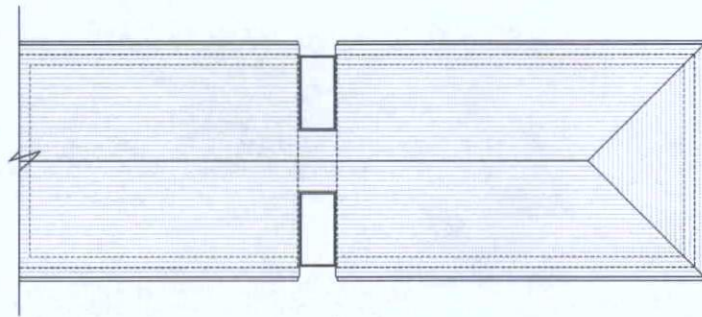
Proposed East Elevation

1.10 Pre-Application

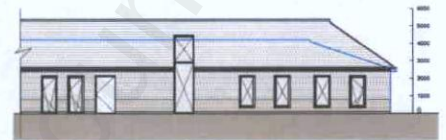
Residential Units



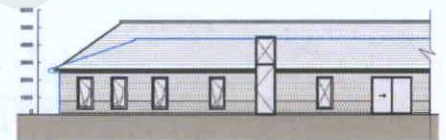
Proposed Typical Ground Floor Plan



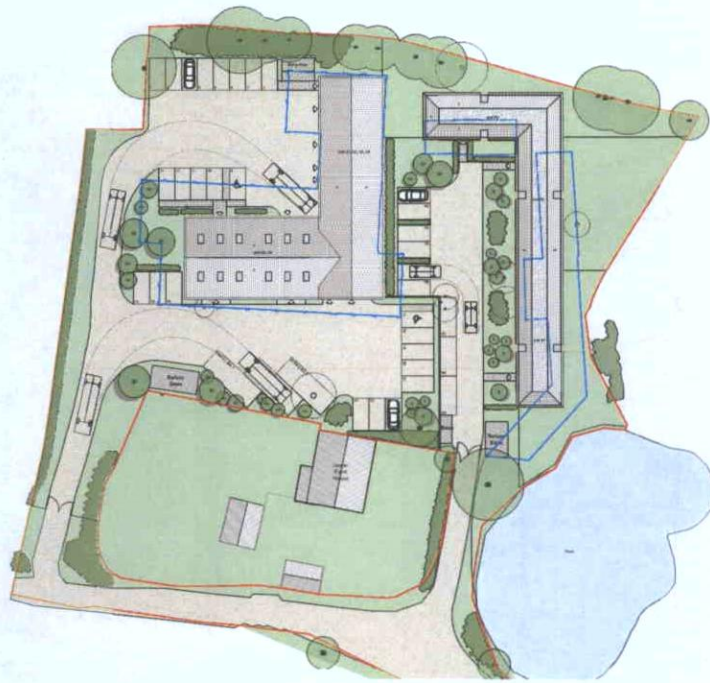
Proposed Typical Roof Plan



Proposed Front Elevation



Proposed Rear Elevation



Proposed Site Plan

2.1 Proposed Site Plan

The proposed site plan shows a new-build commercial unit to the rear and three single storey new-build residential units to the front.

The footprint of the new-build commercial is smaller than the existing and takes on board comments from the pre-application scheme. It has been optimised for ease of construction as well as to allow for a variety of high quality, lettable spaces and uses.

Access to the commercial unit is via the existing rear of the site with gated access. There are two parking zones which amount to 24 spaces, including 2 accessible spaces and 3 goods vehicle spaces.

The front of the site is accessed via the existing front driveway and is separated from the commercial spaces via a brick faced wall. The houses are orientated around a central 'forecourt' and make best use of the views beyond. The site plan allows for 2 car parking spaces per house and 3 visitor spaces.



Cherry Laurel/Leylandi Privacy Hedge



Timber Fencing between units



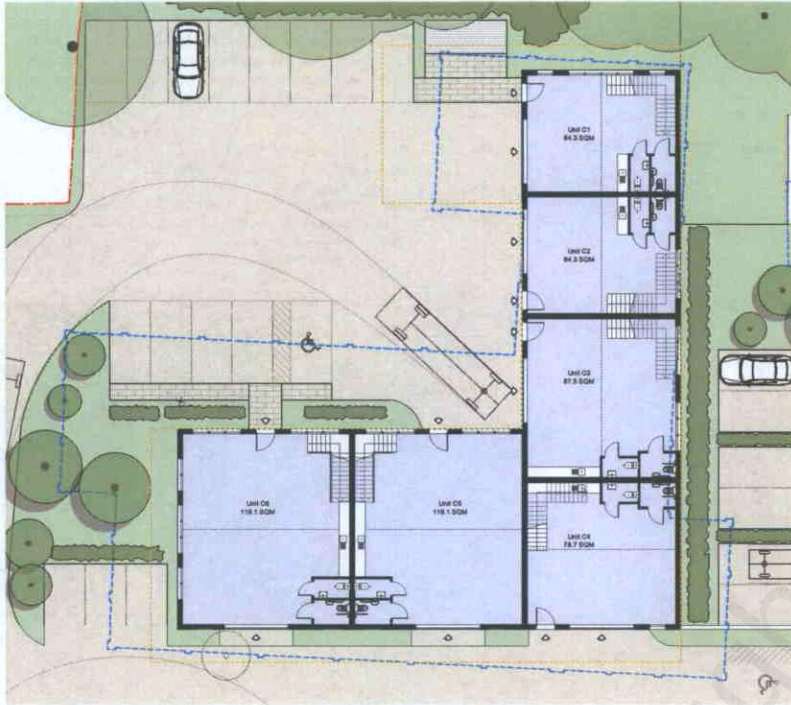
- Site boundary
- Outline of Existing Property
- Outline of Pre-Application

2.2 Proposed Floor Plans

Commercial Unit

The commercial unit is comprised of 6 units within 2 blocks. The first block has 2 units with mezzanine levels. The second block has 4 units with mezzanine levels.

Each unit has a pedestrian as well as roller shutter entrances.



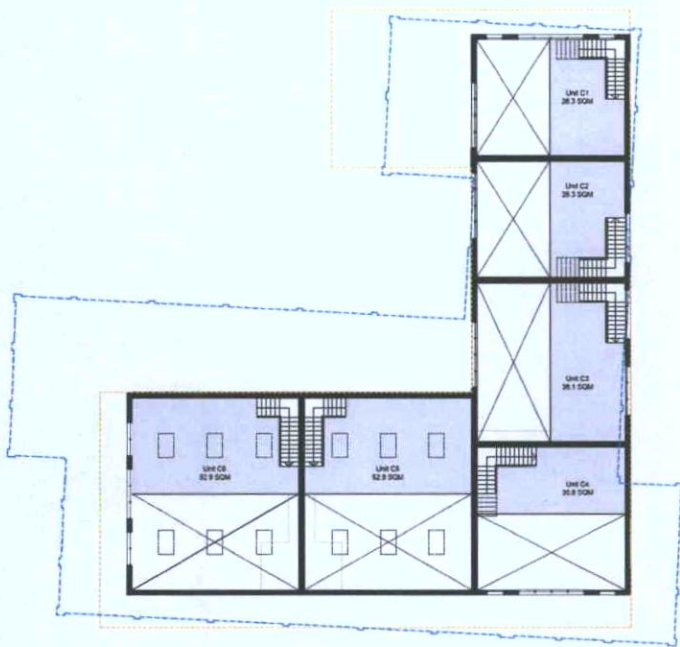
Proposed Ground Floor Plan



2.2 Proposed Floor Plans

Commercial Unit

The first floor of the building has mezzanine levels with natural light via side and roof windows and provides minimal overlooking to the neighbouring properties.



Proposed First Floor Plan

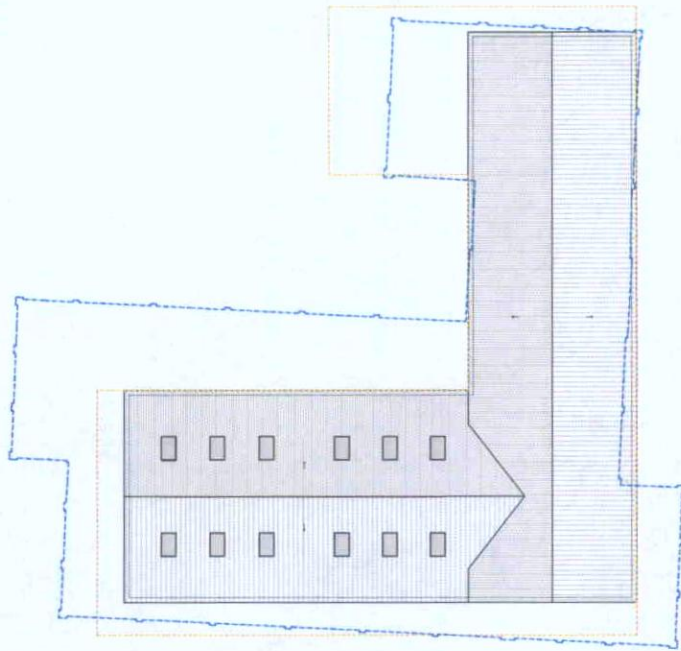
- Site boundary
- Outline of Existing Property
- Outline of Pre-Application



2.2 Proposed Floor Plans

Commercial Unit

The roof will be comprised of a black metal covering with a number of rooflights in the units C5 and C6.



Proposed Roof Plan

— Site boundary
- - - Outline of Existing Property
- - - Outline of Pre-Application



2.3 Proposed Elevations

Commercial Unit

The facade is comprised primarily of 'distressed effect' brickwork with touches of black timber detailing and a black metal roof.

There are a number of windows set out within modules which allow views out towards the fields beyond and to ensure maximum natural lighting and airflow into the units. At ground floor, where windows are not suitable, there are recessed brick details instead of glazing to allow for a balanced facade.

Black roller shutters are located for ease of access for all units and feature signage is located on the focal elevations.



Proposed West Elevation



Proposed East Elevation

— Outline of Existing Property
— Outline of Pre-Application



Proposed South Elevation



Proposed North Elevation

--- Outline of Existing Property
--- Outline of Pre-Application

2.4 Proposed Plans

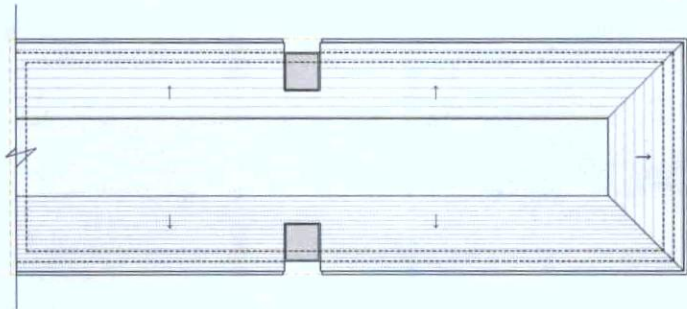
Residential Units Type A

The residential units are single storey set within a crown roof. Each unit has been designed to be open plan with three double bedrooms to one side.

Access to the gardens are via sliding doors and a feature glass door. A timber faced front door is centrally located in the main space for ease of access.



Proposed Typical Ground Floor Plan



Proposed Typical Roof Plan

— — — Outline of Existing Property
— — — Outline of Pre-Application

2.5 Proposed Elevations

Residential Units Type A

The elevations are a combination of black timber with a flint plinth. A series of windows are on the two main facades to allow an abundance of natural light and airflow.

A central up and over rooflight creates a dynamic addition to the facade and breaks up the length of the materials.



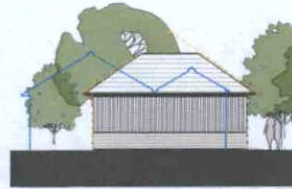
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

— — — Outline of Existing Property
— — — Outline of Pre-Application

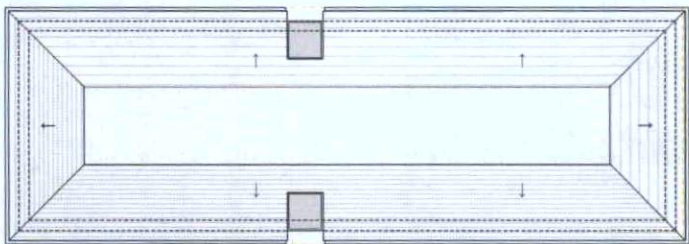
2.6 Proposed Plans

Residential Unit Type B

The residential unit type B differs to type A due to the removal of the windows from a portion of the corridor and the reallocation the bathroom and Bedroom 1 windows. This is due to the site position and is more appropriate to the garden position.



Proposed Typical Ground Floor Plan



Proposed Typical Roof Plan

— Outline of Existing Property
— Outline of Pre-Application

2.7 Proposed Elevations

Residential Units Type B

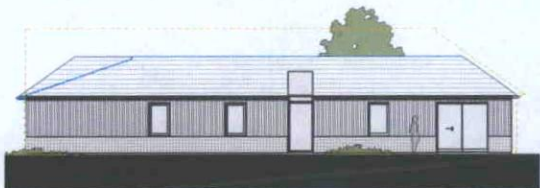
The materials and general arrangement are largely similar to Type A apart from the slightly different window positions.



Proposed Front Elevation



Proposed Side Elevation

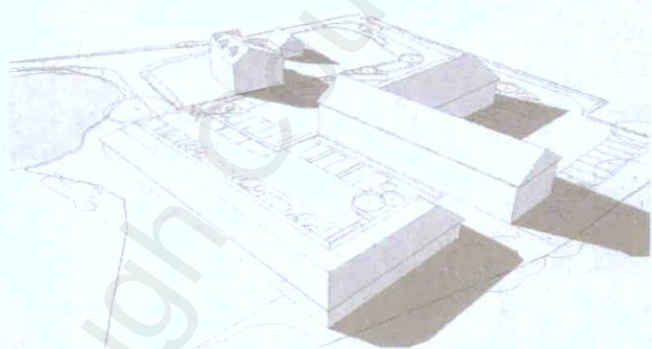
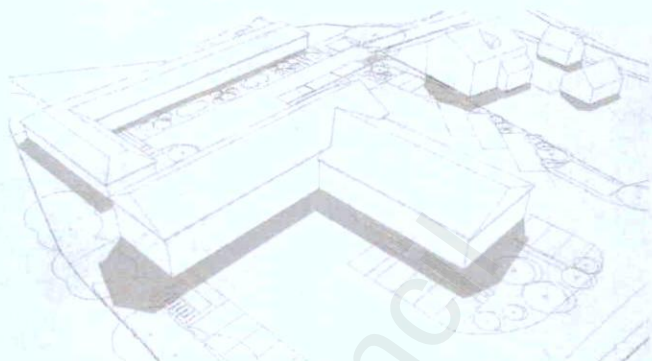
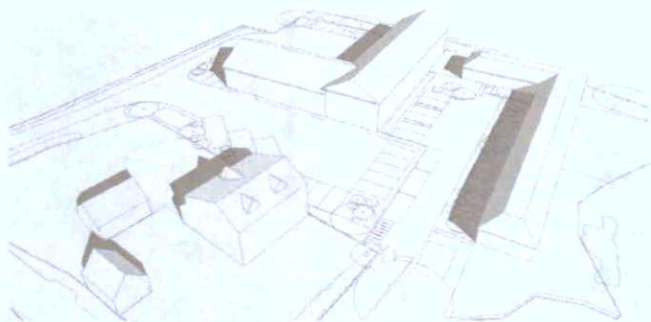


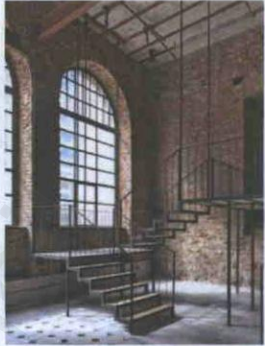
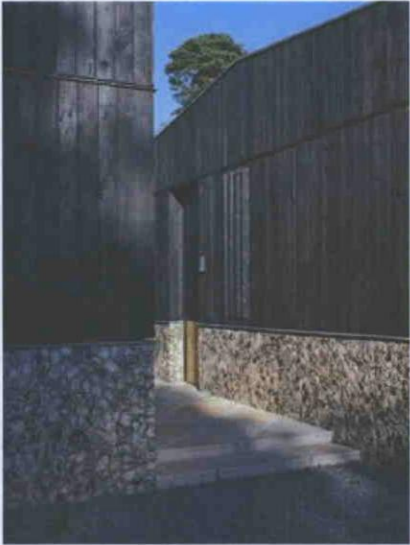
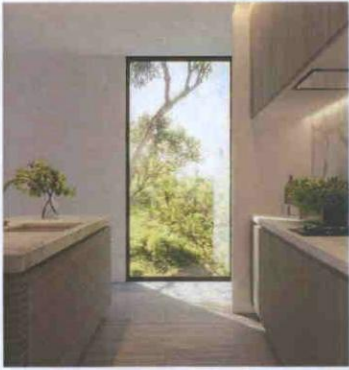
Proposed Rear Elevation



Proposed Side Elevation

— — — Outline of Existing Property
— — — Outline of Pre-Application





3.1 Executive Summary

Schedule of Areas

The proposed scheme takes into account all comments from the pre-application feedback (RE20210213), is smaller than the consented in terms of overall footprint and meets the requirements from SPG2. With this in mind, we believe this scheme is suitable for approval.

EXISTING SCHEME		
Existing	GIA (sq m)	GIA (sq ft)
Unit B1 (Workshop)	117.3	1262.6
Unit B2 Lower (Offices)	75.8	815.9
Unit B2 UPPER (Offices)	76.5	823.4
Unit C1 (Store/Workshop)	150.8	1623.2
Unit C2 (Store/Workshop)	120.4	1296
Unit C3 (Office/Workshop)	47.1	507
Unit C4 (Store/Workshop)	74.8	805.1
Unit D1 Lower (Office/Workshop)	40.7	438.1
Unit D1 Upper (Office/Workshop)	54.1	582.3
Unit D2 (Office)	17.3	186.2
Unit D4 (Office)	23	247.6
Unit D3 (Redundant Agricultural Store)	202.9	2184
Stables (Livery)	174.3	1876.1
Total:	1,113.5	12,246
Volume (m3):	5046	

CONSENTED SCHEME		
Commercial Consented	Sq m (GIA)	Sq ft (GIA)
Unit C1	62.1	668
Unit C2	113.8	1225
Unit C3	67.3	724
Unit C4	75.3	811
Unit C5 (Upper and Lower)	173.2	1864
Unit 6 (Upper and Lower)	169.4	1823
Unit 7	40.5	436
Unit 8 (Upper and Lower)	118.8	1279
Unit 9	148.9	1603
TOTAL AREA COM.	969.3	10,433
TOTAL VOLUME COM. (m3):	3306.79m3	
Residential Consented	Sq m (GIA)	Sq ft (GIA)
Unit R1	99.4	1070
Unit R2	123.3	1327
Unit R3	116.0	1249
Unit R4	120.7	1299
TOTAL AREA RES.	459.4	4,945
TOTAL VOLUME RES. (m3):	2165.61 m3	
CONSENTED COMMERCIAL+RESIDENTIAL	GIA (sq m)	GIA (sq ft)
AREA TOTAL	1428.7	15,378
VOLUME TOTAL (m3):	5472.4m3	

PROPOSED SCHEME		
Commercial Proposed	GIA (sq m)	GIA (sq ft)
Unit C1	90.6	975.2
Unit C2	90.6	975.2
Unit C3	125.6	1351.9
Unit C4	109.5	1178.6
Unit C5	172	1851.4
Unit C6	172	1851.4
TOTAL AREA COM.	760.3	8,184
TOTAL VOLUME COM. (m3)	3918.2	
Residential Proposed	GIA (sq m)	GIA (sq ft)
Unit R1	121.3	1305.66
Unit R2	121.3	1305.66
Unit R3	121.3	1305.66
TOTAL AREA RES.	363.9	3,917
TOTAL VOLUME RES. (m3)	1532.98	
PROPOSED COMMERCIAL+RESIDENTIAL	GIA (sq m)	GIA (sq ft)
AREA TOTAL	1124.2	12,101
VOLUME TOTAL (m3)	5451.18	

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