



Queen’s Farm, Shorne.

Design & Access Statement

22.05.2026

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We're stronger together:
Collaborative, authentic,
knowledgeable, caring,
creative.

Creating authentic change
through architecture and
regeneration.

Together
we improve places
so people can thrive.

Projects are integrated
into their contexts and
communities.

Building connections
between people and places.

Creative _____ Create the future.

Collaborative _____ We're stronger together.

Knowledgeable _____ Sharing knowledge.

Authentic _____ Inspiring authenticity.

Caring _____ For people and places.

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01 Site Condition.

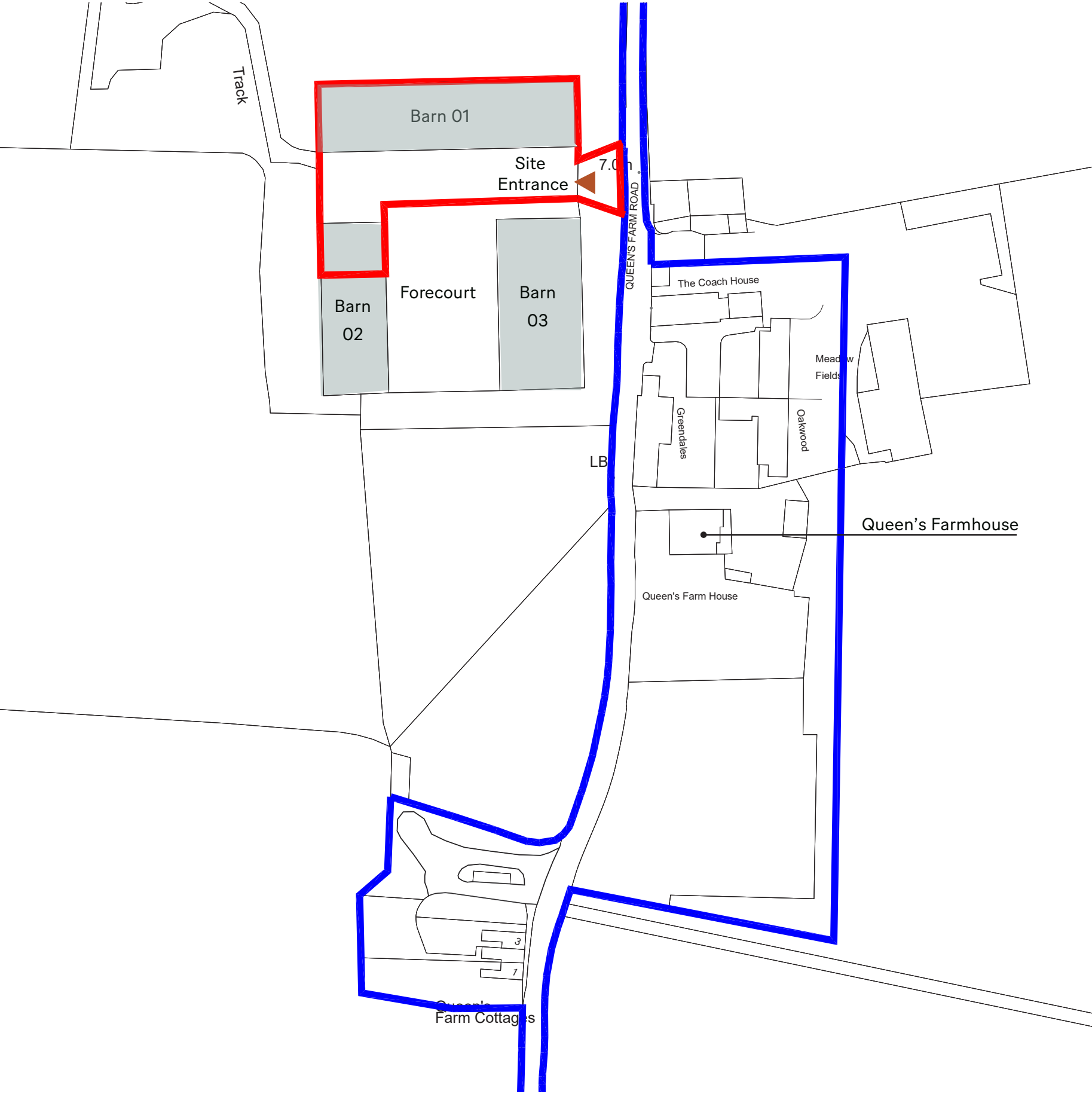
01 Site Condition | Existing Site

The application seeks permission for the conversion of existing livestock farm buildings into light industrial storage units. The following pages provide an overview of the site, together with the outline development proposals.

The site is located to the east of Gravesend and south of the Thames and Medway Canal. Access is taken from a single-track road leading off Lower Road.

The existing agricultural barns are positioned opposite Queen’s Farmhouse and are surrounded by open arable farmland. The site forms part of an established agricultural holding with dispersed farm buildings and associated hardstanding areas.

The full site address is:
Queens Farm, Kings Farm
and Land at Ifield Place
Shorne, Gravesend, Kent,
DA12 3HU



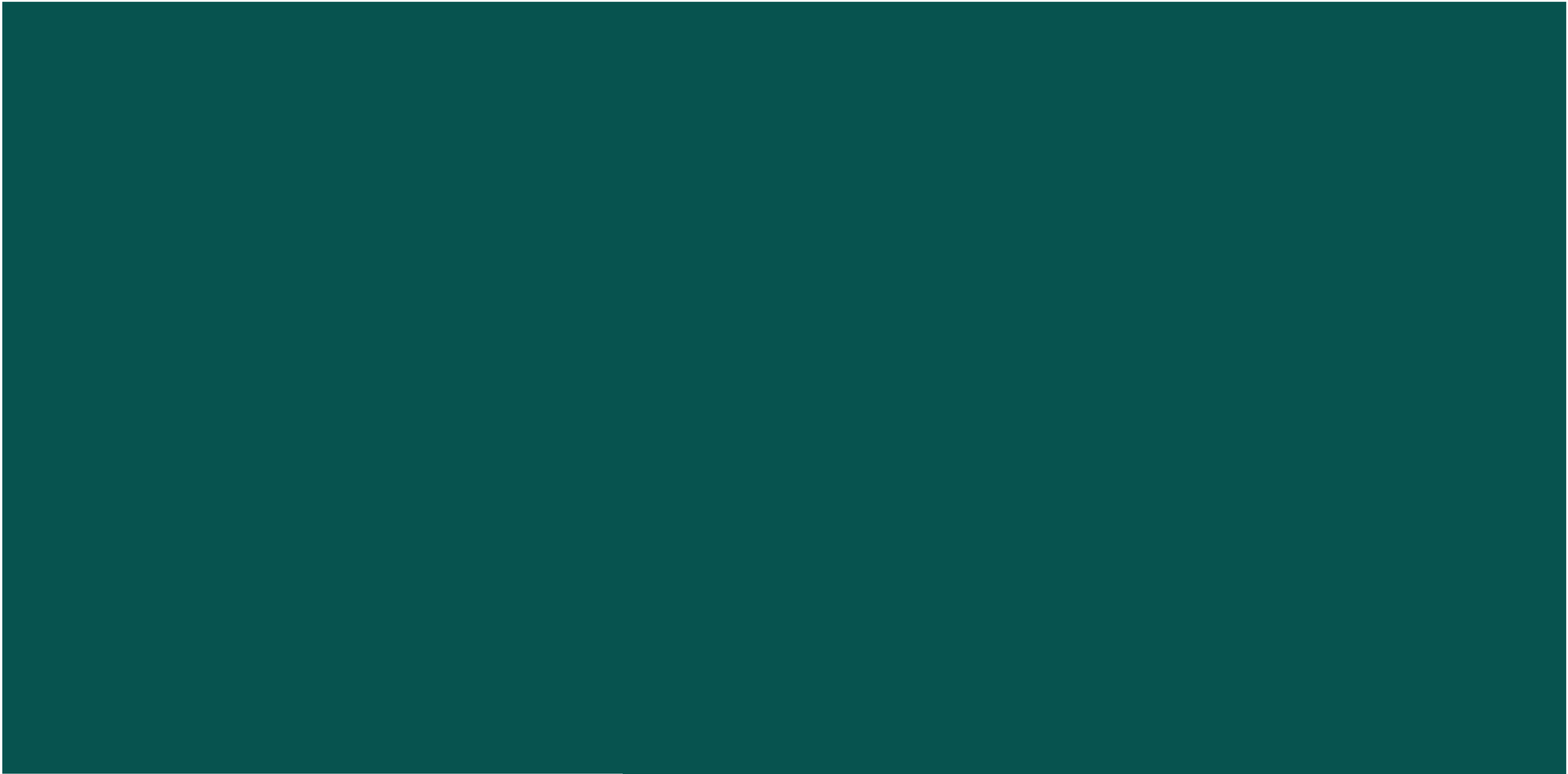
01 Site Condition | Wider Context



01 Site Condition | Existing Photos



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02 Proposals.



02 Proposals | Proposed Site

As aforementioned, the proposed development converts the existing agricultural barn (01) into light industrial storage units. Barn 01 will be subdivided into 5 units, with the first two bays retained as a workshop for the existing tenant.

Each unit provides loading access, WC and ancillary space, with provision for future mezzanine floors. The end bay of the western barn (02) is to be converted into a Class E workshop, with no material alterations to the building.

Barn 03 is to remain as existing

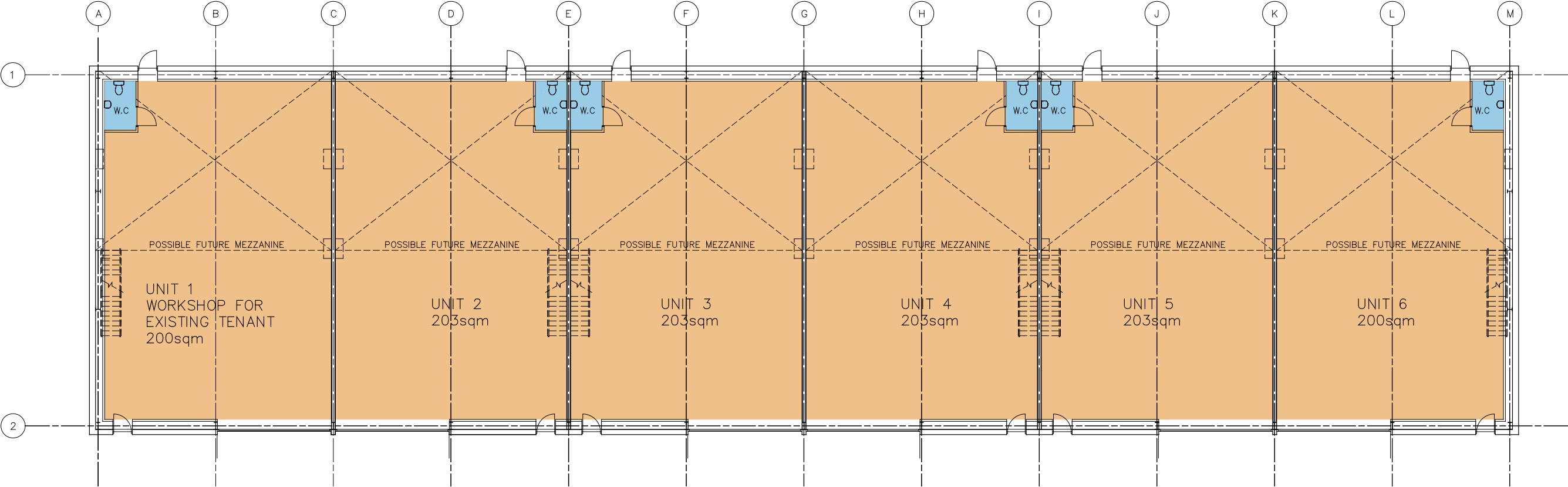
Parking and access

Parking is provided at each bay with 2 spaces per unit, plus 2 spaces for the class e workshop. In front of the parking bays is a clear 13.5m circulation route to allow access for larger vehicles.

Each unit has a dedicated loading door suitable for vans and light goods vehicles, designed to accommodate servicing and deliveries.



02 Proposals | Plan and Section (Barn 01)

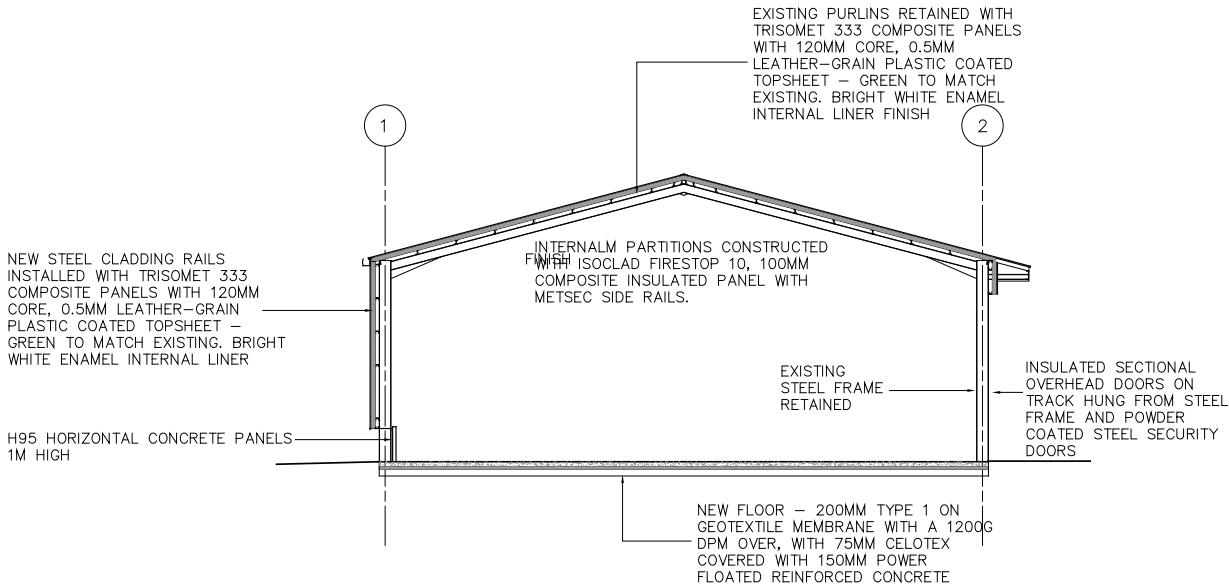


Intended Use

The converted industrial storage units include comprises of 12 bays in total, each measuring approximately 6 metres wide by 18 metres deep. The first two bays will be retained as a workshop for the existing tenant, with the remaining 10 bays subdivided to create 5 individual commercial units suitable for light industrial, storage, and small business use.

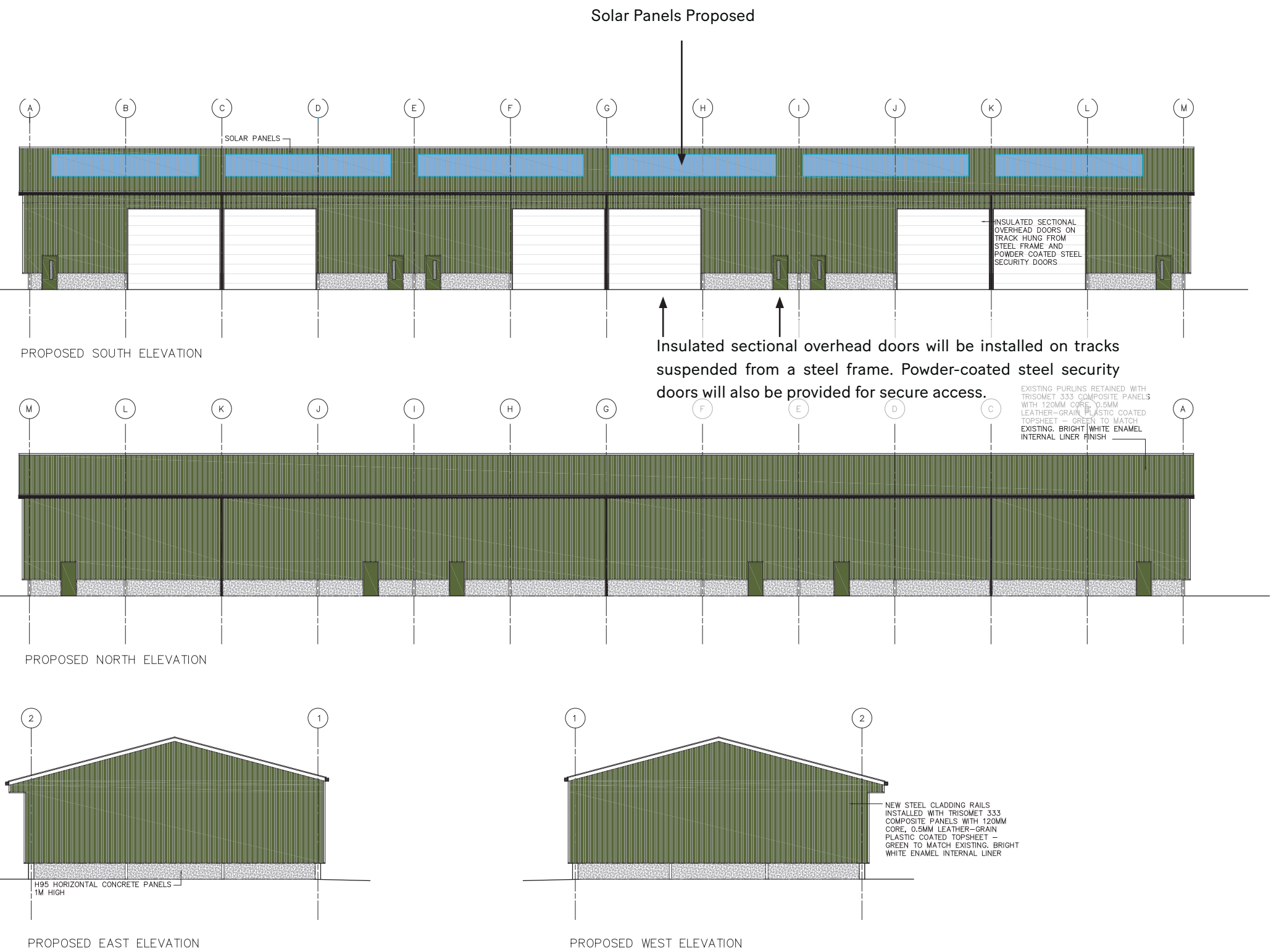
Each unit will include two parking spaces and includes provision for a future mezzanine level within the bays. WC facilities will be provided to the rear of each unit. Solar panels will be also be installed on the southern elevation roof.

PROPOSED GROUND FLOOR PLAN



PROPOSED CROSS SECTION

02 Proposals | Elevations (Barn 01)



Example Image of Proposed Roof and Wall Cladding



Barn 01 will be clad with Trisomet 333 insulated composite panels with a green external finish.

The internal finish will be white enamel liner panels.

Example Image of Concrete Panels at the Base of the Barn



Horizontal precast concrete panels, 1 metre high, will be installed to form external wall cladding.

- Existing external cladding and roof panels to be replaced from the current built-up system to insulated composite panel cladding.
- Trisomet 133 composite cladding panels to extend approximately 4.5m down from eaves level.
- Horizontal concrete panels to wrap around the full perimeter of the building up to the underside of the cladding.
- Roller shutter doors to be 6m x 6m.
- Gutters and downpipes to be finished in black to match the existing building materials.

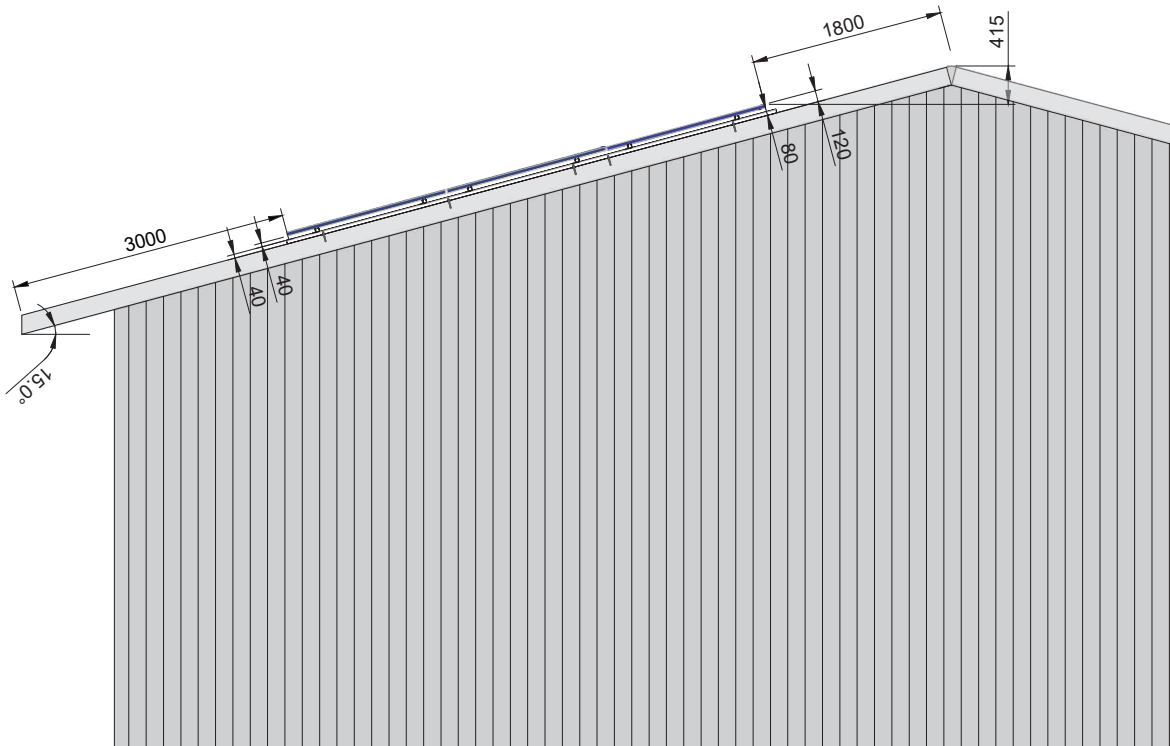
02 Proposals | PV Layout (Barn 01)



Proposed PV Panel Layout

The PV panels are to be mounted on top of the proposed roof cladding on the southern roof of Barn 01. The panels will be arranged in three rows across each bay.

Each panel individually measures at 1134mm wide, 1762mm long and 30mm thick. The panels will be fixed using a double mount system and sit approximately 1800mm from the ridge line.



Proposed PV Panel Side Elevation

02 Proposals | Barn 02

Intended Use

The proposal seeks to convert the end bay of the western barn into a Class E workshop unit for light industrial and business use. The existing building will be retained and will not be materially altered as part of the proposed works. The workshop will include two associated parking bays.



Proposed Class E Workshop

