
22098 P001

Planning Document

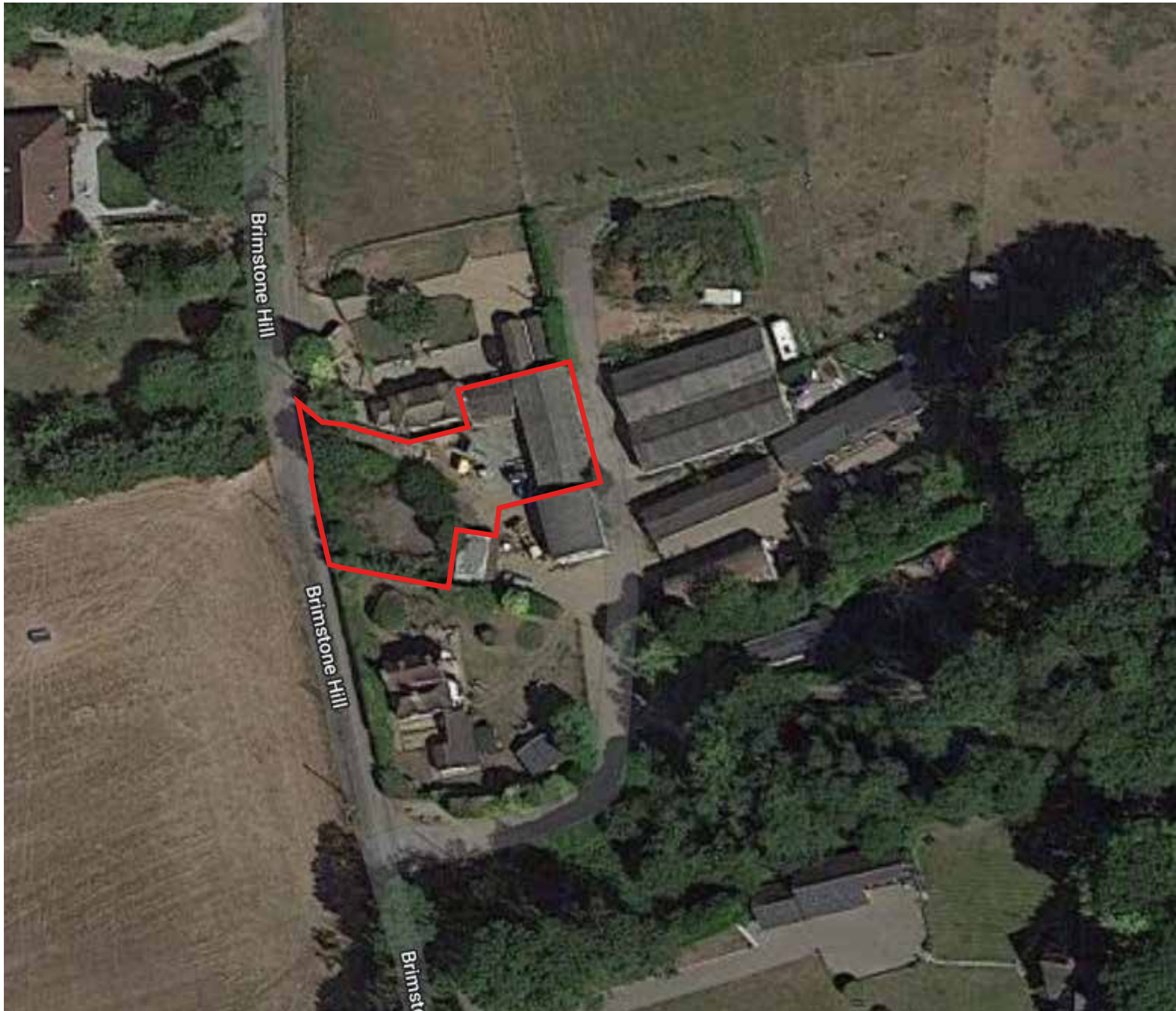
February 2023

Brimsole Farm

OPEN architecture

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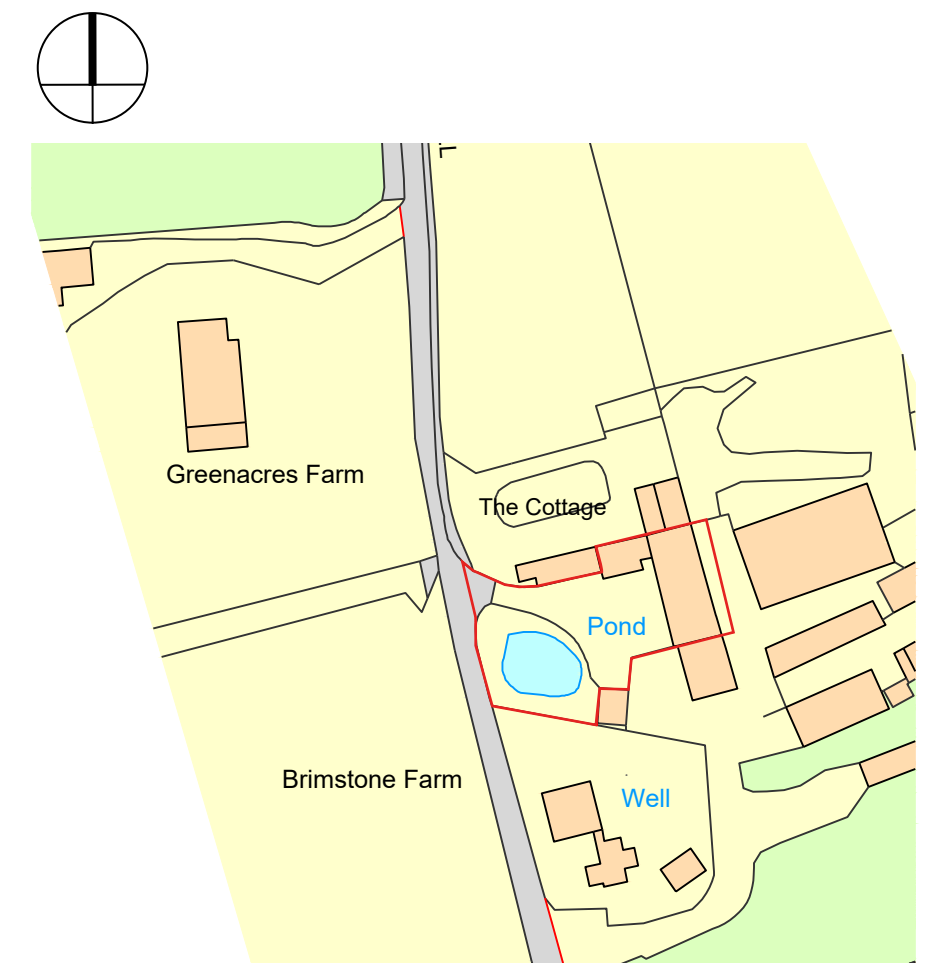
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Satellite Image of the Site

1.1 Introduction

OPEN architecture have been appointed to provide planning application for the barn conversion of the site at Brimsole Farm with the aim to provide a new dwelling with associated off street parking provision and private garden.



Site Location Plan



1 Street View of Brimstone Hill looking north



2 Street View of Brimstone Hill looking south

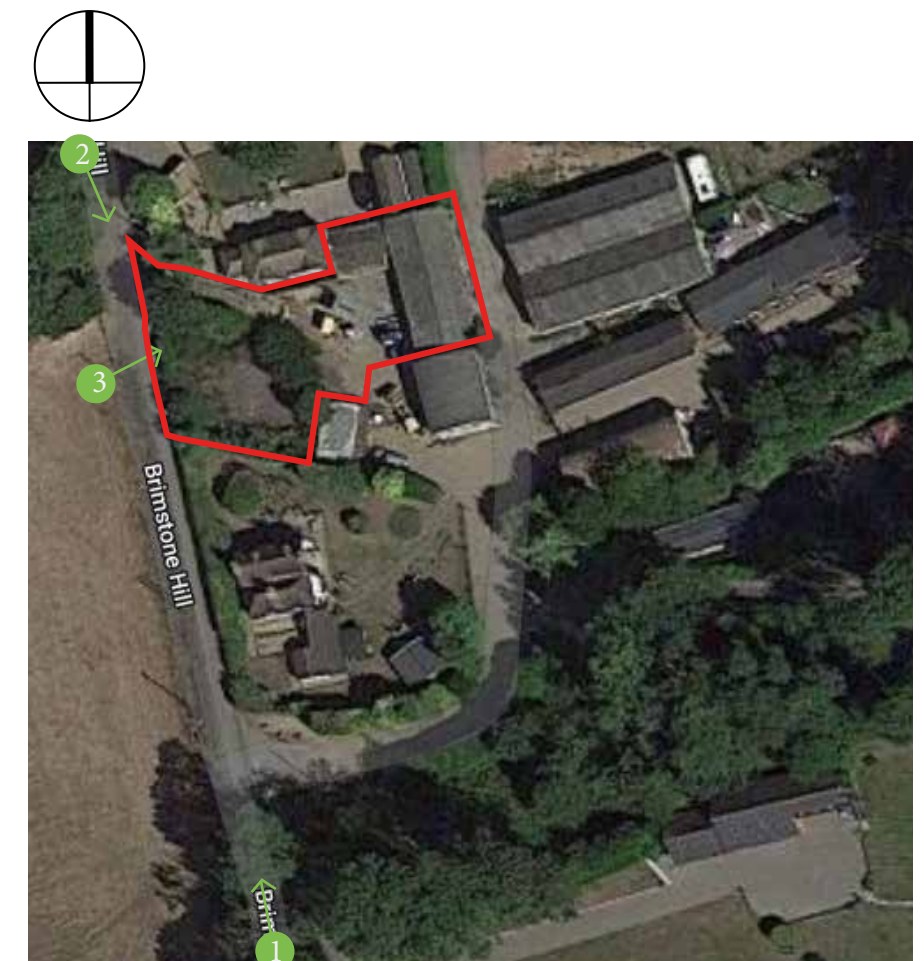


3 Street View of the entrance to the site

1.2 Site Context

The site is situated within the footprint of Brimsole Farm facing out on to Brimstone Hill. There is direct gated access from the road that falls under Meopham Parish.

The site is located within the Green Belt and at the edge but not in the AONB. It is listed as Agricultural land therefore consideration needs to be made within the conversion of the building.



Aerial image of the Site

1.3 Site Analysis

As shown the site does falls under flood risk zone 1 with low probability of flooding. So no need to provide Floodrisk or Drainage Assessments. The site also is located within the Metropolitan Green Belt and edge of the Kent Downs AONB.

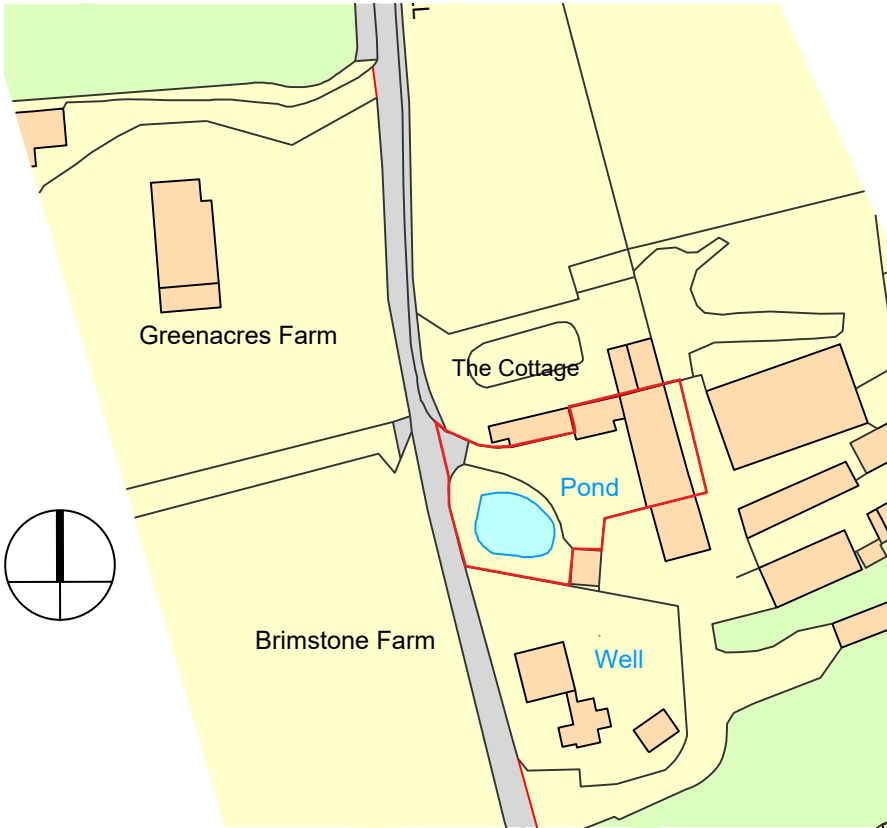


Green Belt Zone



Extent of flooding from rivers or the sea
● High ● Medium ● Low ● Very low ● Location you selected

Flood Risk Zone



Site Location Plan



Image of adjacent barn



Image of entrance to the site



Image of existing barn with storage area



Image of existing Car Port

1.4 Existing Buildings

The site is currently occupied by a storage barn with an attached store area.

There is direct access to the site from Brimstone Hill.

1.5 Planning History

20150589

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

19880009

Continued use of part of land for flying of model aircraft and parking of vehicles.

Status - Refused

19520171

Siting of caravan for residential purposes

Status - Granted



Image of Dry Pond

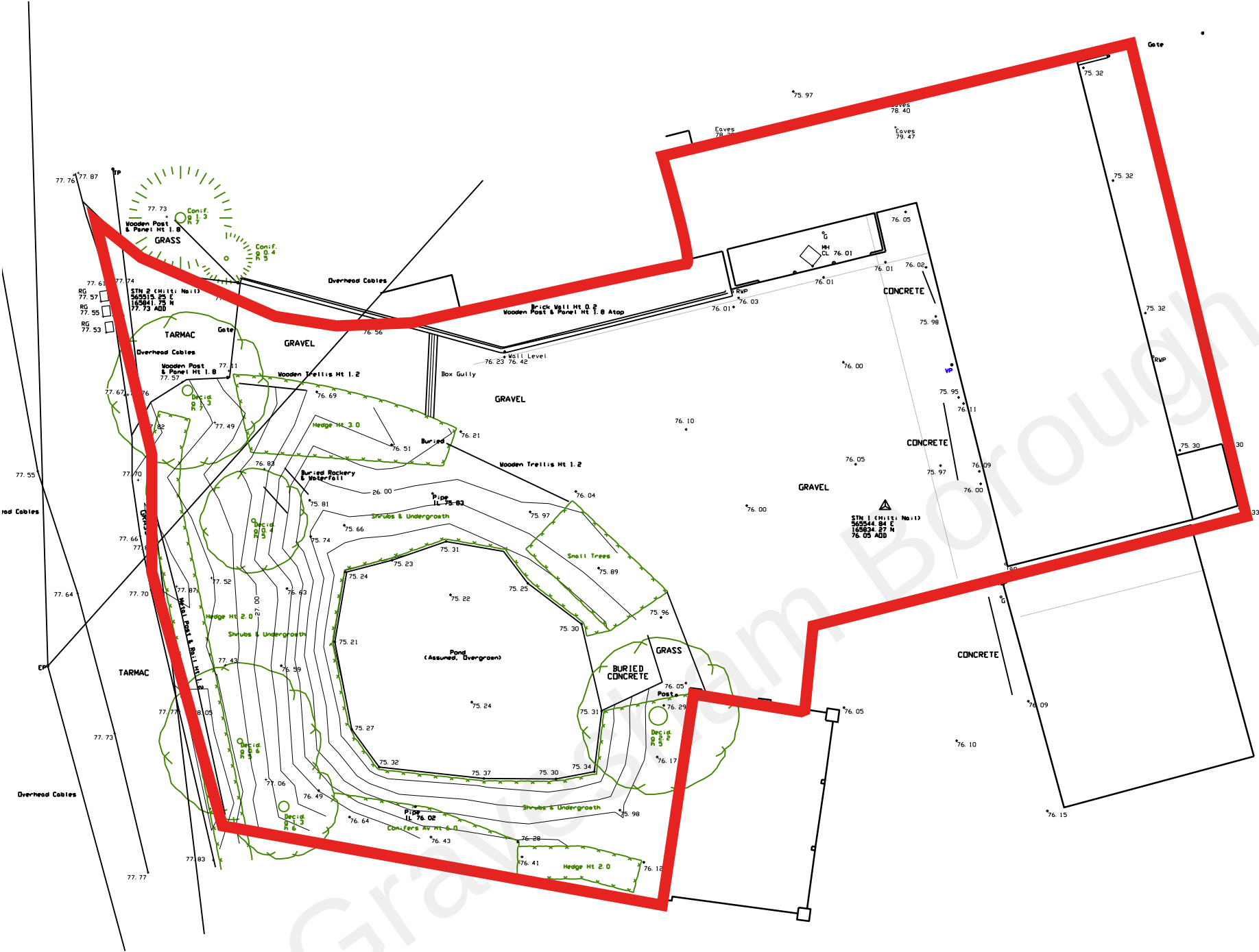
1.6 Existing Site Plan

The site is bounded by a farmhouse to the north and fencing to the south.

The barn is detached with a store to the north, which was used as stables.

The pond on the west boundary is a dry pond and not suitable to sustain wildlife in any form.

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

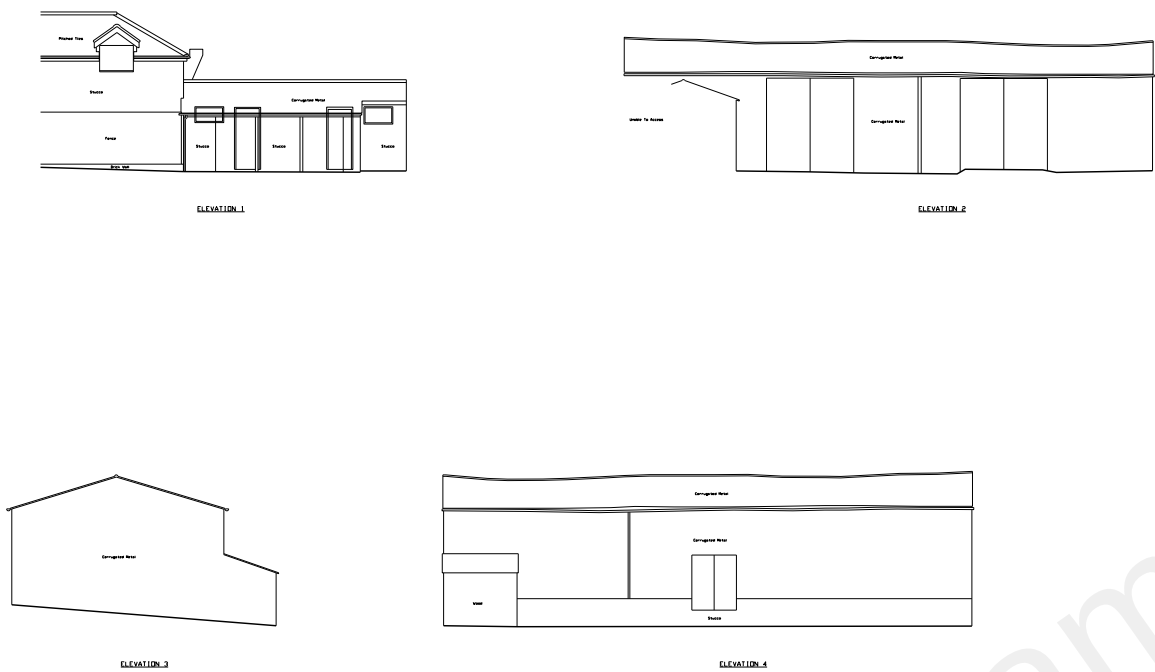


Existing Site Plan

Site Boundary

1.7 Existing Building

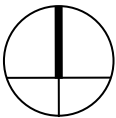
The existing building is a small single storey barn with attached store area. It has large full height doors and sits within the eastern side of the site.



Existing Elevations



Existing Ground Floor Plan





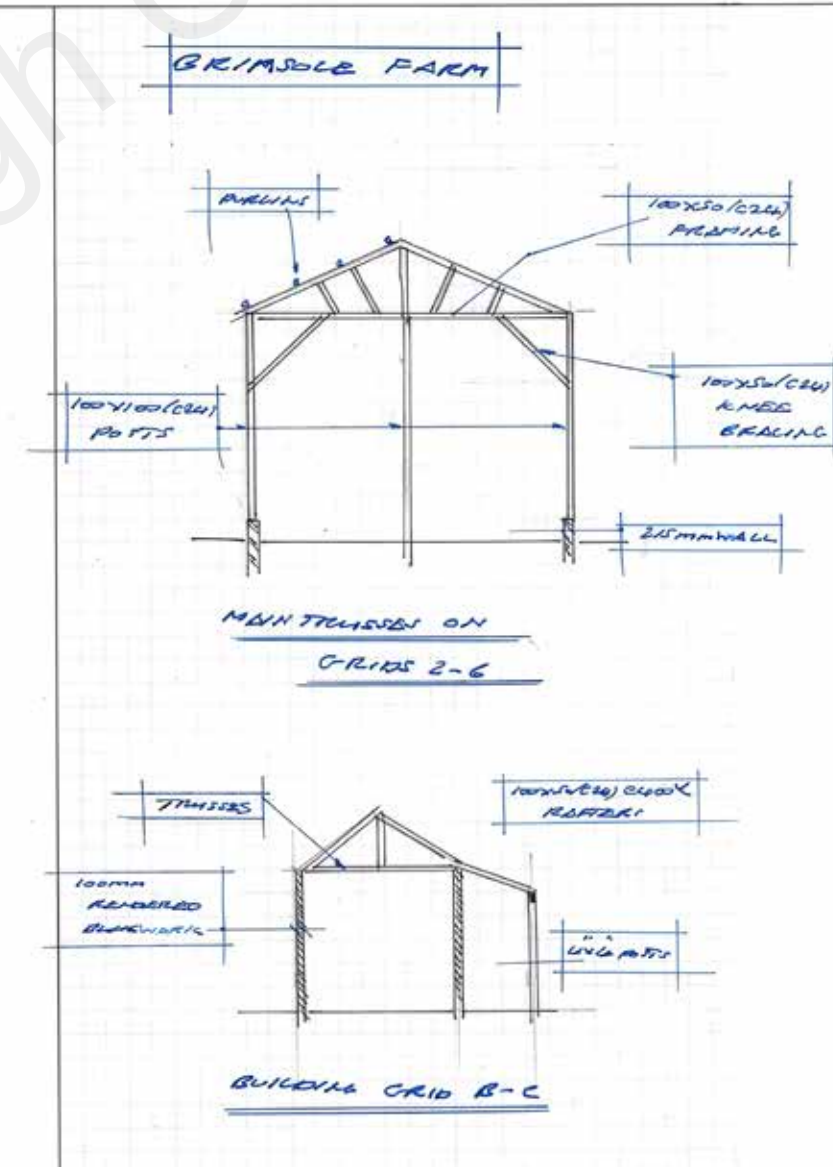
1.8 Stability report

As part of the application the client has commissioned as structural stability report for the barn and stables, which have been determine as suitable for conversion. The full report will form part of the application documentation.



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2.1 Proposed Site Plan

The proposed site layout houses an existing barn that will be converted and the other outbuilding on the site will be converted into a covered parking area with external store.

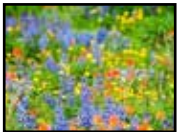
The site has a direct gated access off Brimstone Hill. Around the unit to the front of the barn & car port there will be a private garden and access with the new driveway will run from the entrance gate.

The existing unkempt dry pond will be infilled to expand landscaping opportunity & private garden space. The landscaping will be used to enhance the biodiversity of the site with wildflower planting areas, introducing native planting and also an Ecology report will accompany the application identifying that there is no evidence of bats or birds nesting on the site and no wildlife is maintained by the pond. In accordance with their recommendations we have positioned a bat box on the end gable and 2No bid boxes will be positioned 2-3m in the new tree planting.

Cosideration has been made to car parking with allowance for 2 spaces within the car port, where a car charging point will be installed and there is ample space for off street visitor parking.



Post and Railfence



Enhanced Planting



Tree-Mounted Bird Boxes



Built-In Bat Boxes



Car Charging Point in Car Port

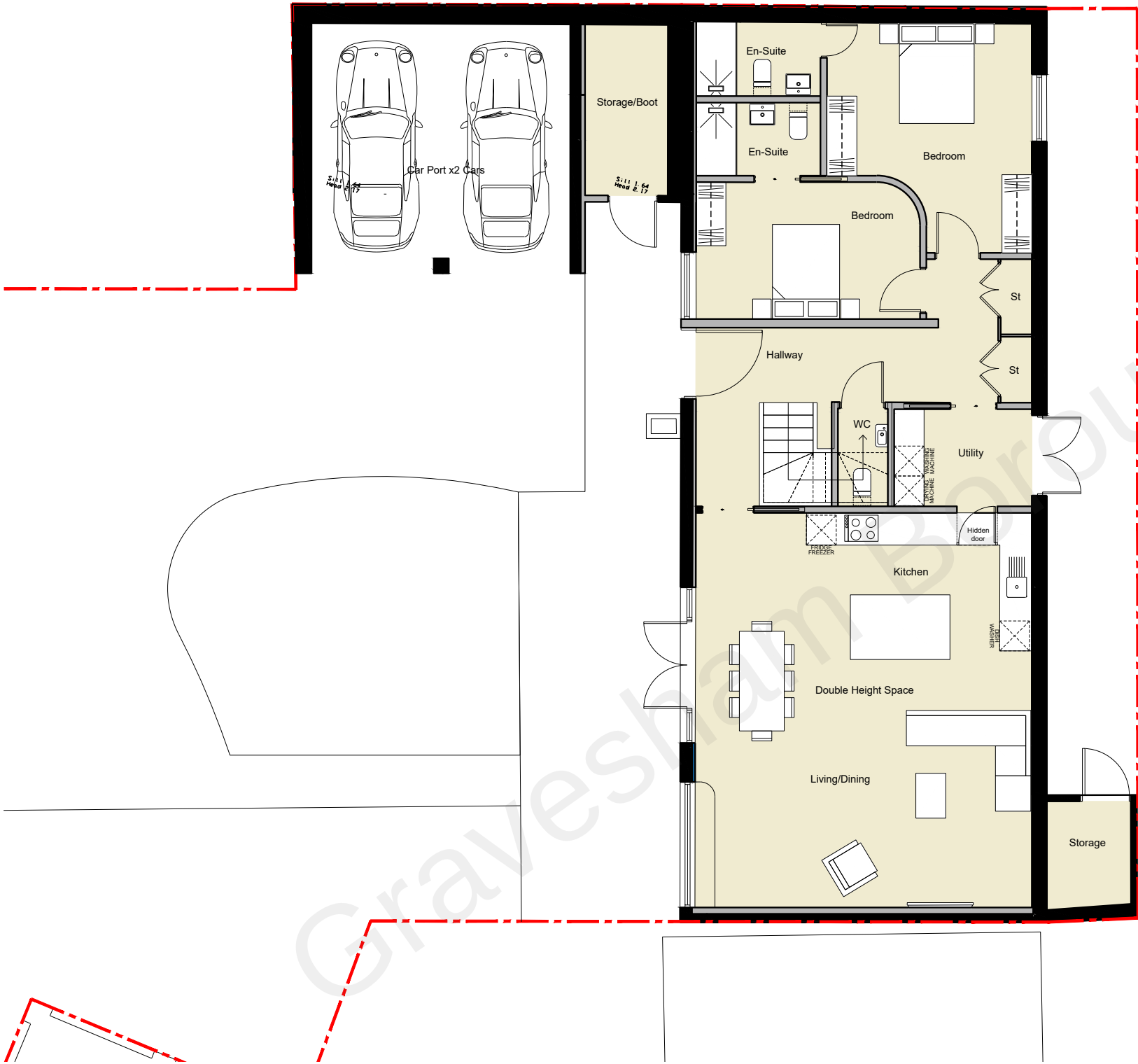
Proposed Site Plan

2.2 Proposed Floor Plans

Ground Floor

The proposed converted barn low pitched form will be retained and the existing accesses will be adapted to suit the conversion. The entrance to the west will be half to form a new access and window to the ground floor bedroom. The redundant stables will be converted into storage adjacent to the entrance and a new car port allowing spaces for 2No cars.

The entrance hall will give access to the downstairs bedrooms, separate WC, utility room & open plan kitchen/living dining, utility and a new stair case serving the first floor. The kitchen/living/dining is a double height space with the emphasis maintain the barn internal aesthetics within the sympathetic conversion. The kitchen counter will include a secret door to the enter the utility from the open spaceand will also have access to the garden seating area.



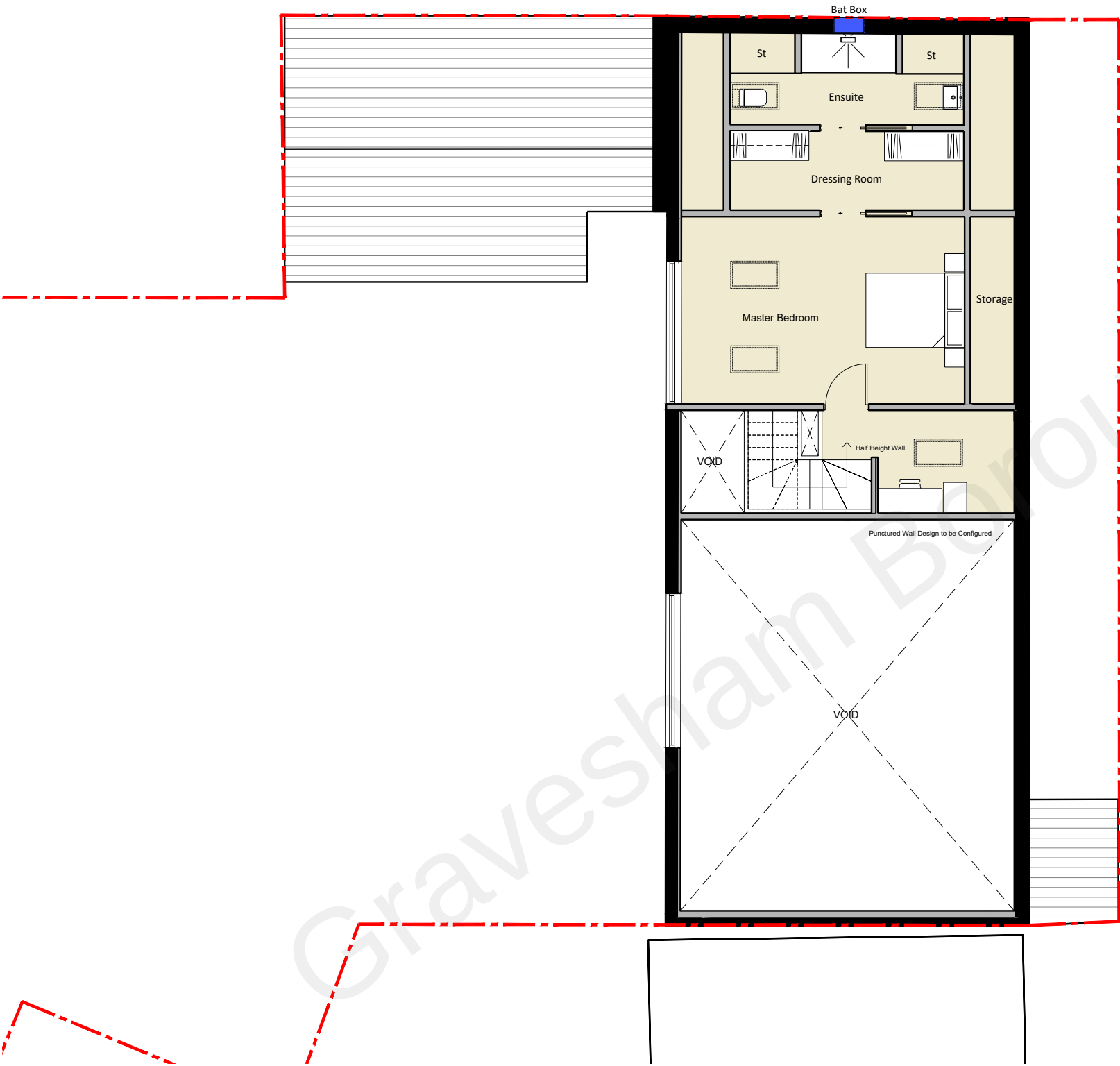
Proposed Ground Floor

2.2 Proposed Floor Plans

First Floor

The first floor landing is located at the highest point of the pitch due to lower ceiling levels and leads into the master bedroom and a landing study area. The study area will include views onto the double height space on the ground floor via wall treatments.

The master bedroom will include a large sleeping space, a dressing room and an en-suite. All areas will be pepper potted with roof lights.



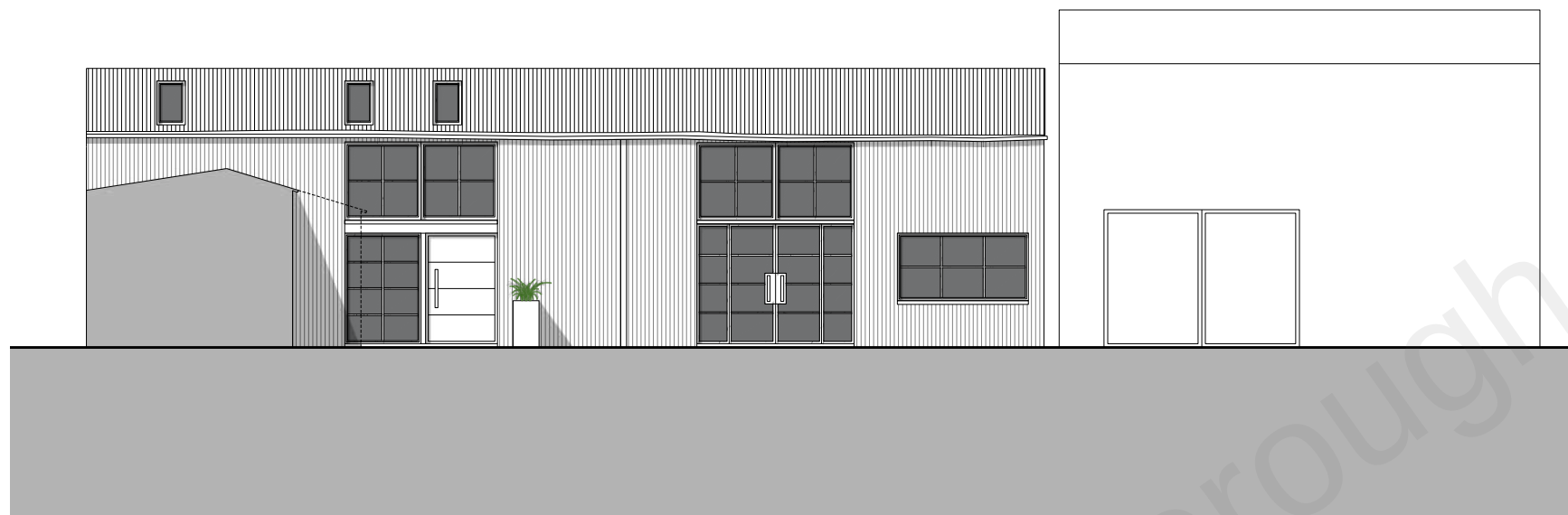
Proposed First Floor

2.3 Proposed Elevations

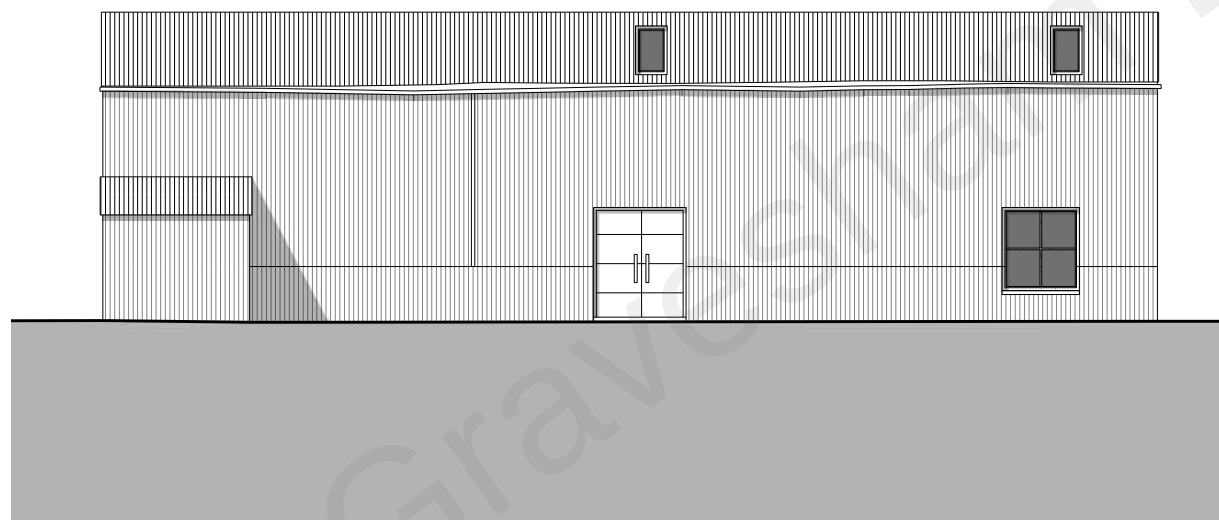
The elevations will be improved by introducing new windows and doors into the existing openings and utilising their height & form.

The openings will be divided between the new first floor and will be used to let natural light into the new master bedroom.

The proposed material will be updated with new corrugated metal sheeting and cladding with the brick plinth at the base maintain to enhance the appearance of the building and any asbestos will be removed as part of the conversion process.

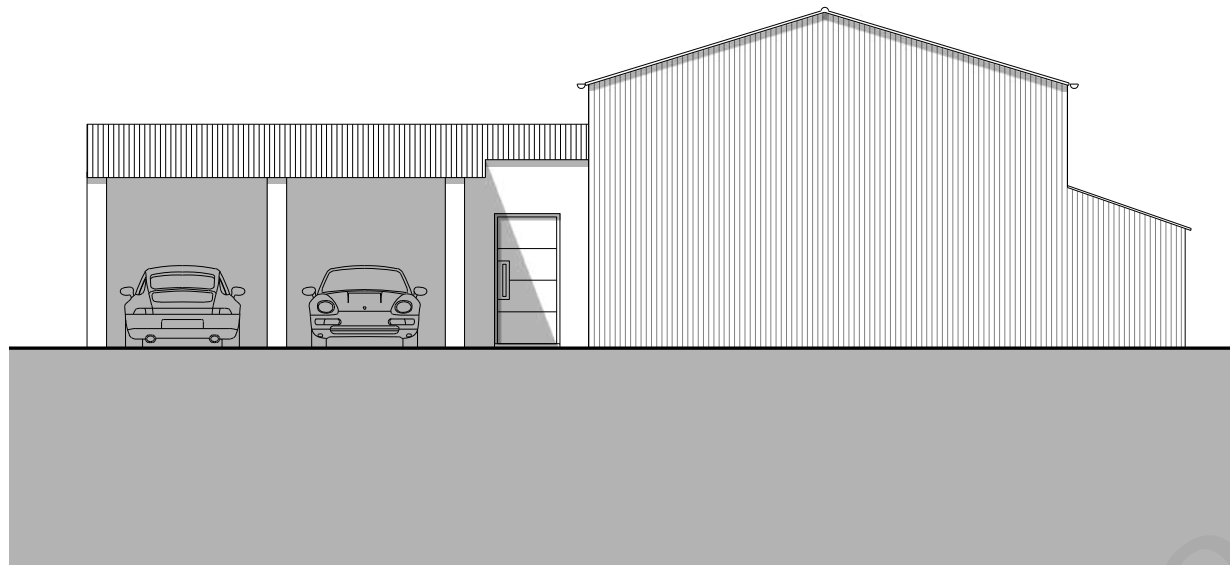


Proposed Front Elevation

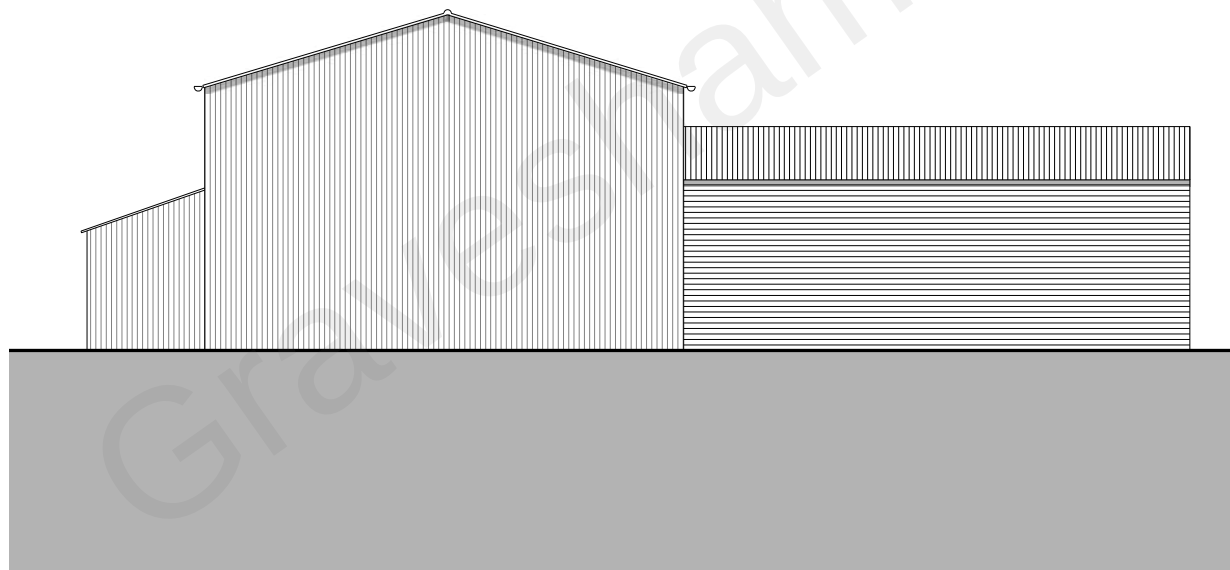


Proposed Rear Elevation

2.3 Proposed Elevations

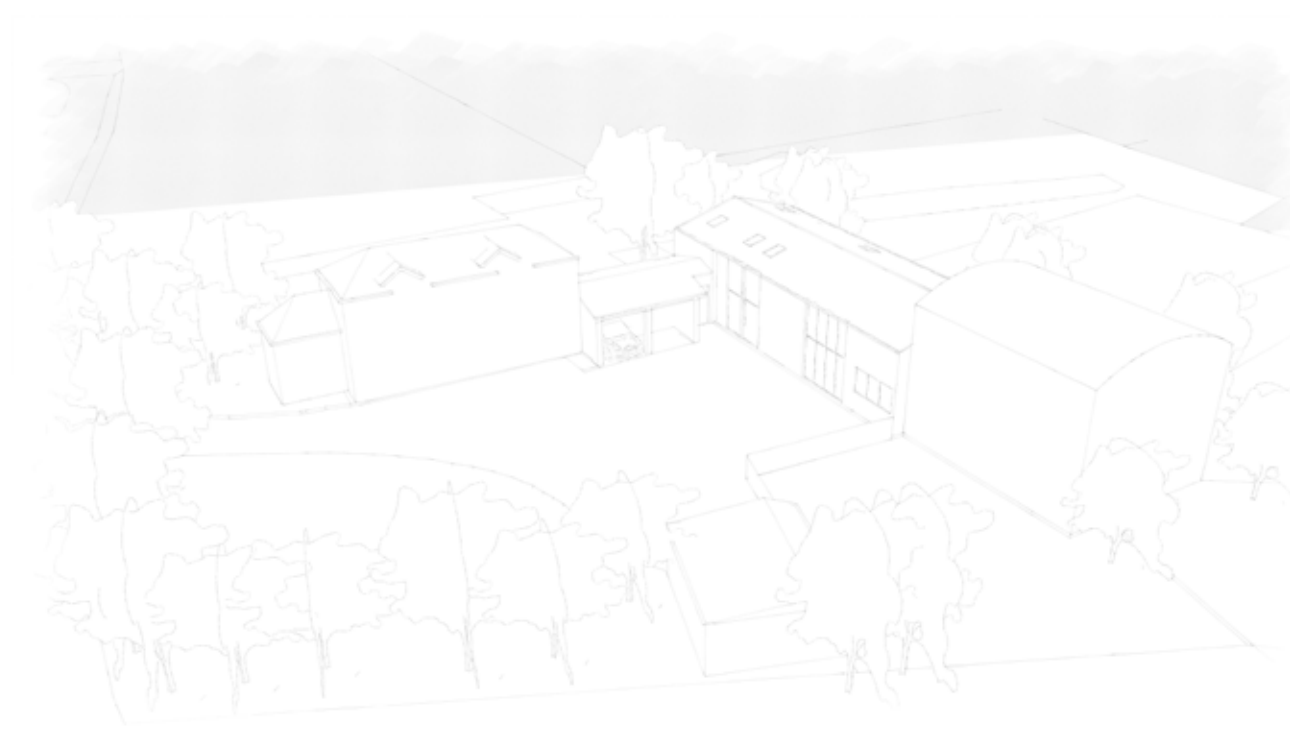
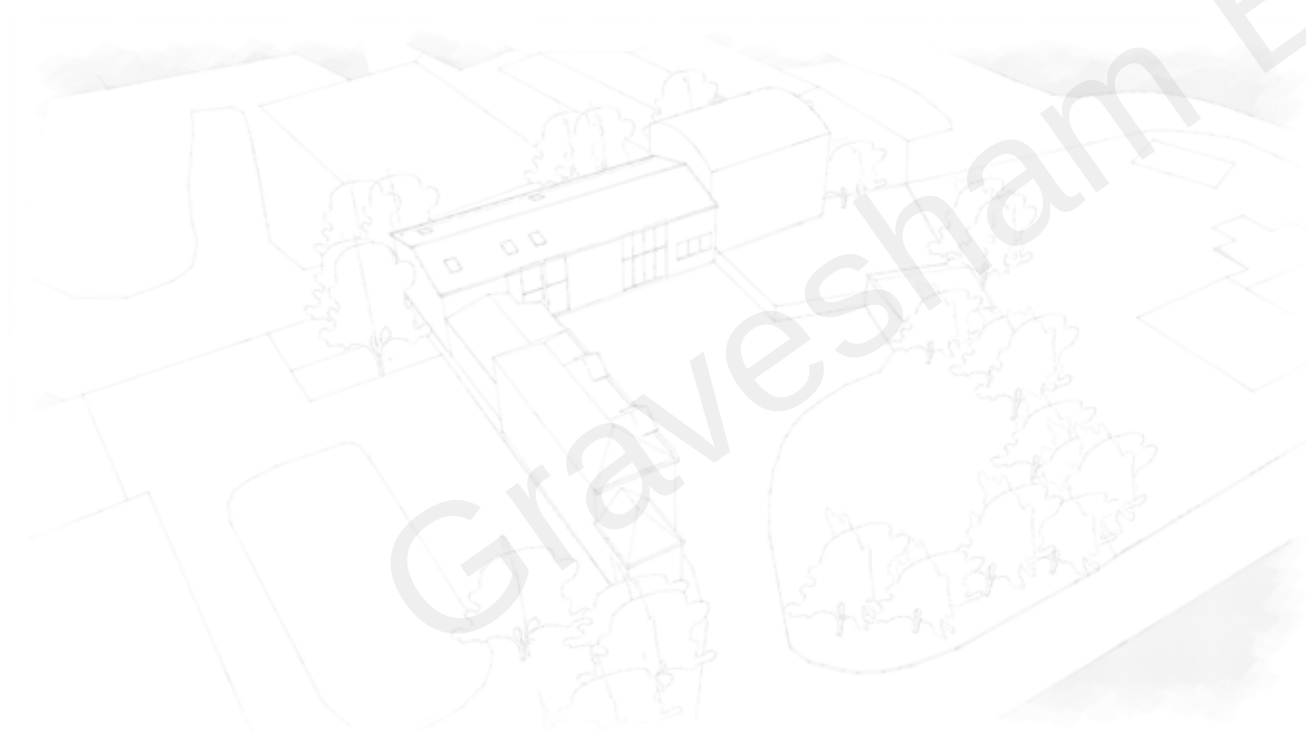
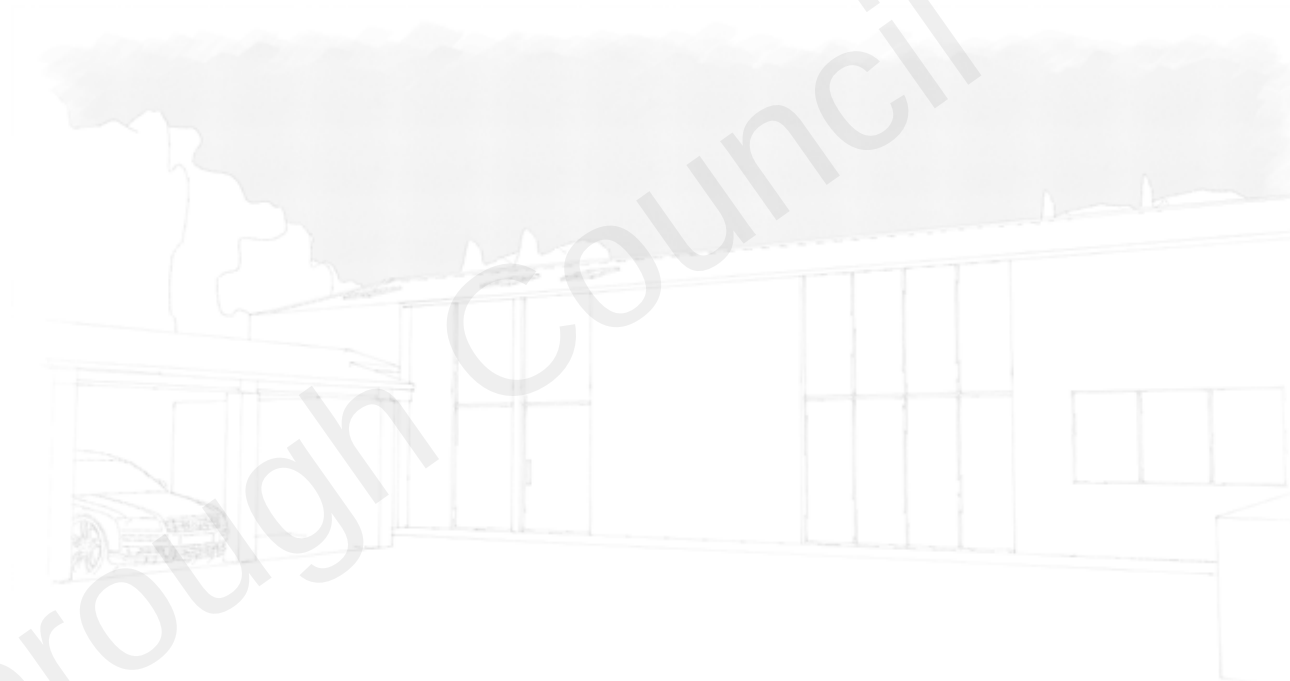


Proposed Side Elevation



Proposed Side Elevation

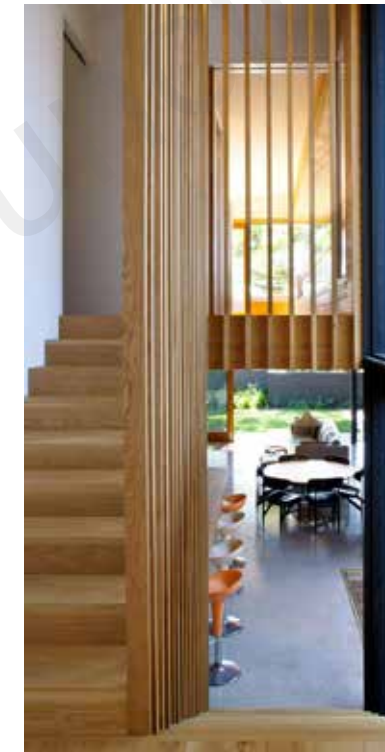
2.4 White Box Model

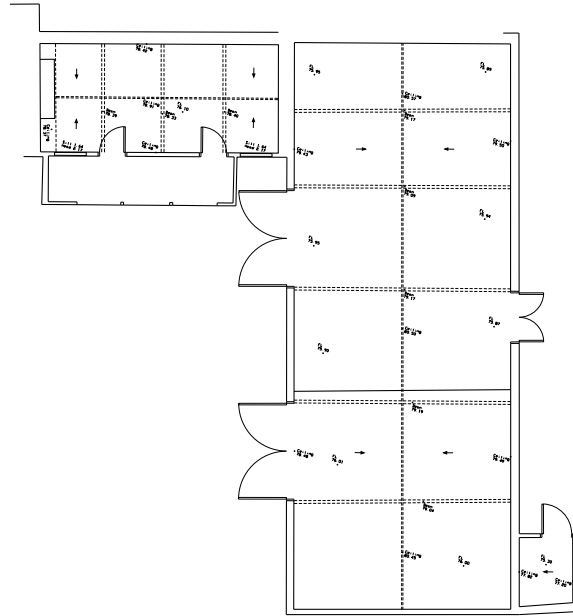


2.5 Concept Images - External

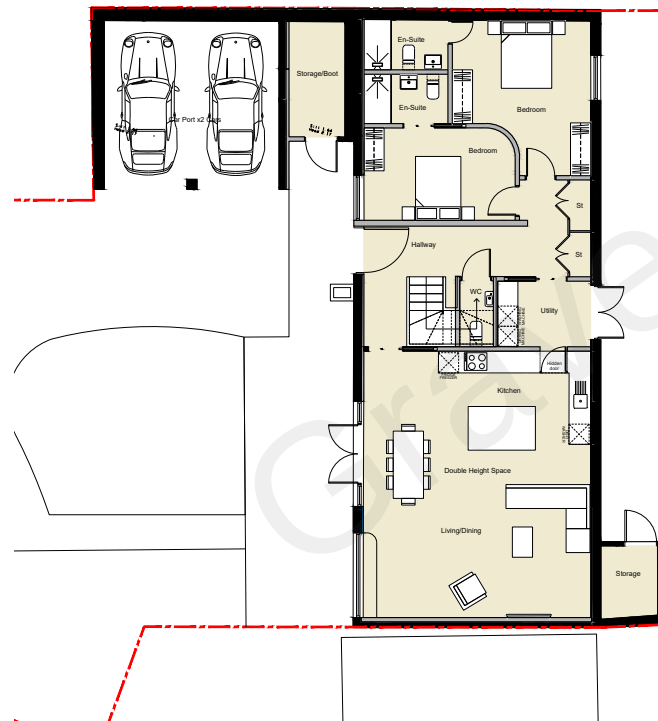


2.6 Concept Images - Internal

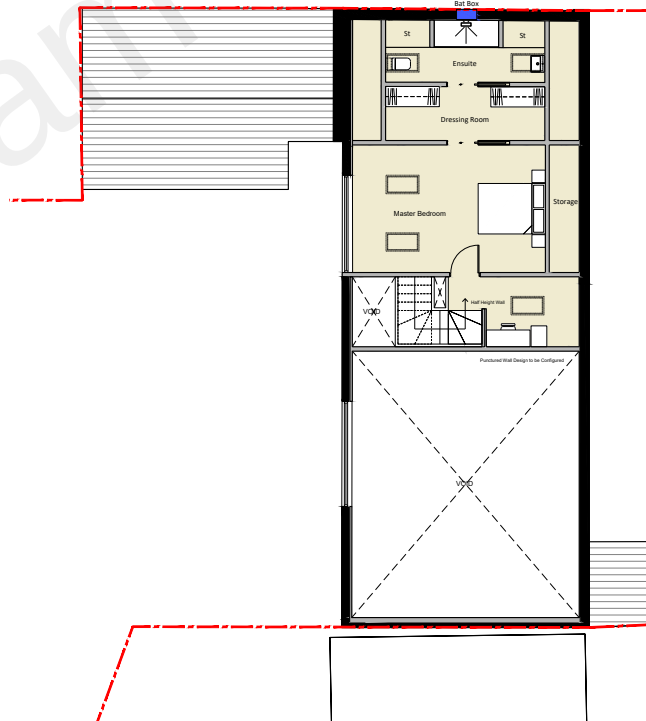




Existing Ground Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

3.1 Executive Summary

Owing to the barn being located in the Metropolitan Green Belt, careful consideration has been given to the design approach to ensure the development would not result in any adverse impacts to the openness.

During the application development process it have been established that the building is structurally sound, there is no ecology issues with the building and that the building will be sympathically converted with a retention of the footprint and building form to provide a single family dwelling that will not impact on the surrounding area.

The proposals are providing 2No car parking spaces in accordance with KCC Interim Guidance Note 3 (IGN3).

Existing	GIA (sq m)	GIA (sq ft)
Ground Floor	152.91	1645.9
First Floor	0	0.0
Total:	152.91	1645.9
Proposed	GIA (sq m)	GIA (sq ft)
Ground Floor	159.5	1716.9
First Floor	62.7	674.9
Total:	222.2	2391.8

Schedule of Areas

Gravesham Borough Council

OPEN architecture

Anton House, South Park
Sevenoaks, TN13 1EB

www.openarc.co.uk