
24130 P001

Design & Access Statement

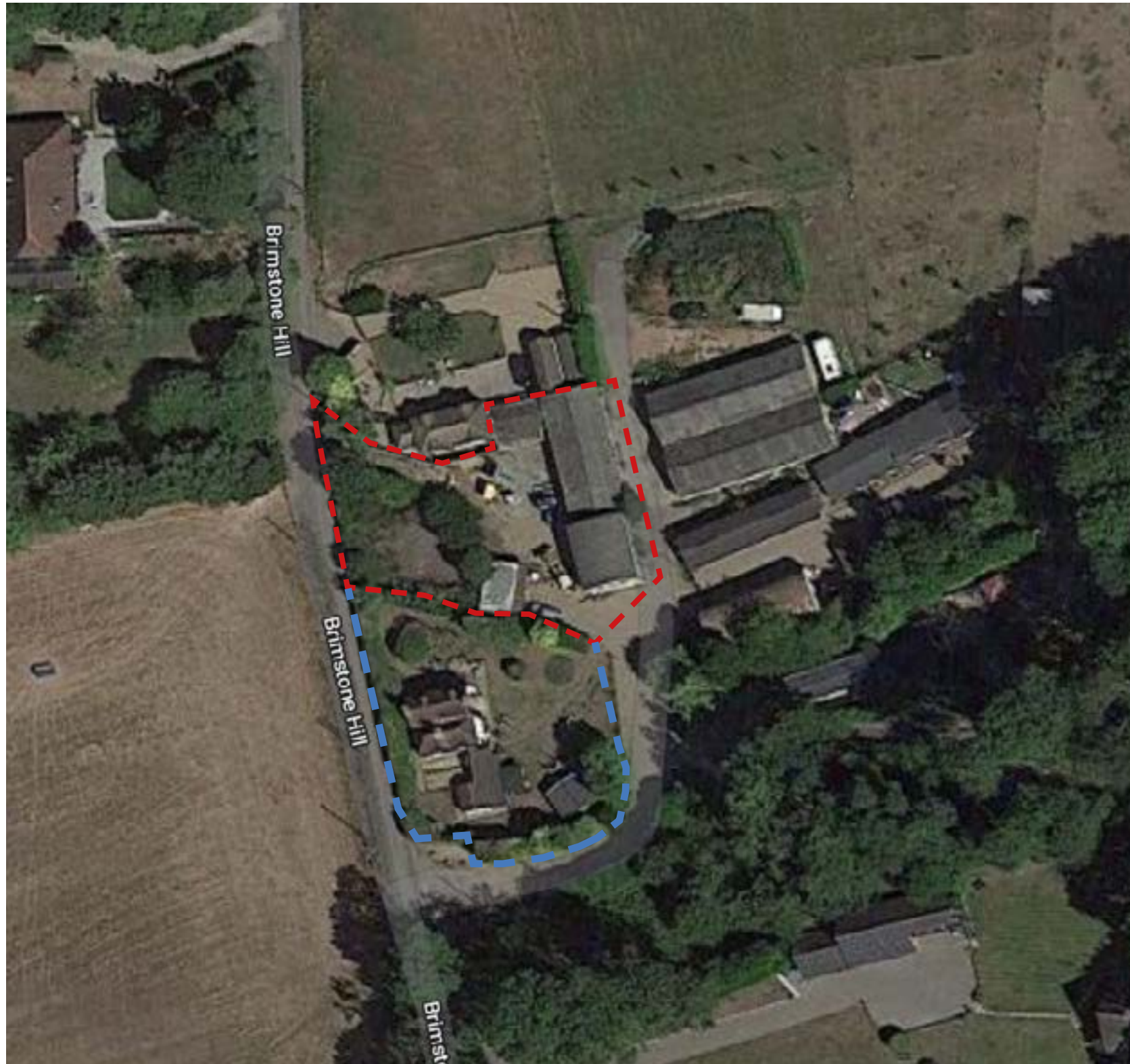
May 2025

Brimsole Farm

OPEN architecture

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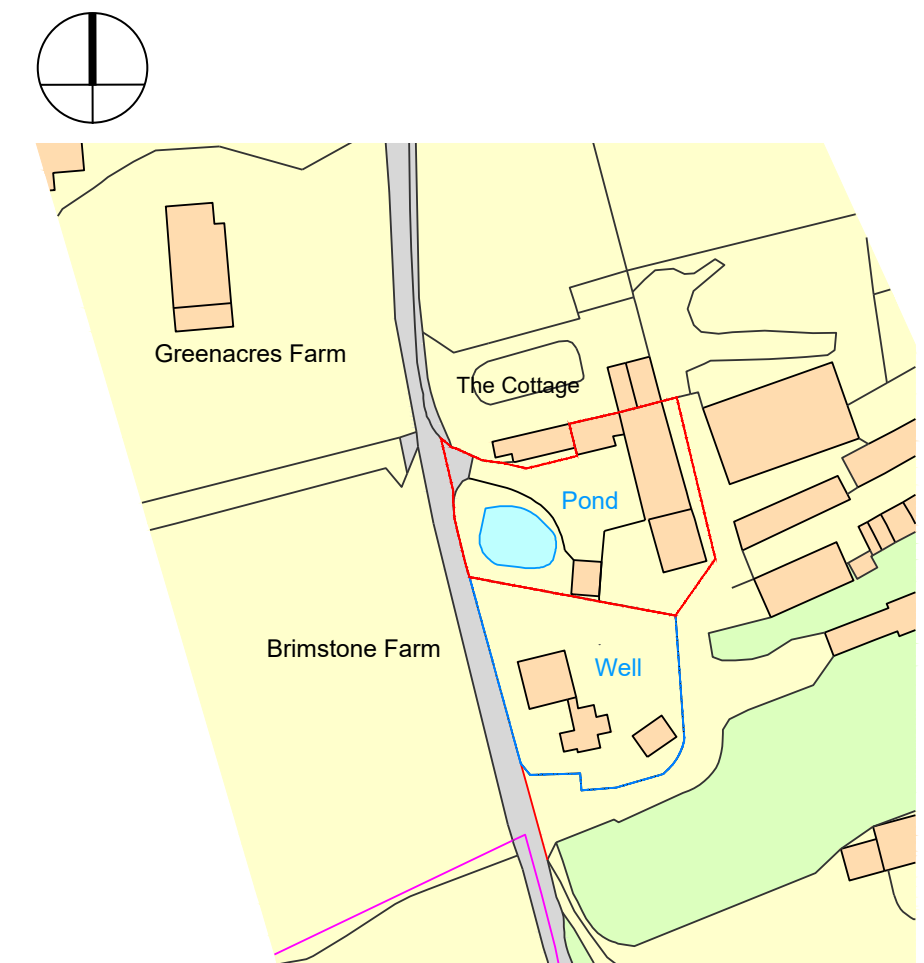


Satellite Image of the Site

--- Site Boundary
 --- Site Ownership Boundary

1.1 Introduction

OPEN architecture have been appointed to design proposals for the demolition of two existing barns and the existing car port & redundant storage and replaced with two new-build dwellings with associated landscaping and access arrangements at Brimsole Farm, Brimstone Hill, Meopham, Gravesend, DA13 0BN.



Site Location Plan



1 Street View of Brimstone Hill Looking North



2 Street View of Brimstone Hill Looking South



3 Street View of the Entrance to the Site

1.2 Site Context

The site which falls within Meopham Parish is situated within the footprint of Brimsole Farm facing out on to Brimstone Hill. It benefits from direct gated access off the road.

The site is located within the Green Belt and sits at the edge of but is not in the AONB. The site is classed as Agricultural Land therefore, consideration needs to be made when designing the new build dwellings and change of use to residential, which has been granted in two previous planning approvals.



Satellite Image of the Site

1.3 Site Constraints

The site is classed as Agricultural Land is situated next to the Kent Downs AONB, which has policy to enhance the natural environment. It is located within the Metropolitan Green Belt as seen in Figure 1.

The site does not have any Tree Preservation Orders in place. As part of the proposal, some of the landscape and trees will need to be removed. All works will be sensitively cleared and where necessary trees will be protected during building works.

As shown in Figure 2, the site falls under flood risk zone 1 with low probability of flooding. So there is no need to provide Floodrisk or Drainage Assessments.

Planning policy that will need to be adhered to for any planning application are as below:

- Metropolitan Green Belt



Figure 1. Green Belt Zone



Figure 2. Flood Risk Zone



Image of Barn 1



Image of Entrance to the Site



Image of Barn 2



Image of Existing Car Port

1.4 Existing Buildings

The site features a collection of rural and agricultural buildings.

Barn 1 and Barn 2 are large, functional structures with shallow-pitched roofs and corrugated metal cladding. Barn 2 includes large sliding doors. There is a small timber-clad carport with a pitched roof and open front opposite the barns as well as stables to the north of the site.

The entrance to the site is through a timber gate and fencing, complemented by dense vegetation that integrates the property into its natural surroundings.

1.5 Planning History

REF 20231221

Description - Conversion of existing agricultural barns into two 3 bedroom dwellings, with associated car ports, garden and landscaping.

Status- *Granted*

REF 20230184

Description - Conversion (change of use) of existing barn into new three bedroom dwelling with associated parking.

Status- *Granted*

REF 20150589

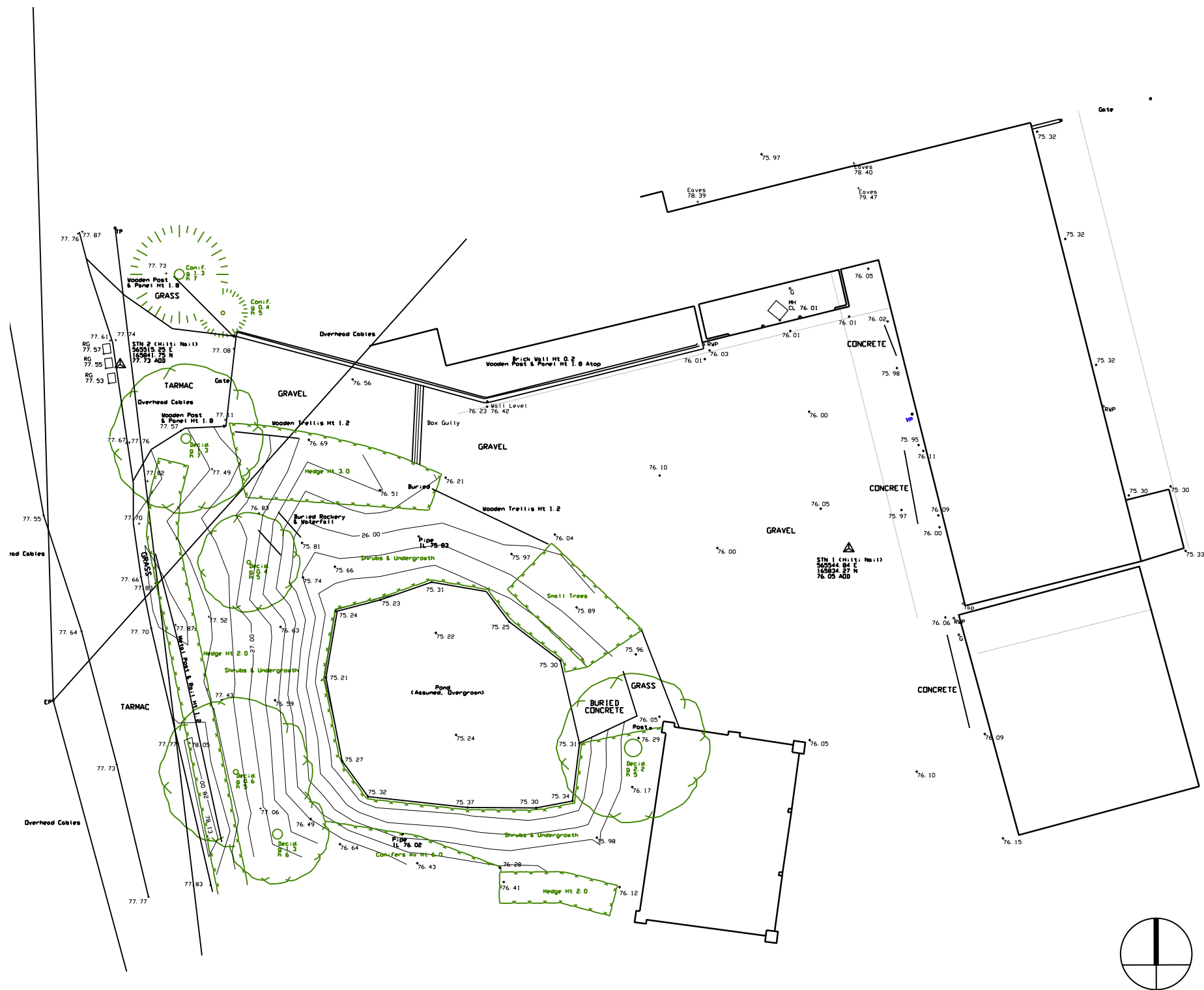
Description - Application for a Lawful Development Certificate in respect of the existing self-contained residential use of the outbuilding known as 'The Lodge' and the material change of the land to establish a residential curtilage

Status - *Granted*

REF 19520171

Description - Siting of caravan for residential purposes

Status - *Granted*



1.6 Existing Site Plan

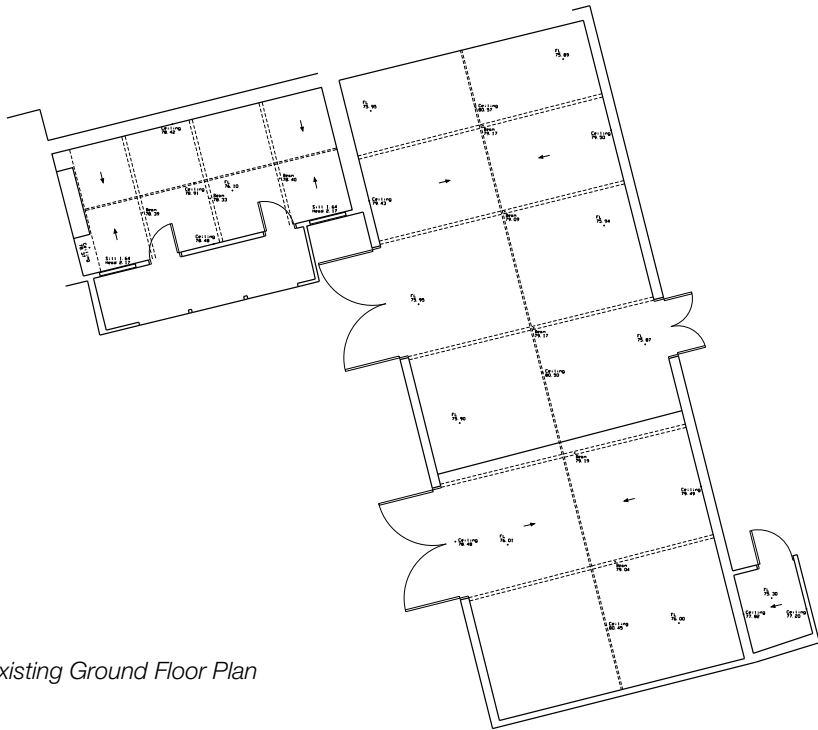
The site is bounded by a farmhouse to the north and fencing to the south. The barns are detached with a separate car port/ storage outbuilding. To the west boundary of the site there is a pond which is an overflow for the surface water to the fields that feeds into the local water course via a well.

The rest of the site is hard surface with parking for 4-5 cars.

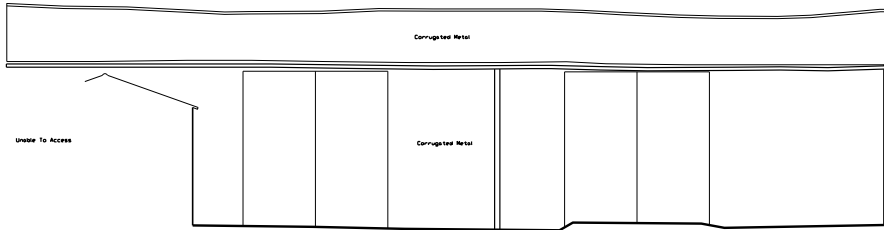
Existing Site Plan

1.7 Existing Building - Barn 1

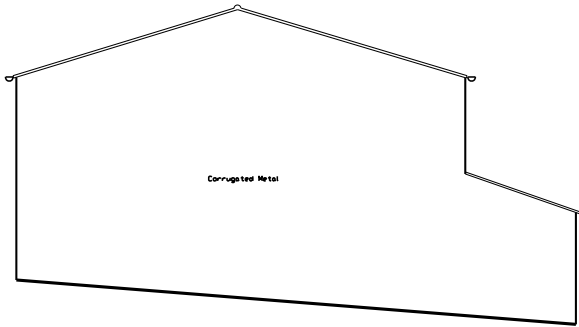
The existing building is a large single storey barn with attached store area. It has large full height doors and sits within the eastern side of the site.



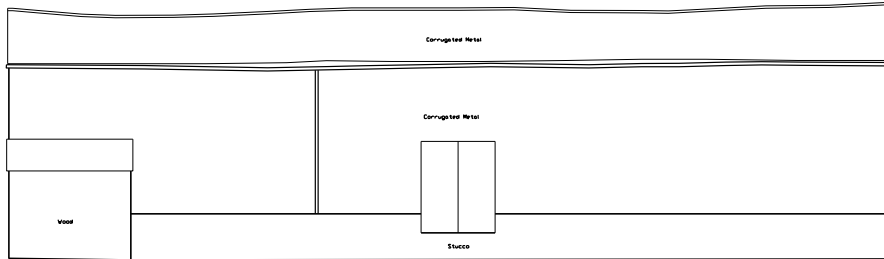
Existing Ground Floor Plan



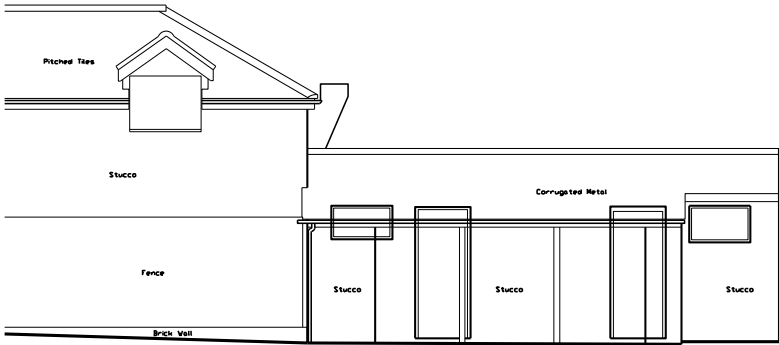
Existing Barn1 Front Elevation



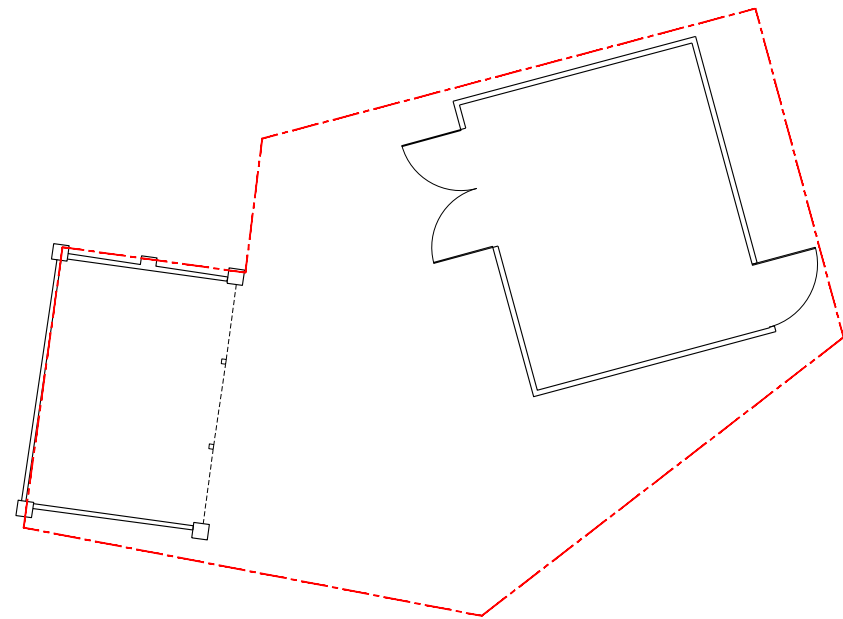
Existing Barn 2 Side Elevation



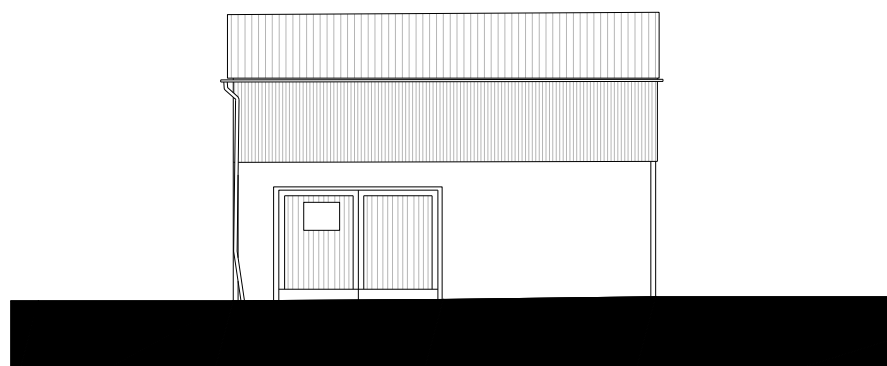
Existing Barn 2 Rear Elevation



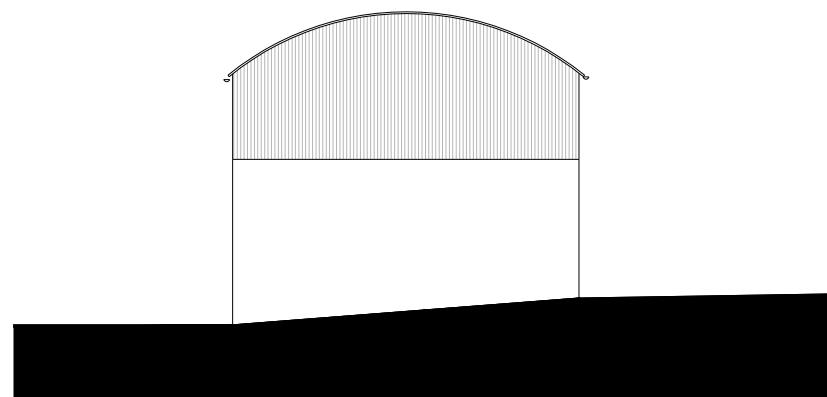
Existing Stables Elevation



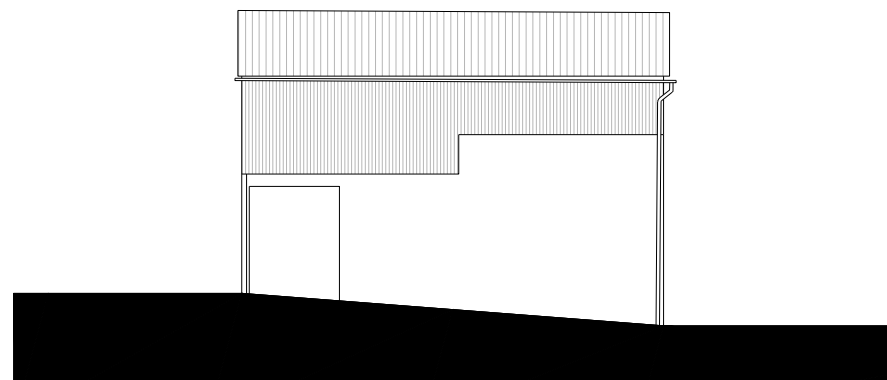
Existing Ground Floor Plan



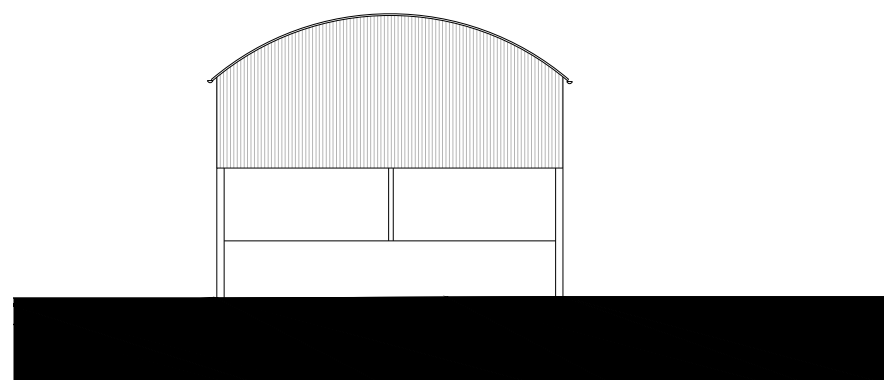
Existing Barn 2 Front Elevation



Existing Barn 2 Side Elevation



Existing Barn 2 Rear Elevation

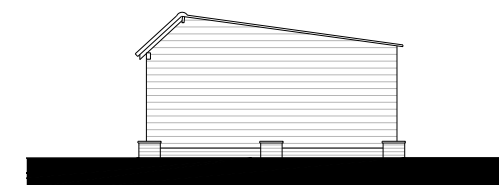


Existing Barn 2 Side Elevation

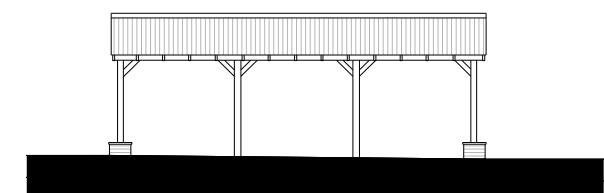
1.7 Existing Building - Barn 2

The existing building is a double height barn with a detached car/port store area. It has large full height doors and sits within the eastern side of the site. The building is clad with corrugated sheet cladding and has a curved corrugated roof.

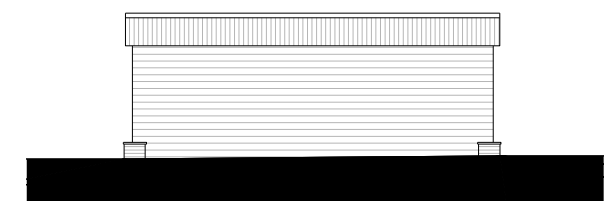
The car port is formed in timber with shiplapped cladding and is detached and currently faces on to the front of Barn 2.



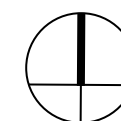
Existing Car Port Side Elevation



Existing Car Port Front Elevation



Existing Car Port Rear Elevation

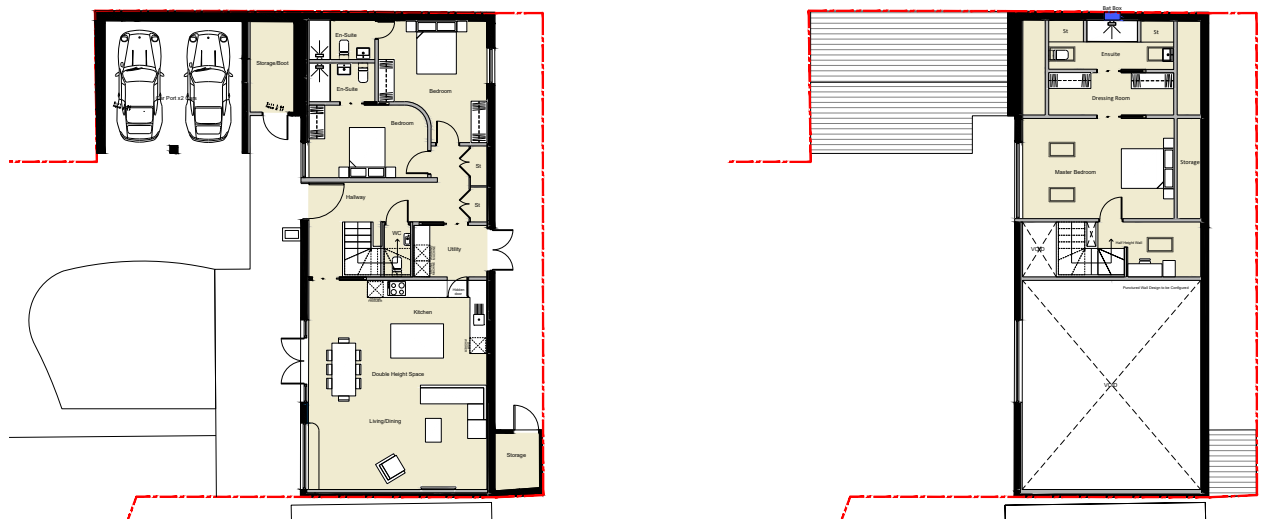


--- Site Boundary

1.8 Approved Scheme - Application No. 20231221

An application was submitted to allow for the conversion of the existing barns into two 3 bedroom dwellings with associated car ports, garden and landscaping.

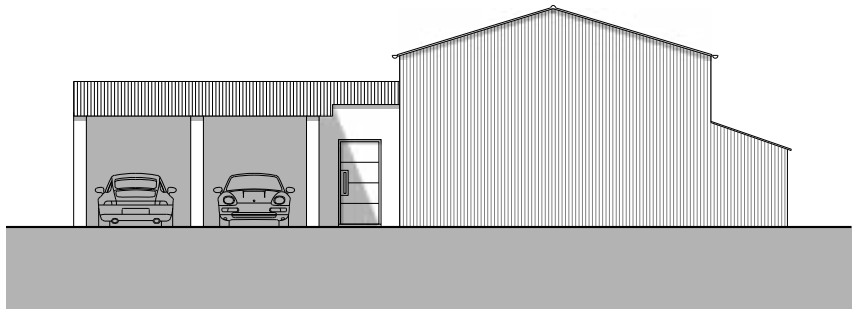
The approved design for Barn 1 focused on creating two bedrooms, an open plan kitchen/living/dining and utility on ground floor and a master bedroom on the first floor.



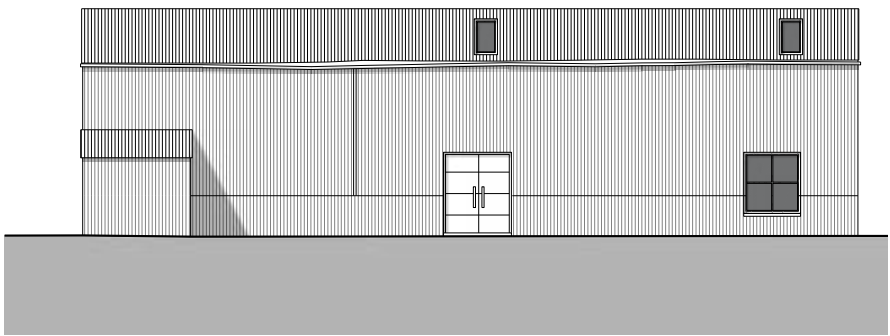
Approved Floor Plans - Barn 1



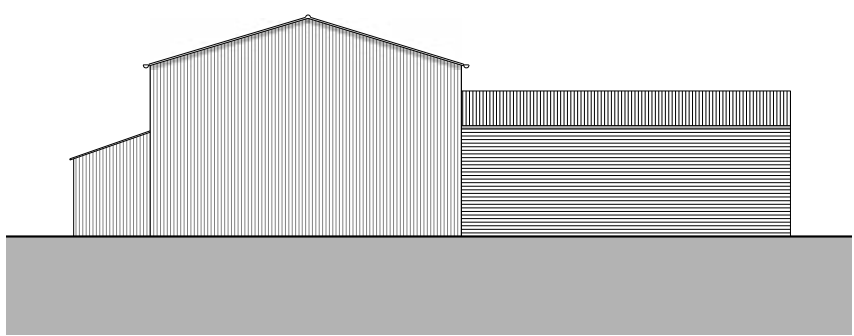
Approved Barn 1 Front Elevation



Approved Barn 1 Side Elevation



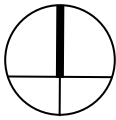
Approved Barn 1 Rear Elevation



Approved Barn 1 Side Elevation



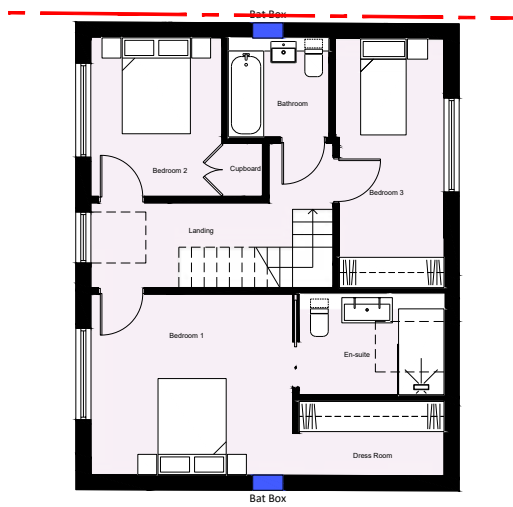
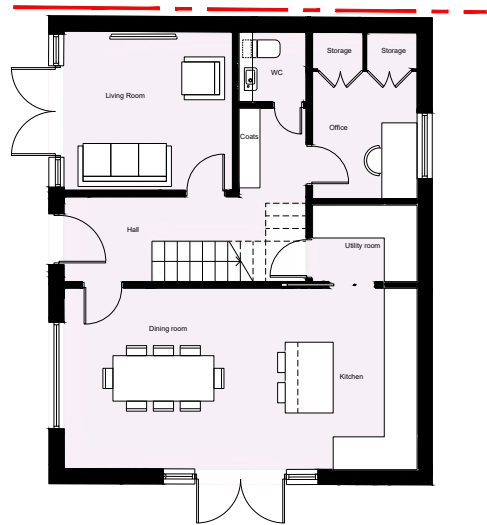
Approved Site Plan



Site Boundary

1.8 Approved Scheme - Application No. 20231221

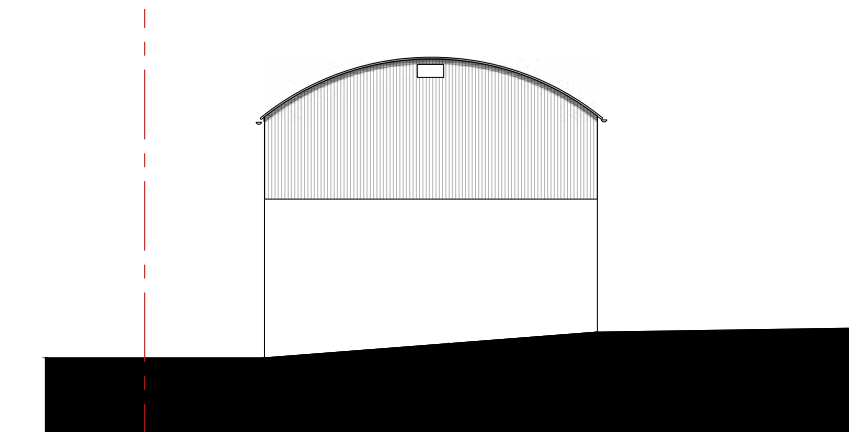
The approved design for Barn 2 focused on creating social spaces on ground floor such as, living room, kitchen/dining/ and an office on ground floor and three bedrooms on the first floor.



Approved Floor Plans - Barn 2



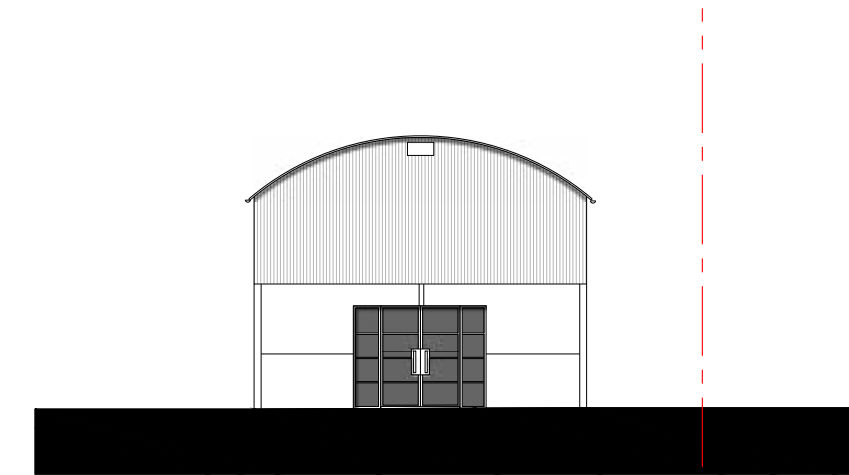
Approved Barn 2 Front Elevation



Approved Barn 2 Side Elevation



Approved Barn 2 Rear Elevation



Approved Barn 2 Side Elevation

Site Boundary

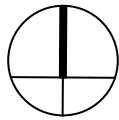
2.1 Proposed Site Plan

The site has a direct gated access off Brimstone Hill. The new dwellings will benefit from parking to the front & surface car parking. There will be a private gardens to the rear with side access and the new driveway will run from the entrance gate.

Eventhough the previous applications were proposing to convert the existing barns, it was proving to be too cost prohibitive to make it a viable redevelopment to adapt the structure to current standards.

The proposals now are for the demolition of the existing barns to create two detached three bed properties that are sited further away of the surrounding buiding that create more separation and openness around the site and also there will be no car ports as the previous scheme, again to reduce the built form over the site.

The current dry pond retained within the landscaping opportunities and the details can be seen in the accompanying landscape proposals. This transformation will provide more possibilities to enhance the biodiversity of the site, which can be seen in the BNG analysis of the site showing significant improvements.



Site Boundary

Outline of Existing Buildings

Outline of Existing Property

Proposed Site Plan

2.2 Proposed Floor Plans - House 1 & 2

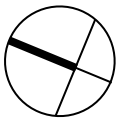
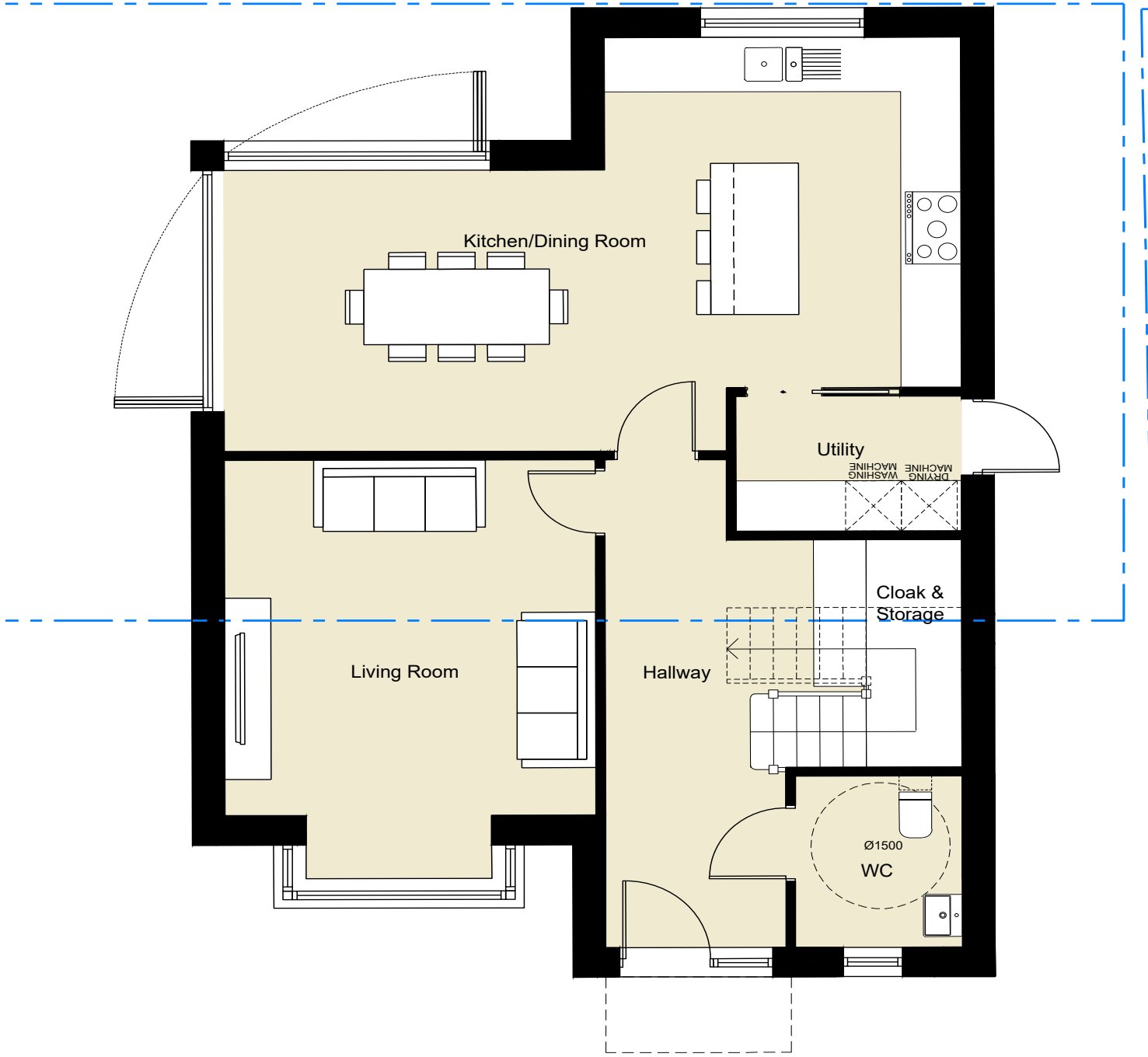
Ground Floor

The proposed ground floor features a welcoming hallway, with space for a coat rack creating a clear and structured entry point.

The living room has been designed to maximize comfort and usability, with a feature bay window overlooking the front of the property, ideal for gatherings and everyday family use.

The open plan kitchen and dining area span a generous space, and has been designed to foster a communal atmosphere. Adjacent to this is a utility room, which supports practical needs while remaining tucked away from the primary living zones. The dining room has direct access to the garden via generous bi-fold corner doors.

A WC is strategically located for easy access, ensuring convenience without intruding on the main areas of activity.



Outline of Existing Property

Proposed Ground Floor

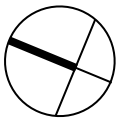
2.2 Proposed Floor Plans - House 1 & 2

First Floor

A central hallway connects all rooms, ensuring smooth circulation including a generous storage cupboard.

The spacious master bedroom includes convenient access to a ensuite bathroom & opportunities for built in wardrobes.

There is a double bedroom on the rear with a smaller single bedroom on the front, which are served by a large family bathroom.

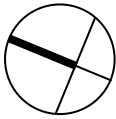
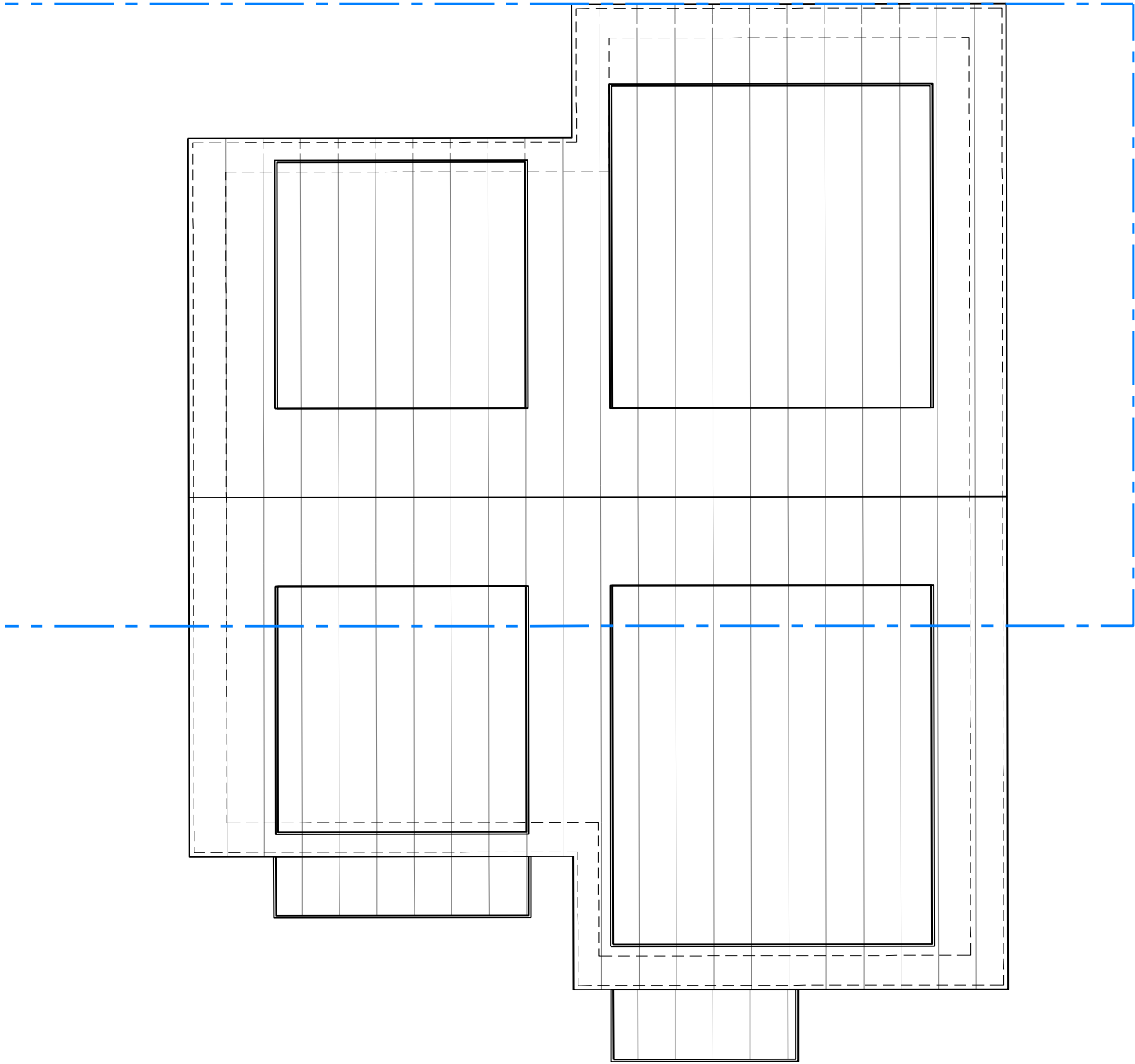


Outline of Existing Property

Proposed First Floor

2.2 Proposed Floor Plans - House 1 & 2

Roof



Outline of Existing Property

Proposed Roof

2.3 Proposed Elevations - House 1 & 2

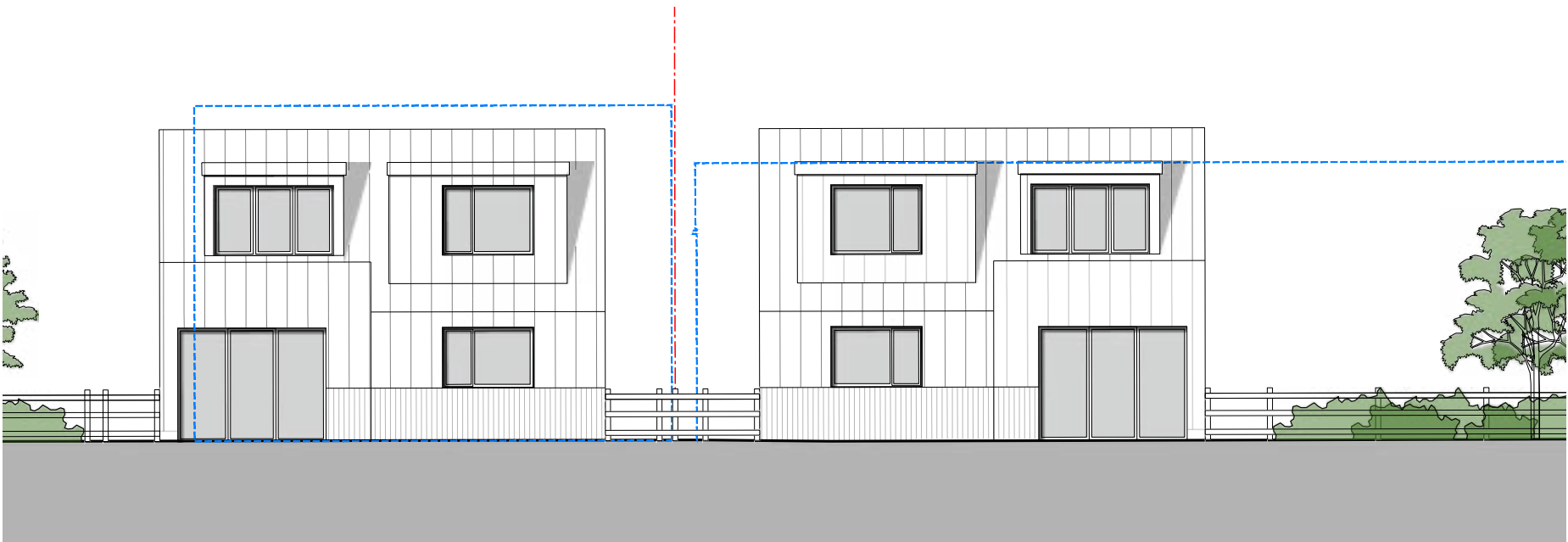
The elevations have been designed to maintain a barn like facade.

The front elevations feature a bay window which over looks the front of the house and allows natural light to enter the living room space. Two dormers to allow for enough headspace within the roof . A gate to the side allows for access to the side of the properties as well as their private gardens.

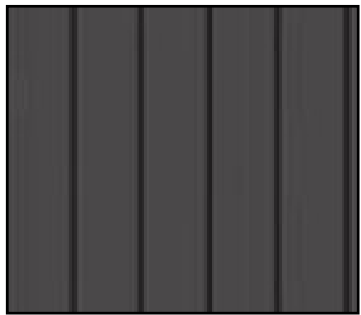
The facade will consist of seamless zinc cladding as well as timber cladding to create contrast in the materials. The roof will also be seamless zinc cladding.



Proposed Front Elevation



Proposed Rear Elevation



Zinc Cladding

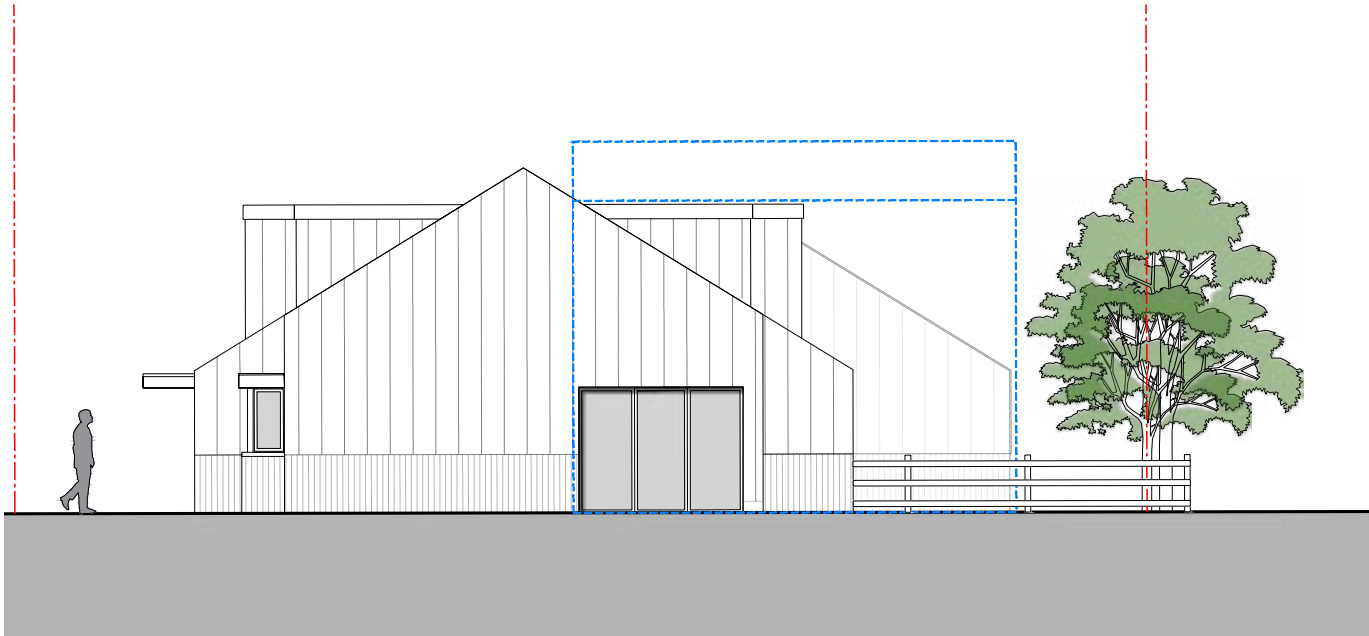


Timber Cladding

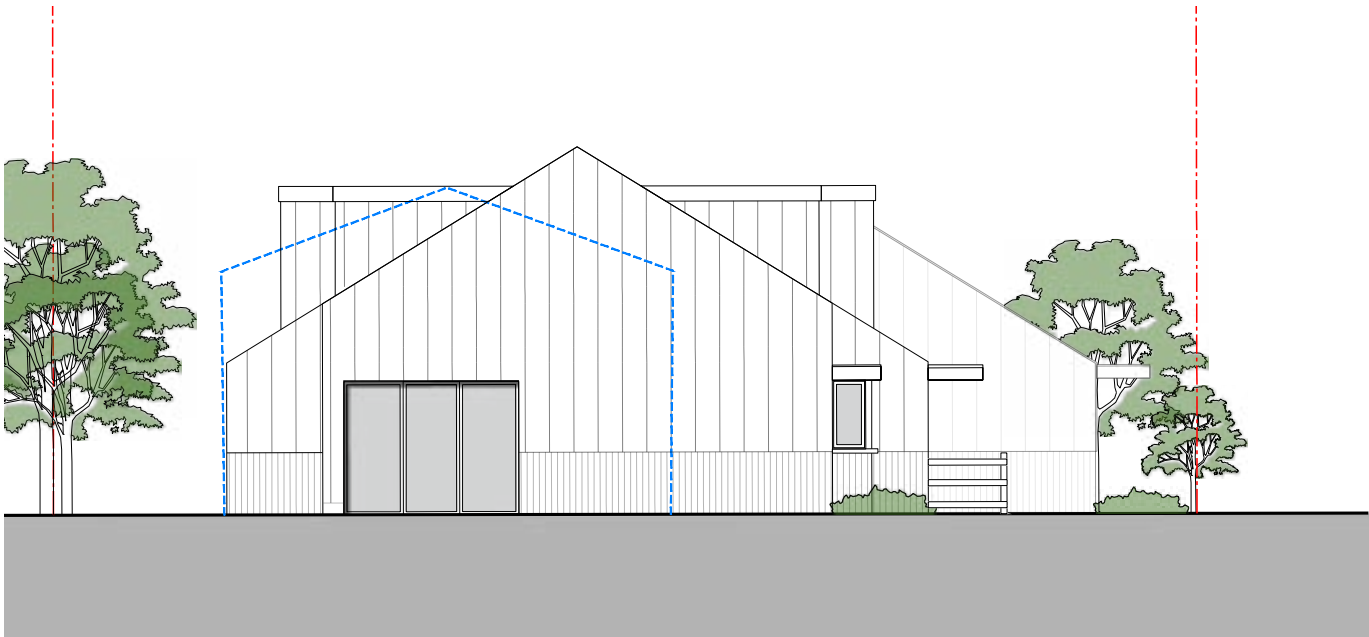
Outline of Existing Property

Site Boundary

2.3 Proposed Elevations - House 1 & 2



Proposed Side Elevation



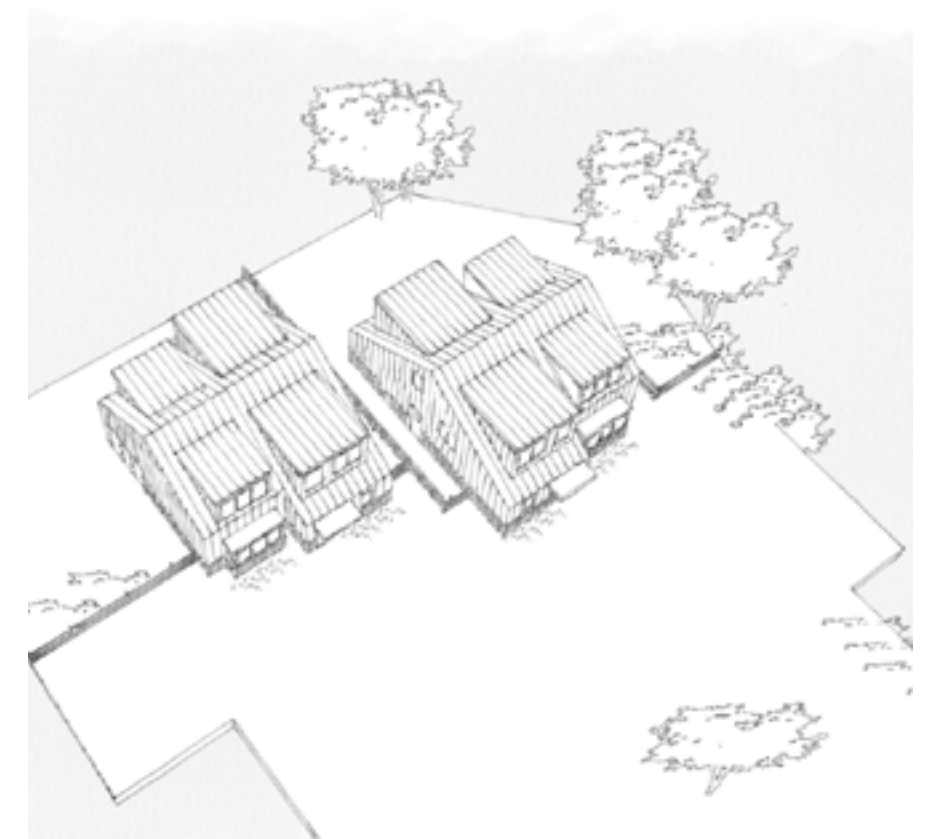
Proposed Side Elevation

Outline of Existing Property

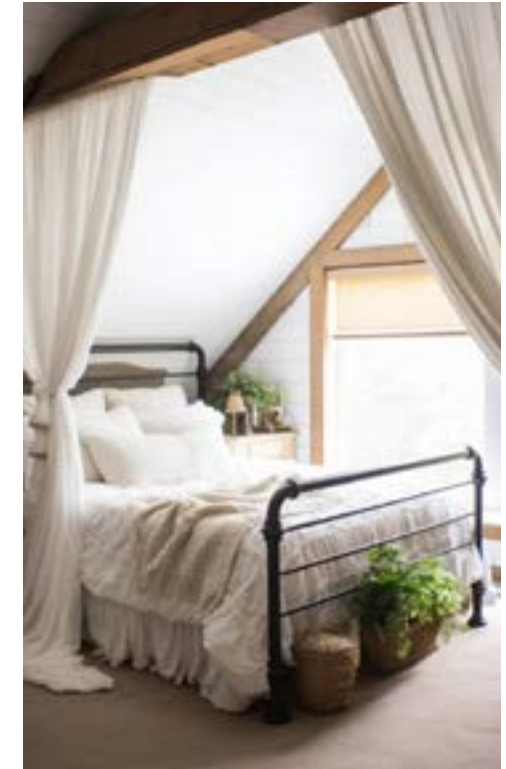
2.4 White Box Model



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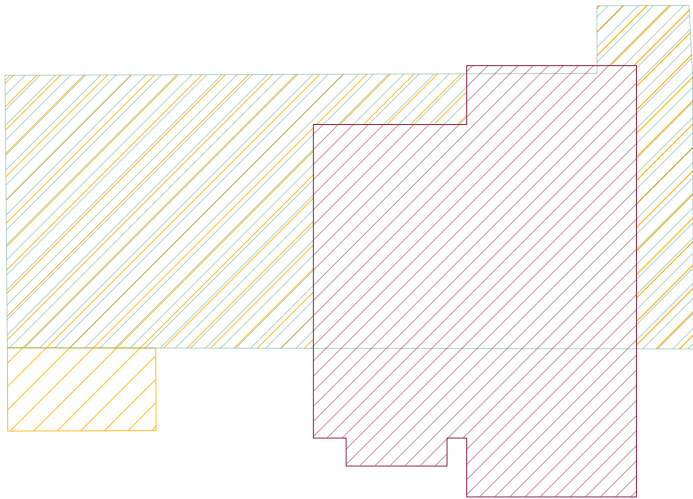


2.5 Concept Images

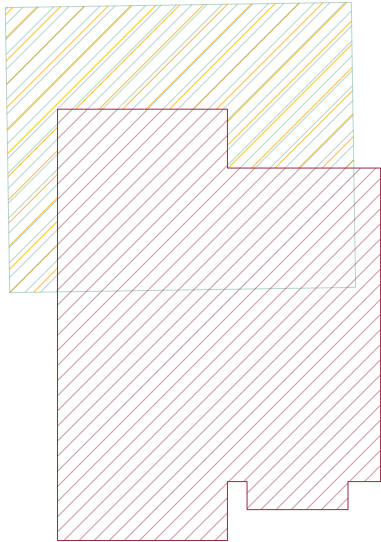
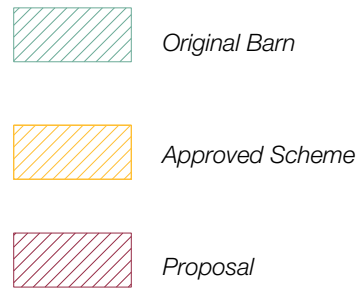


3.1 Key Diagrams

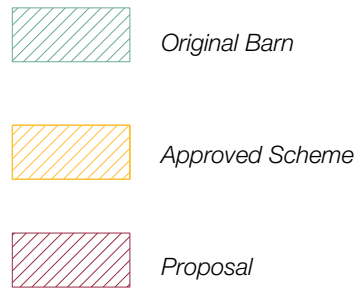
The diagrams on the left represent the original footprint, the approved planning scheme as well as the proposed scheme of Barns 1 and 2.



Barn 1

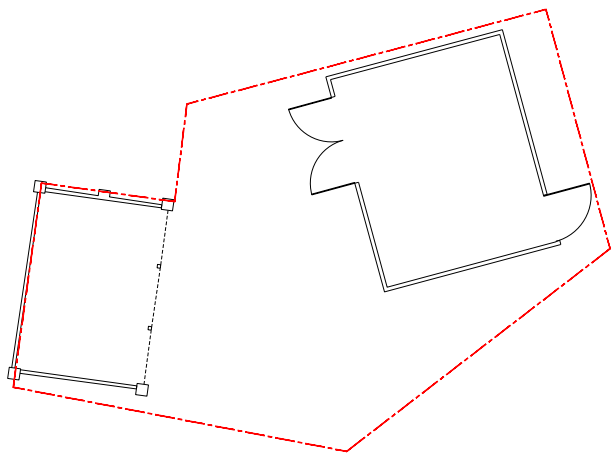


Barn 2

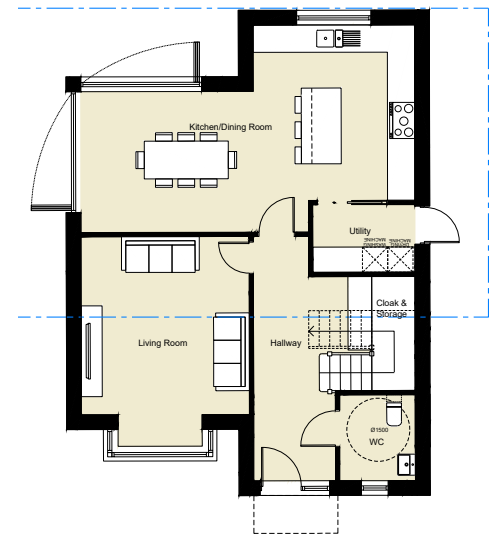




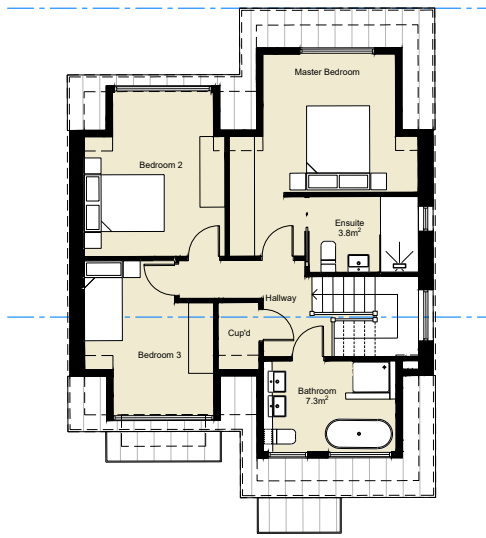
Existing Floor Plan - Barn 1



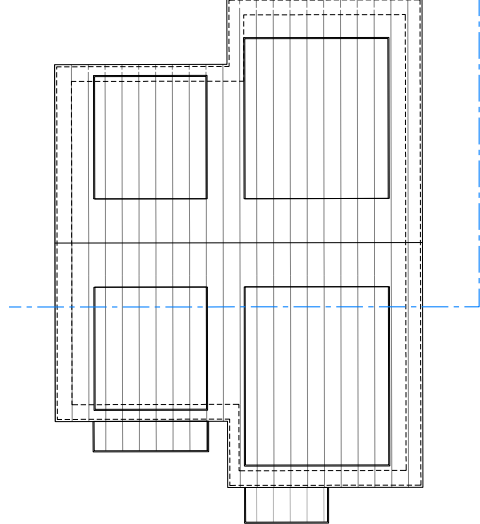
Existing Floor Plan - Barn 2



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

3.2 Executive Summary

The new proposals are making significant reduction in the built form across the site. This is achieved through the reduction in footprint of the new builds compared to the existing barns but also the demolition of the existing car port and storage area.

The new builds are also contributing to the enhancement of the area through the design and form of the new dwellings and also enhancement to the BNG over the site with improved biodiveristy and habitat improvements.

Original	GEA (sq m)	GEA (sq ft)
Ground Floor - Barn 1	139.2	1498.3
Ground Floor - Barn 2	70.6	759.9
Total:	209.8	2258.3

Approved Scheme	GEA (sq m)	GEA (sq ft)
Ground Floor - Barn 1	148	1593.1
First Floor - Barn 1	58.3	627.5
Ground Floor - Barn 2	70.3	756.7
First Floor - Barn 2	70.3	756.7
Total:	346.9	3734.0

Proposed	GEA (sq m)	GEA (sq ft)
Ground Floor - House 1 & 2	88.8	955.8
First Floor - House 1 & 2	69.7	750.3
Total:	158.5	1706.1

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