
23121 P002

Design and Access Statement

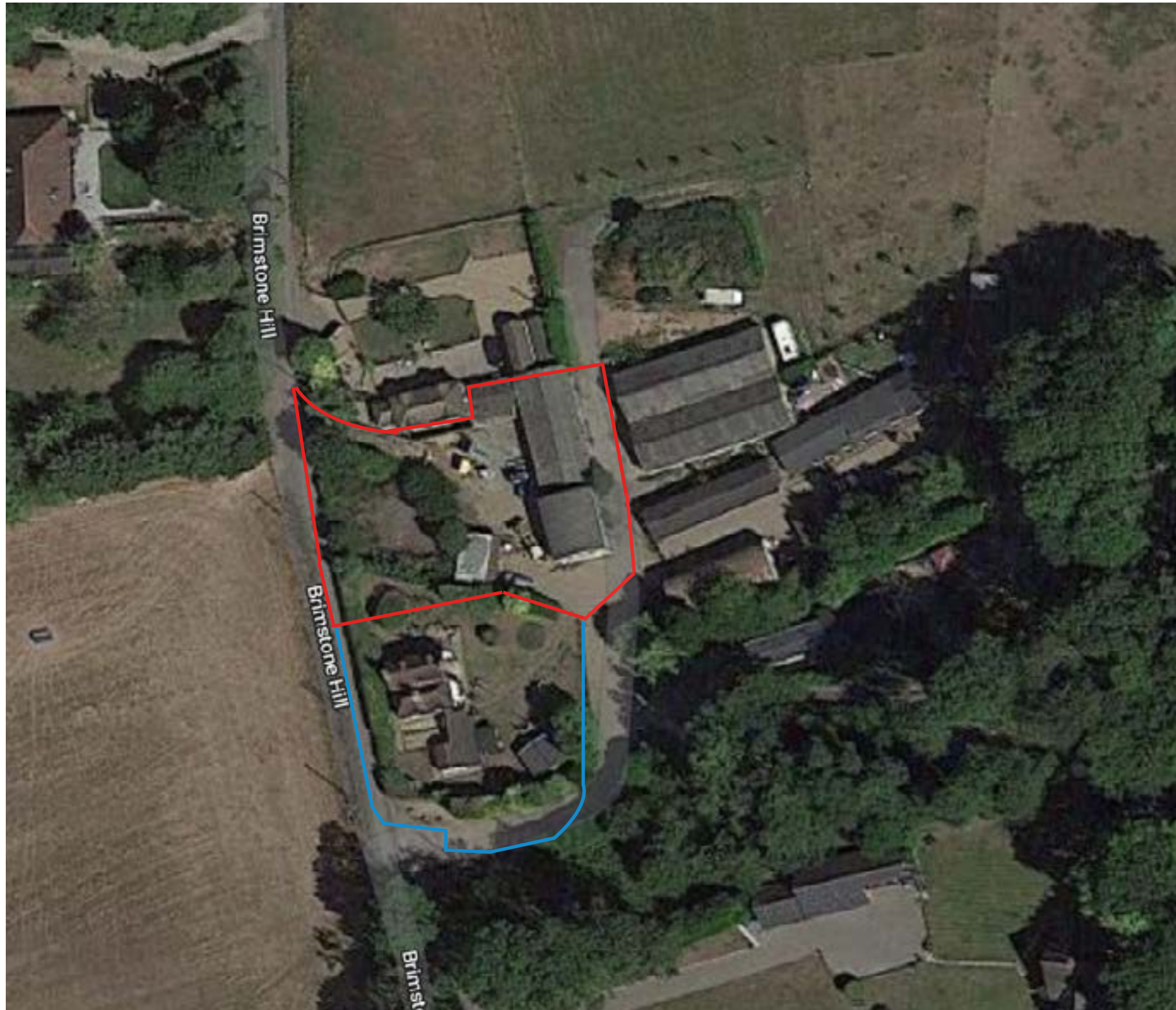
November 2023

Brimsole Farm

OPEN architecture

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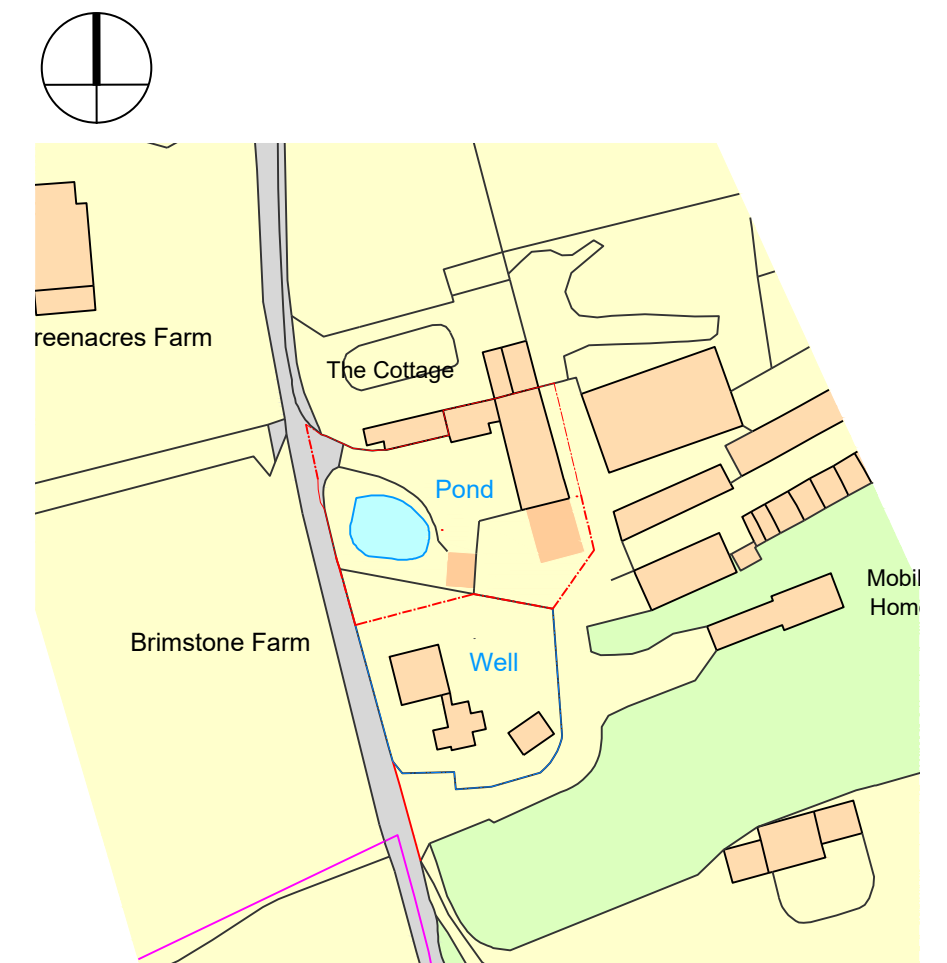
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Satellite Image of the Site

1.1 Introduction

OPEN architecture have been appointed to provide design proposals for the conversion of the barns into a new residential dwellings and works will also include the relocation of the existing car port with associated landscaping and access arrangements.



Site Location Plan



1 Street View of Brimstone Hill looking north



2 Street View of Brimstone Hill looking south

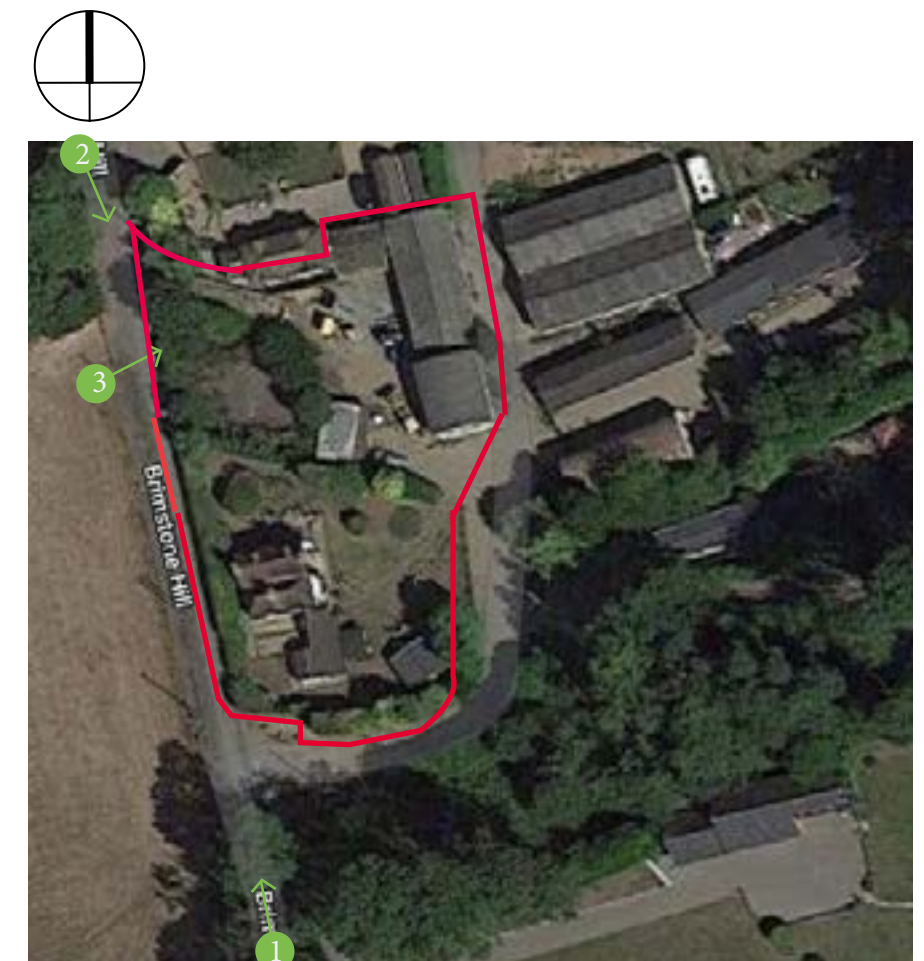


3 Street View of the entrance to the site

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 and the site falls within Meopham Parish.

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

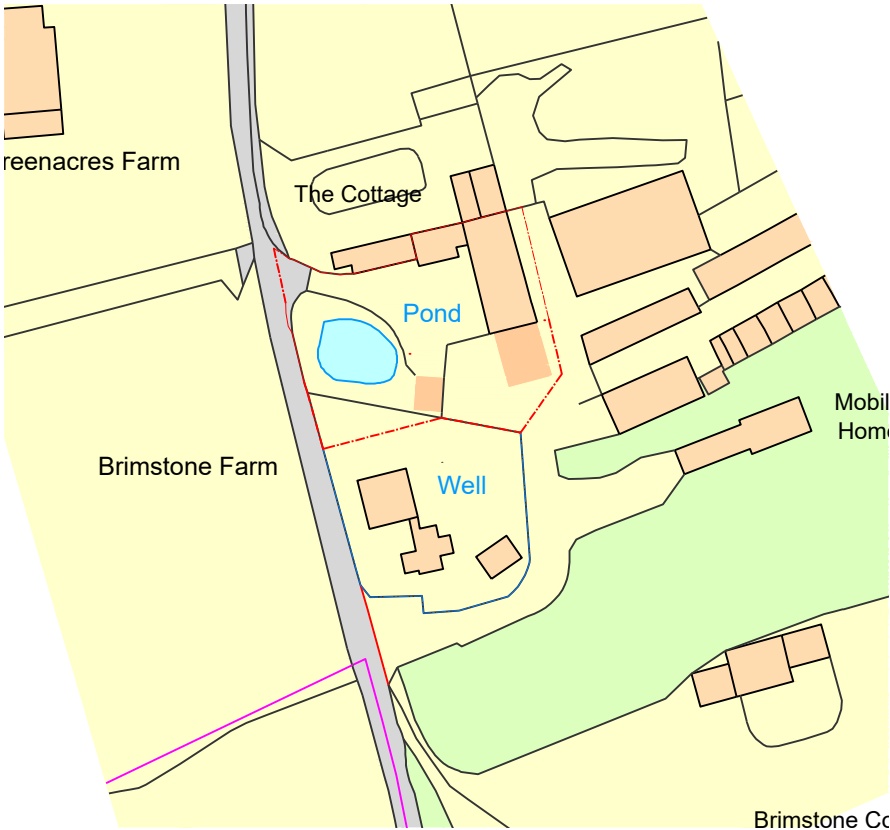


Green Belt Zone



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

Flood Risk Zone



Site Location Plan



Image of Barn 2



Image of entrance to the site



Image of adjacent barn



Image of existing Car Port

1.4 Existing Buildings

The site is currently occupied by a storage barn, stables, Dutch barn and a separate car port/external storage area.

There is direct access to the site from Brimstone Hill.

1.5 Planning History

20230184

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

Status - Granted

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

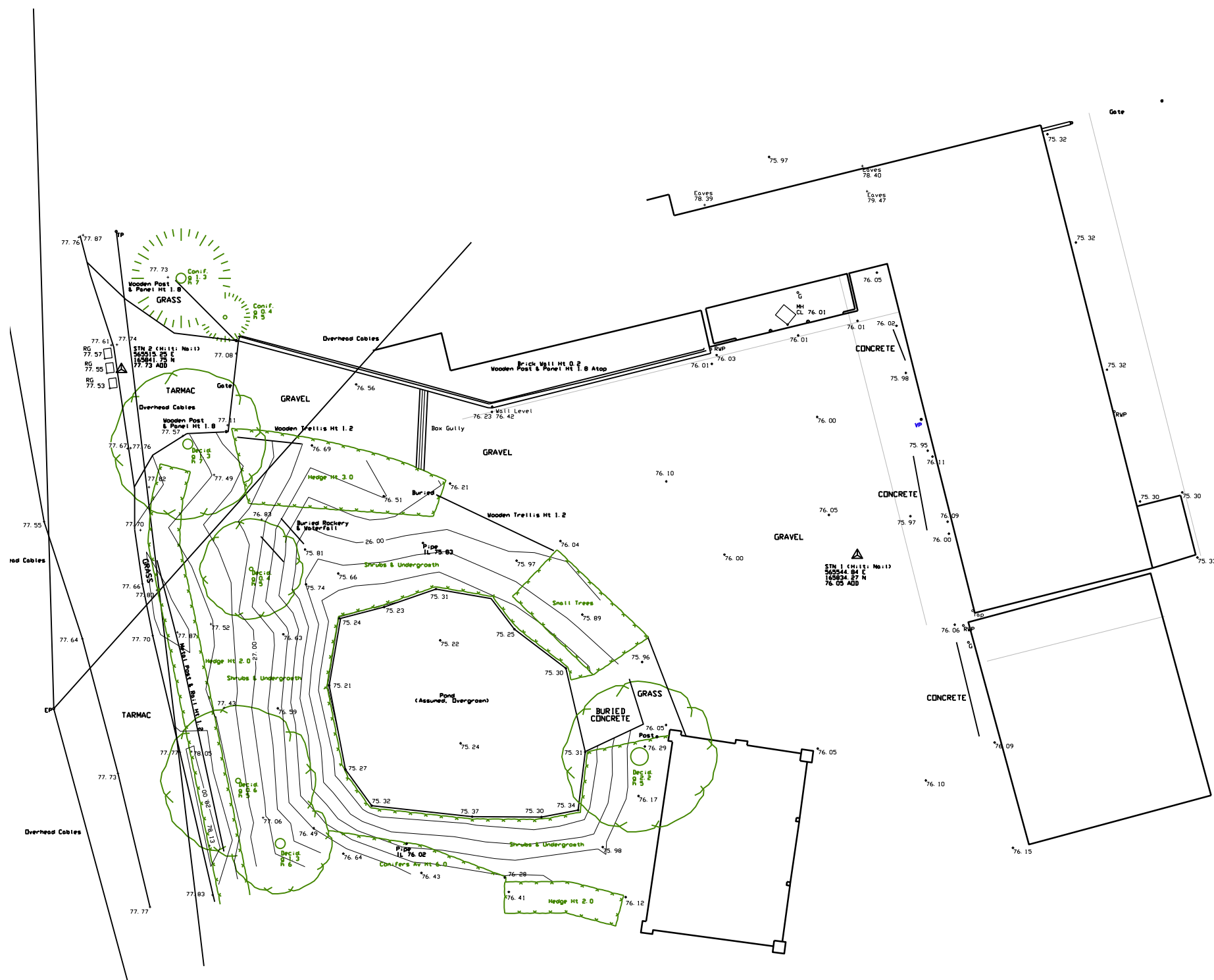
Continued use of part of land for flying of model aircraft and parking of vehicles.

Status - Refused

19520171

Siting of caravan for residential purposes

Status - Granted



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.

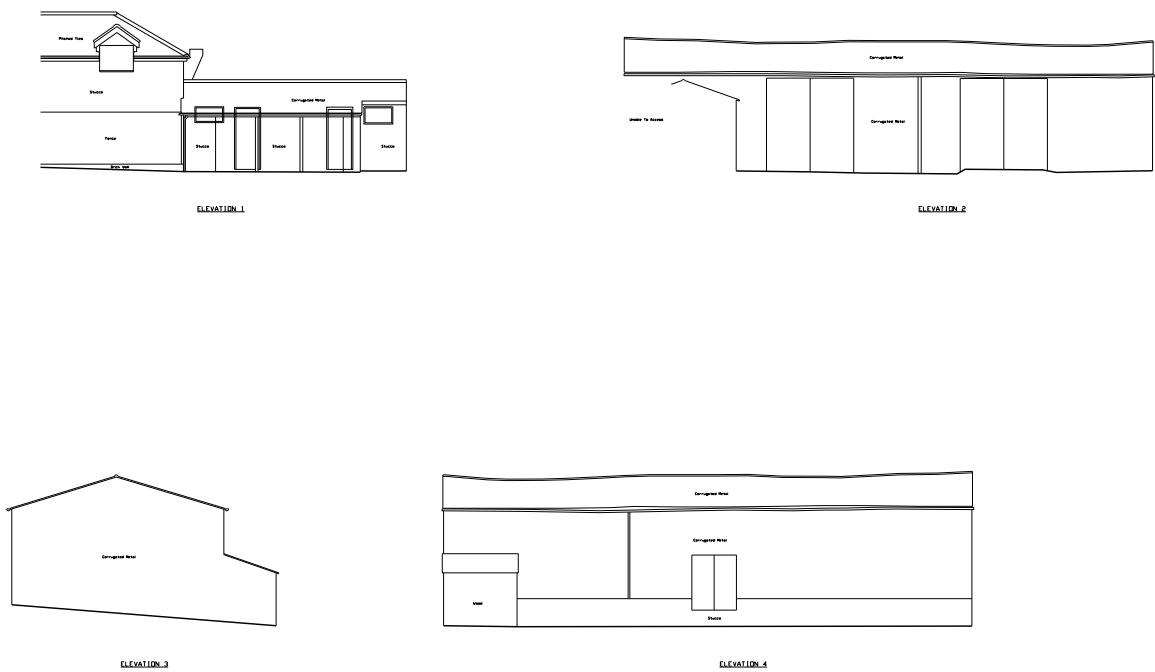
The pond on the west boundary is an overflow for the surface water to the fields that feeds into the local water course.

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



1.7 Existing Building - Barn 1

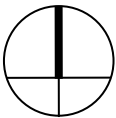
The existing building is a small single storey barn with attached store area. It has large full height doors and sits within the eastern side of the site.

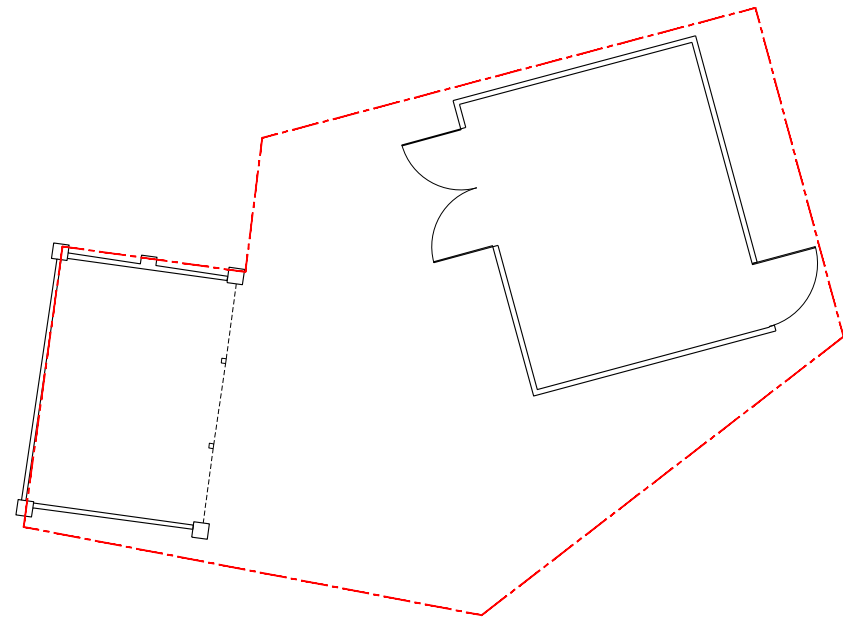


Existing Elevations

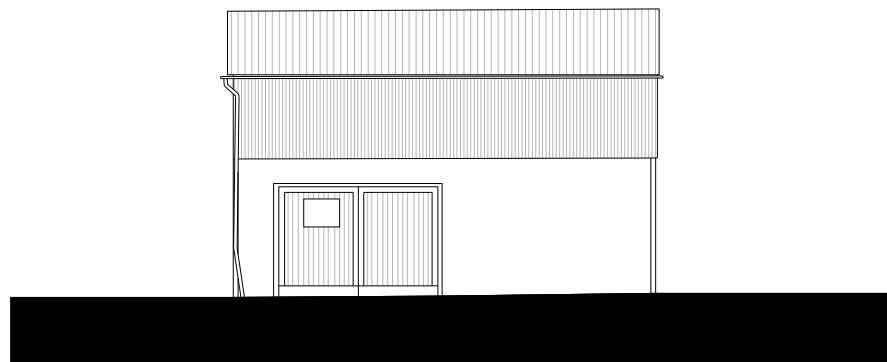


Existing Ground Floor Plan

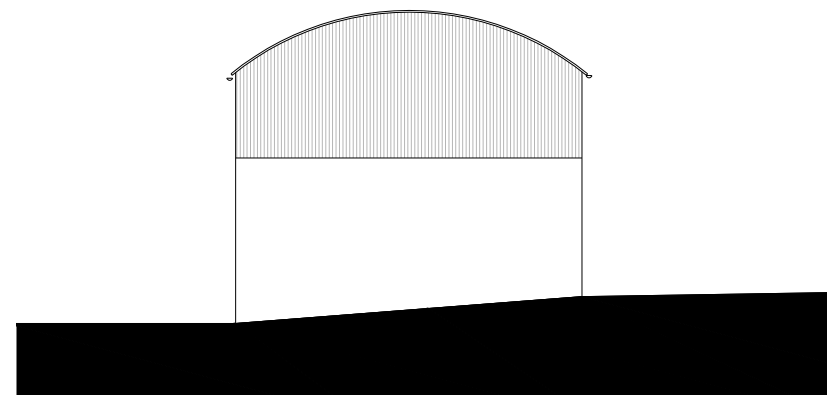




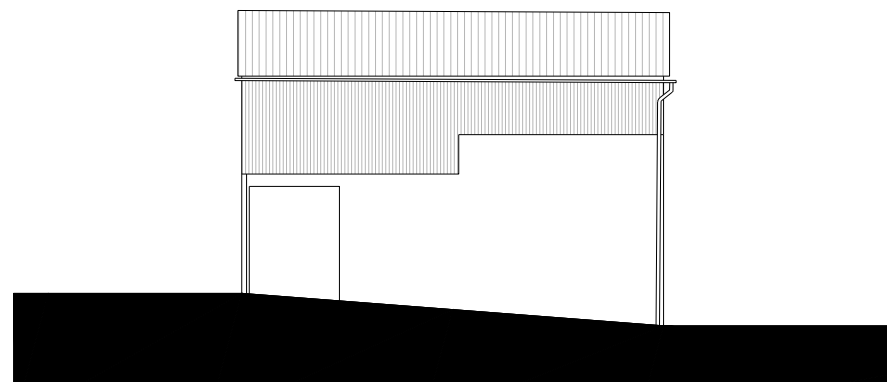
Existing Ground Floor Plan



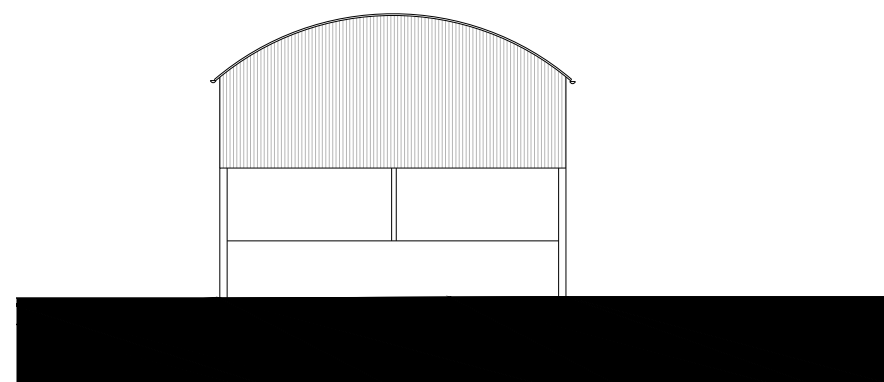
Existing Barn 2 Front Elevation



Existing Barn 2 Side Elevation



Existing Barn 2 Rear Elevation

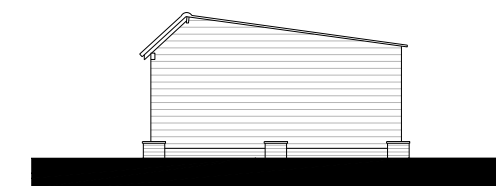


Existing Barn 2 Side Elevation

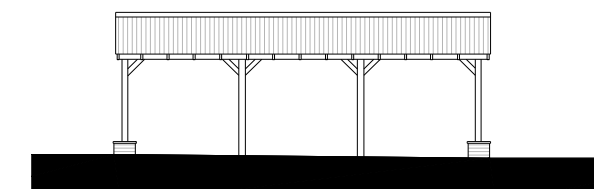
1.7 Existing Building - Barn 2

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.

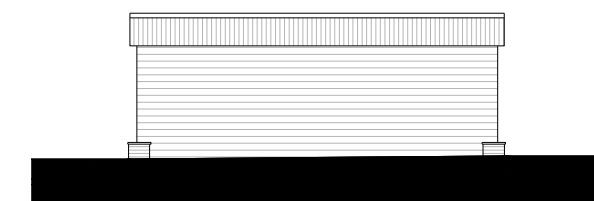
The car port is formed in timber with shiplapped cladding and is detached and currently faces on to the front of Barn 2.



Existing Car Port Side Elevation



Existing Car Port Front Elevation



Existing Car Port Rear Elevation

--- Site Boundary



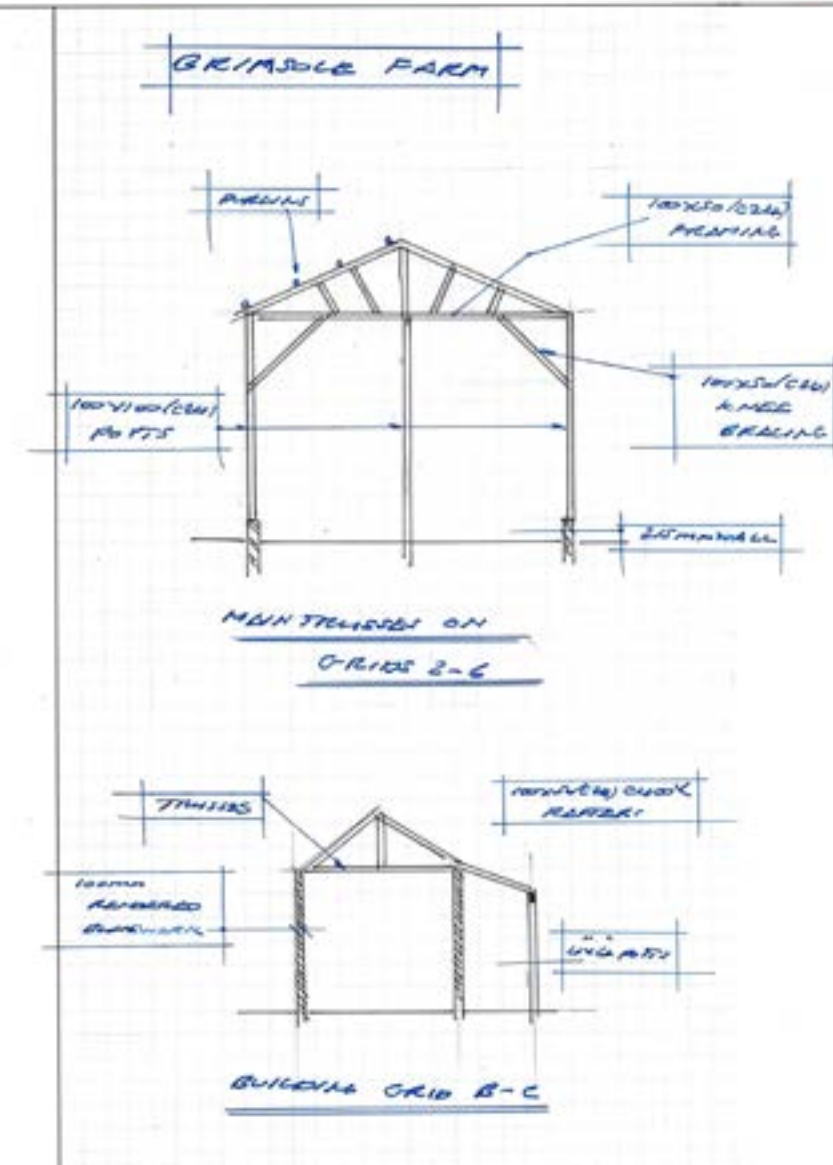
1.8 Stability report - Barn 1

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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LTD.

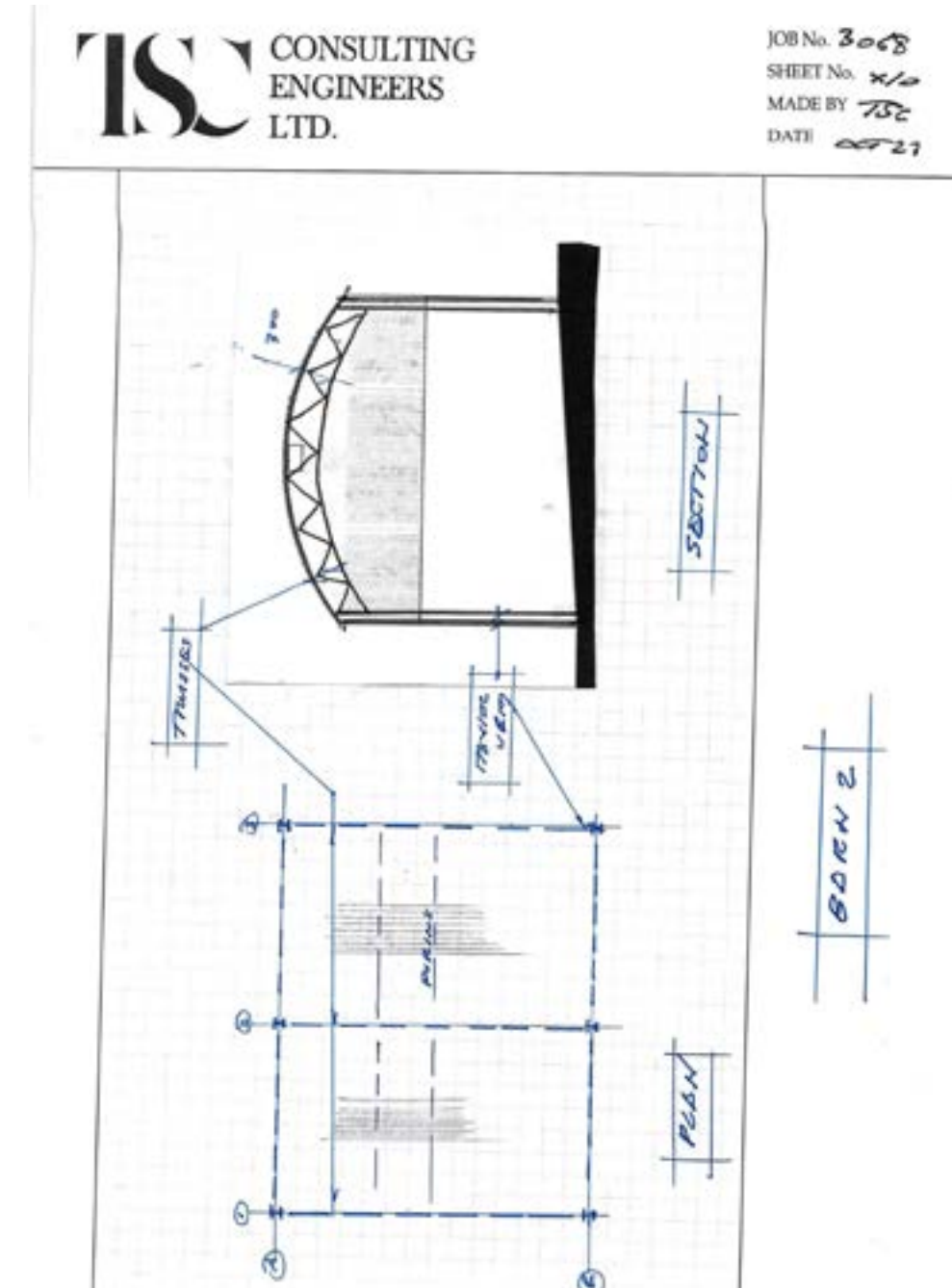
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SHEET No. 01
MADE BY TSC
DATE FEB 21

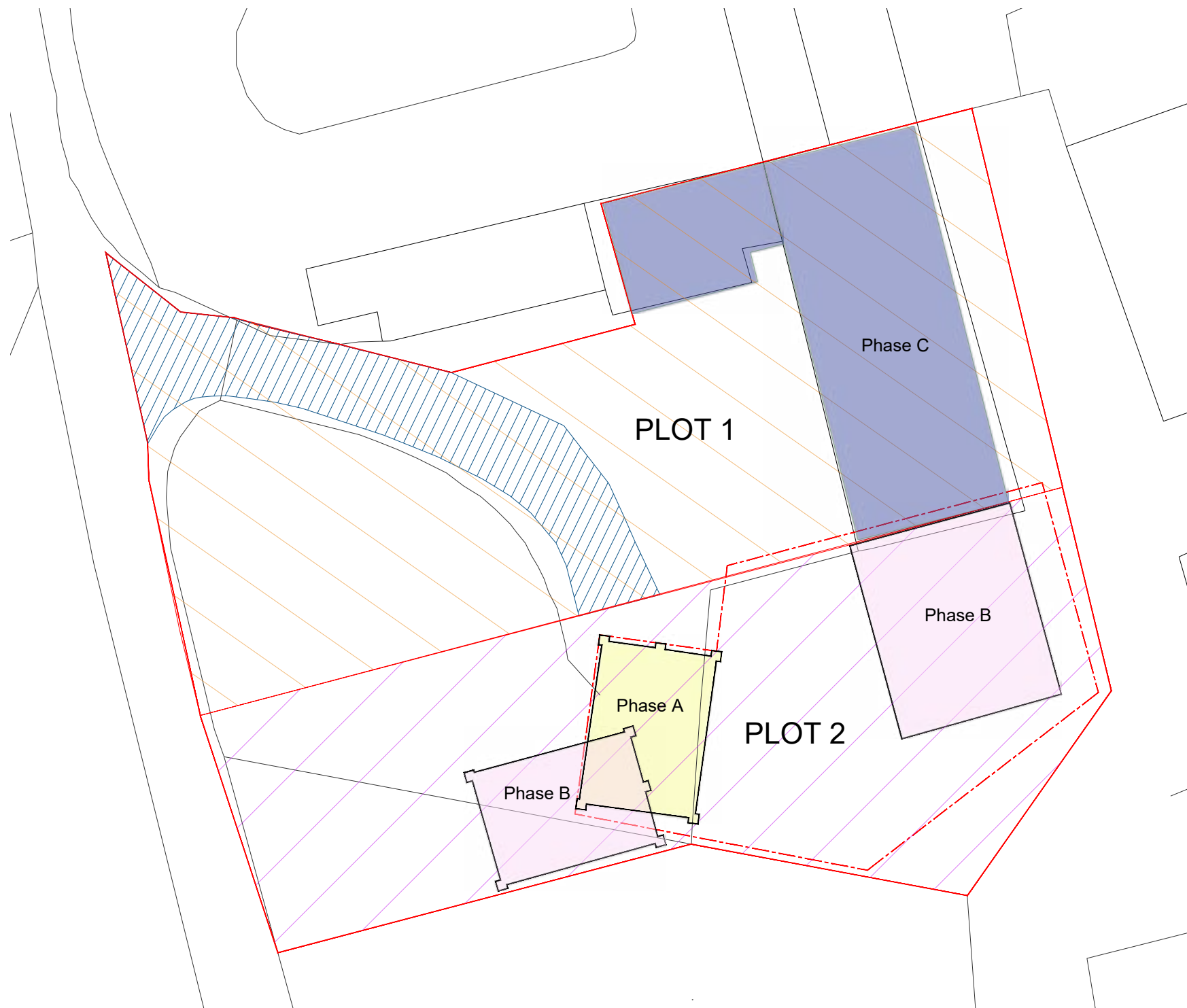




1.8 Stability report - Barn 2

As part of the application the client has commissioned a structural stability report for the Dutch barn, which has been determined as suitable for conversion. The full report will form part of the application documentation.





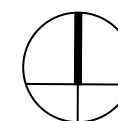
2.1 Proposed Phasing Plan

The site will be developed on a phased plan to allow for each element to be developed independantly from one another.

As part of the enabling works the dry pond will be infilled with a new soakaway for the road run off and also for the barn conversions.

KEY

- Application Boundary
- Existing boundary to Barn 2
- PHASE A**
Existing Car Port to be demolished
- PHASE B**
Existing Barn 2 to be converted & new car port
- PHASE C**
Existing Barn 1 to be converted
- Shared Access
- PLOT 1
- PLOT 2



--- Site Boundary

--- Site Ownership Boundary



Proposed Site Plan

2.2 Proposed Site Plan

The proposed site layout houses the existing barns & stables footprint that will be converted and the other outbuilding on the site will be relocated using its current footprint and utilised as covered parking.

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

The current dry pond will be filled in to expand landscaping opportunities and create additional private garden space. This transformation will provide more possibilities to enhance the biodiversity of the site. Furthermore, the existing carport will be relocated to improve access to the site and maximize the available garden area.



Post and Railfence



Enhanced Planting



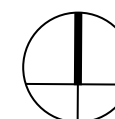
Tree-Mounted Bird Boxes



Built-In Bat Boxes



Car Charging Point in Car Port



Site Boundary

Site Ownership Boundary

2.3 Proposed Floor Plans

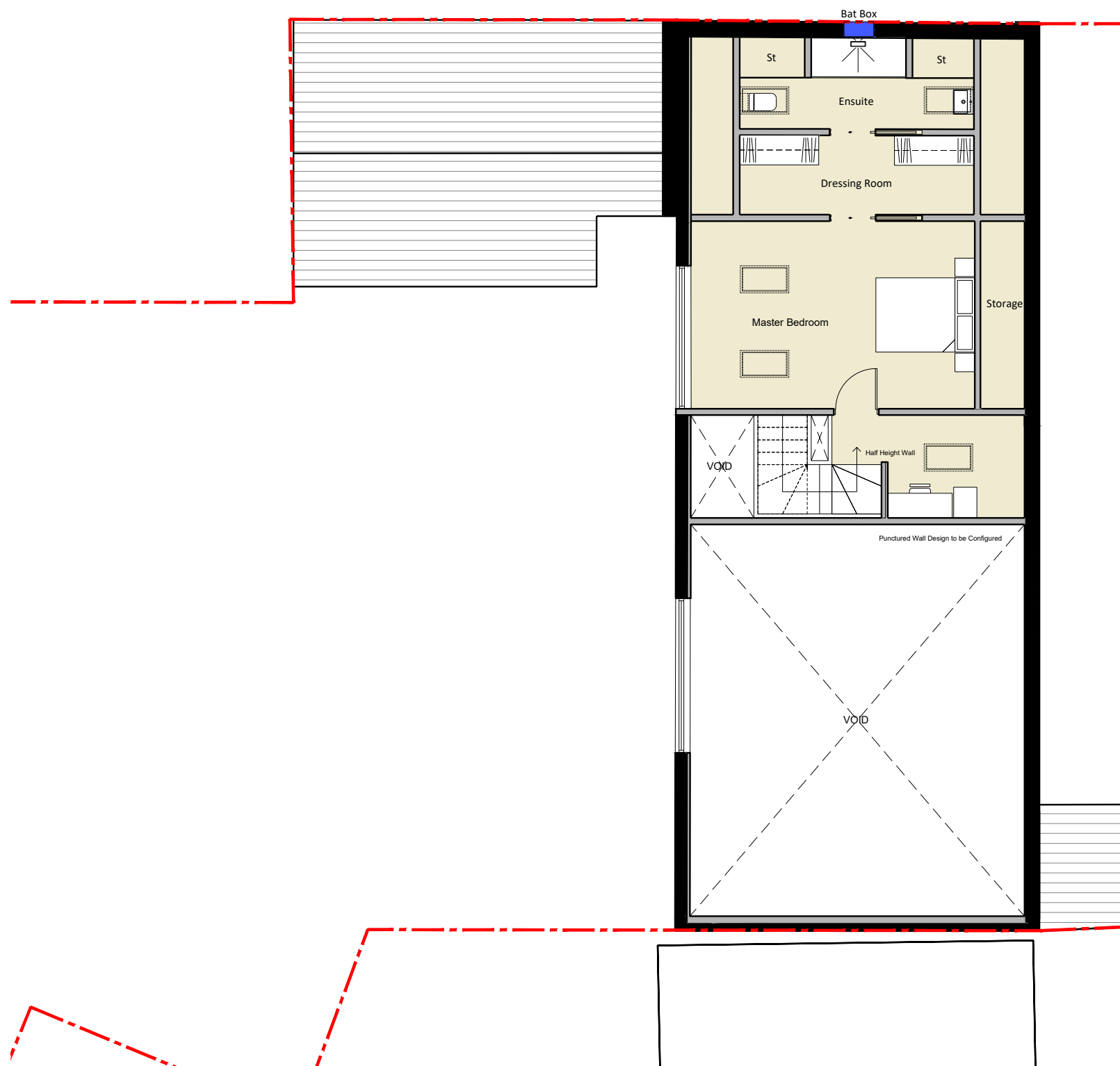
Ground Floor - Barn 1

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



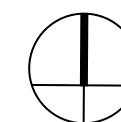
Proposed First Floor

2.3 Proposed Floor Plans

First Floor - Barn 2

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.



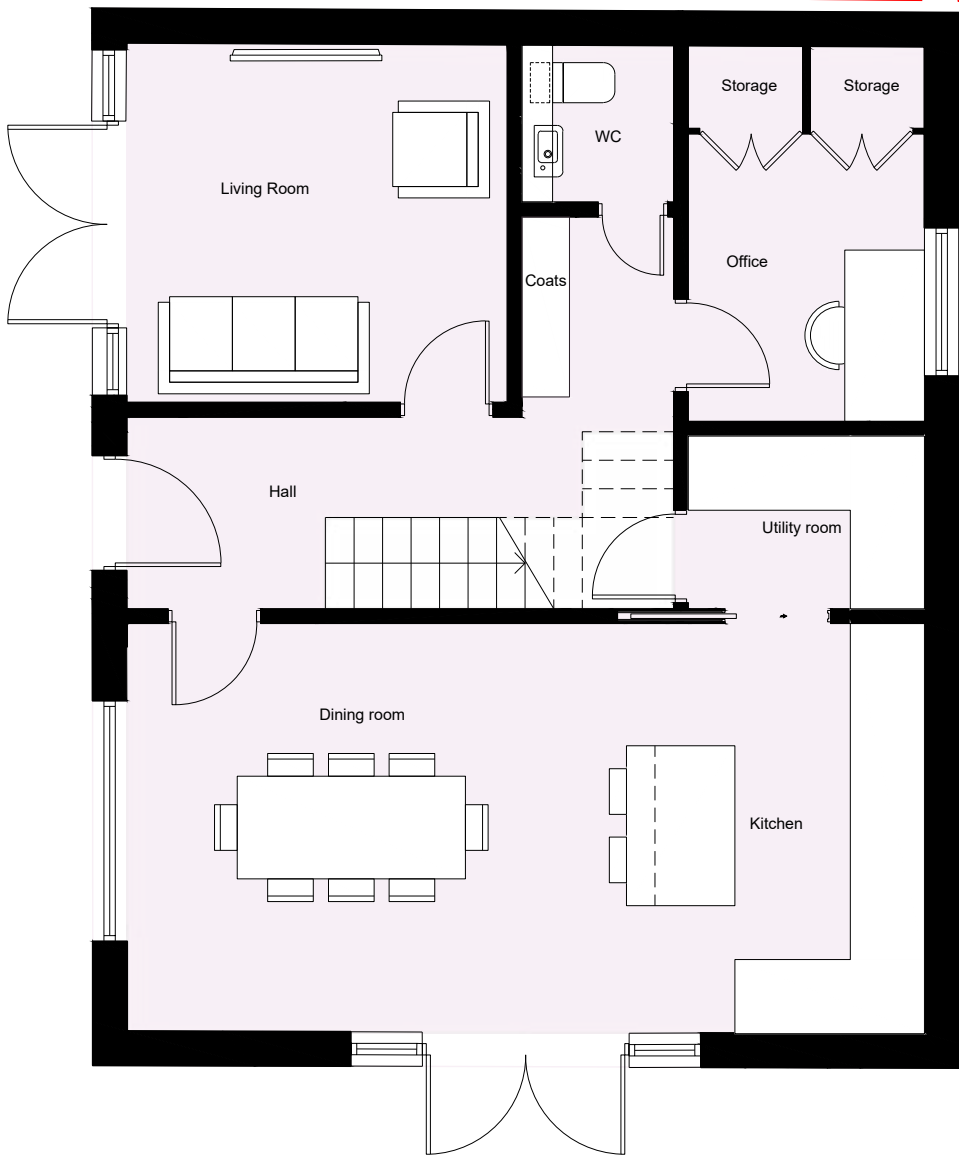
-  New Walls
-  Existing Walls
-  Site Boundary

2.3 Proposed Floor Plans

Ground Floor - Barn 2

The proposed converted barn curved form will be retained and the existing accesses will be adapted to suit the conversion. The entrance to the west will be centred with access into a double height entrance hall.

The entrance hall will give access to the downstairs living room, office, separate WC, utility room & open plan kitchen/dining area and a new stair case serving the first floor. The kitchen/living/dining will also have access to the garden via large sliding doors.



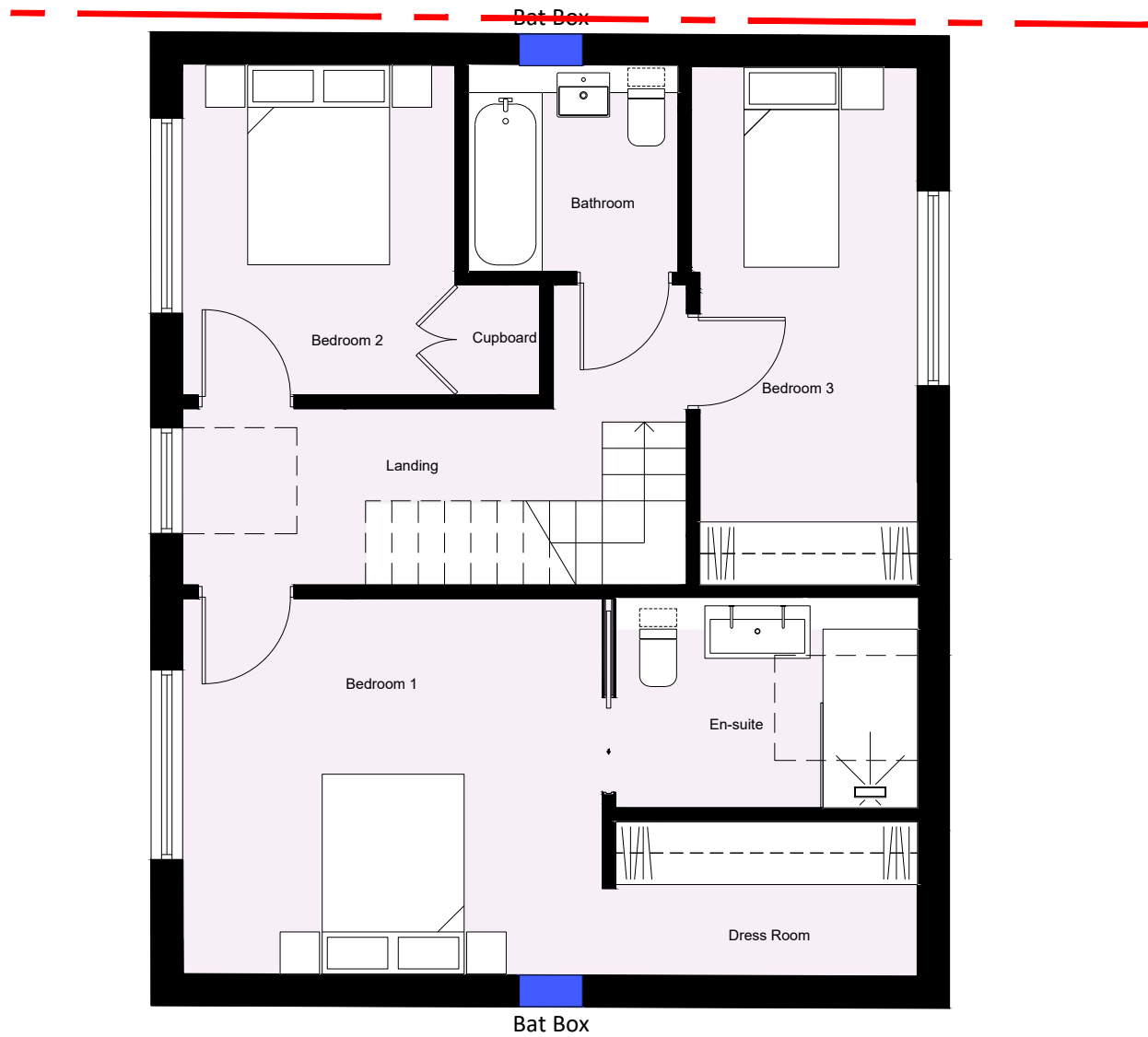
Proposed Ground Floor

2.3 Proposed Floor Plans

First Floor - Barn 2

The first floor landing serves all three bedrooms. There is a family bathroom serving two bedrooms and a master bedroom, which includes a bedroom, a dressing room and an en-suite.

All rooms will benefit from the retained vaulted ceiling of the barn and the windows positioned for maximum views over the front of the site.



Proposed First Floor

2.4 Proposed Elevations - Barn 1

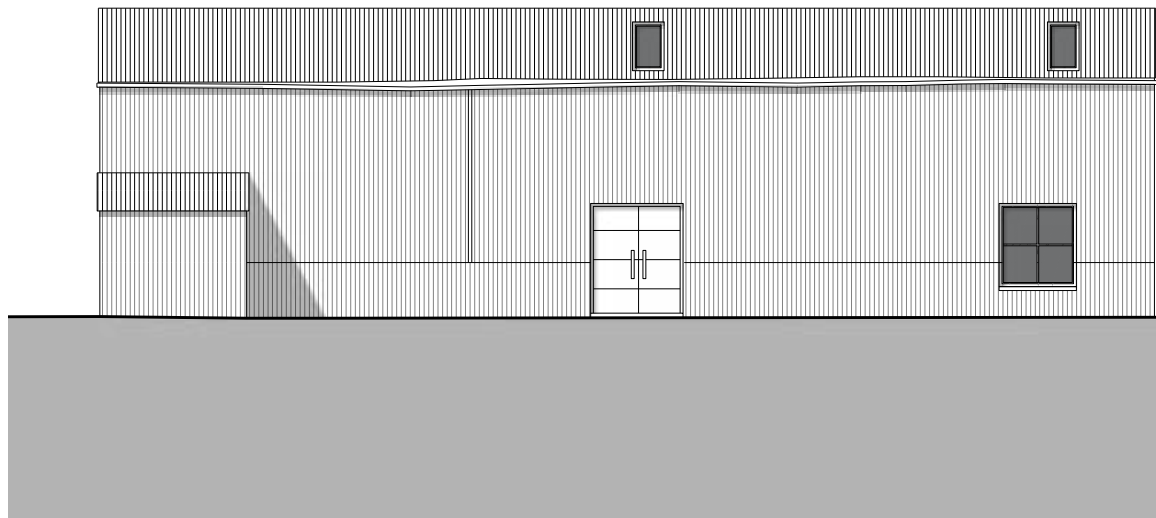
The elevations will be improved by introducing new windows and doors into the existing openings and utilising their height & form.

The openings will be devided 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.

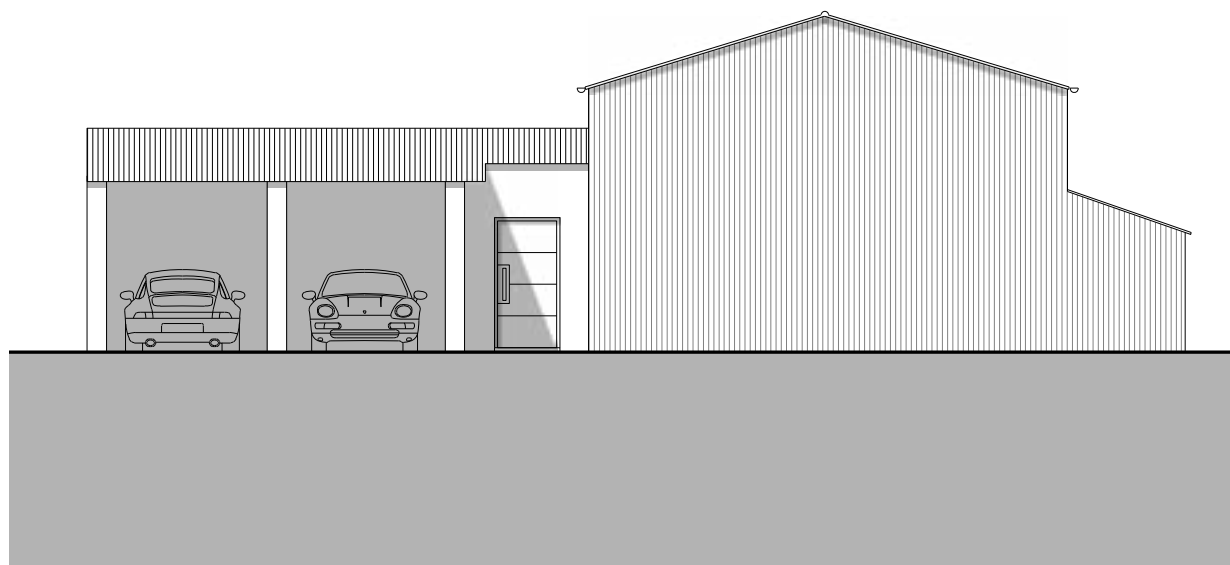


Proposed Front Elevation

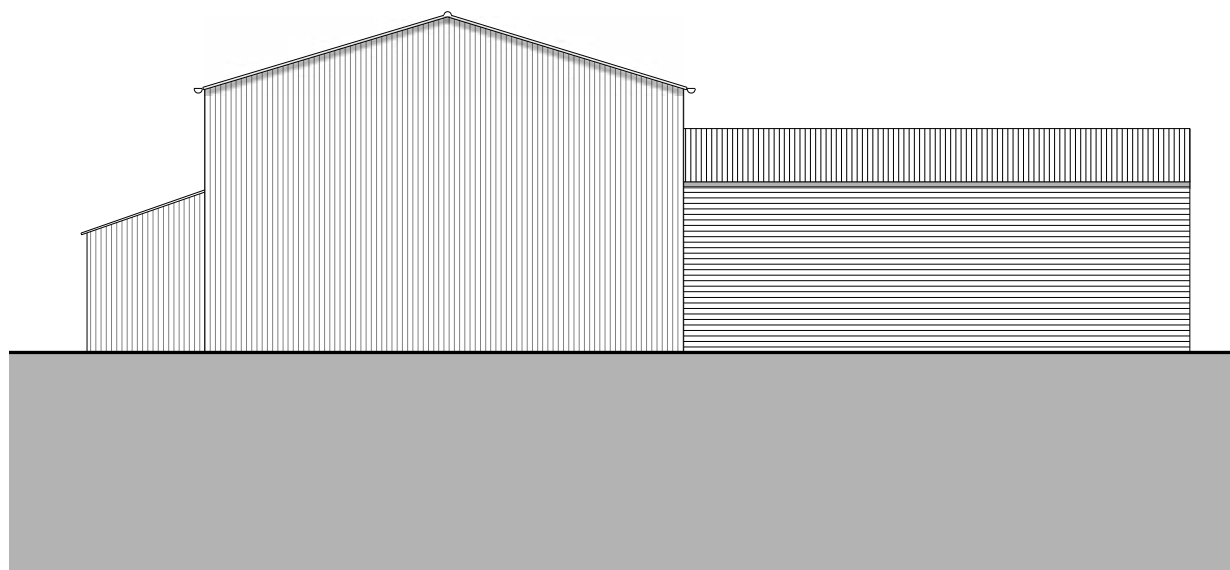


Proposed Rear Elevation

2.4 Proposed Elevations - Barn 1



Proposed Side Elevation



Proposed Side Elevation



Proposed Front Elevation



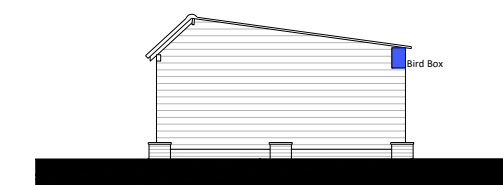
Proposed Rear Elevation

2.4 Proposed Elevations- Barn 2

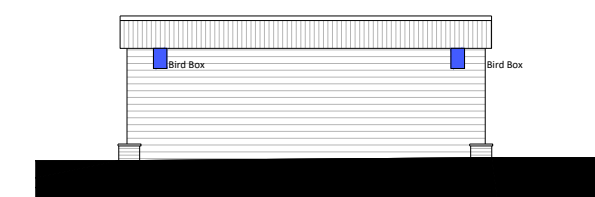
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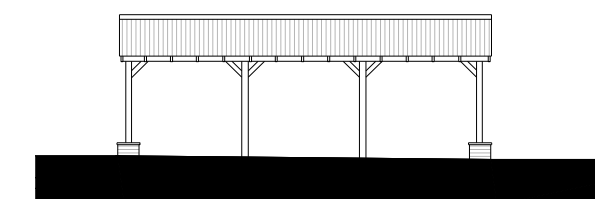
The proposed material will be updated with new corrugated metal sheeting to enhance the appearance of the building..



Proposed Car Port Side Elevation



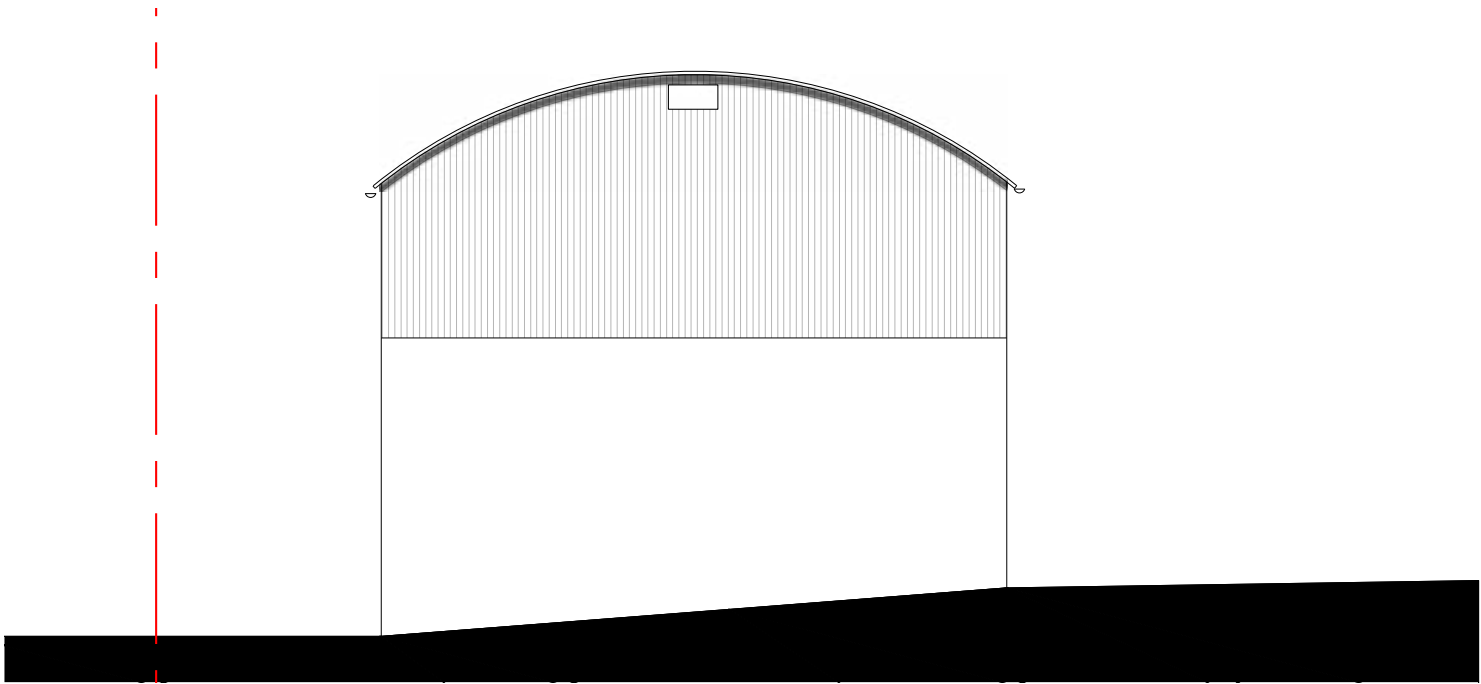
Proposed Car Port Rear Elevation



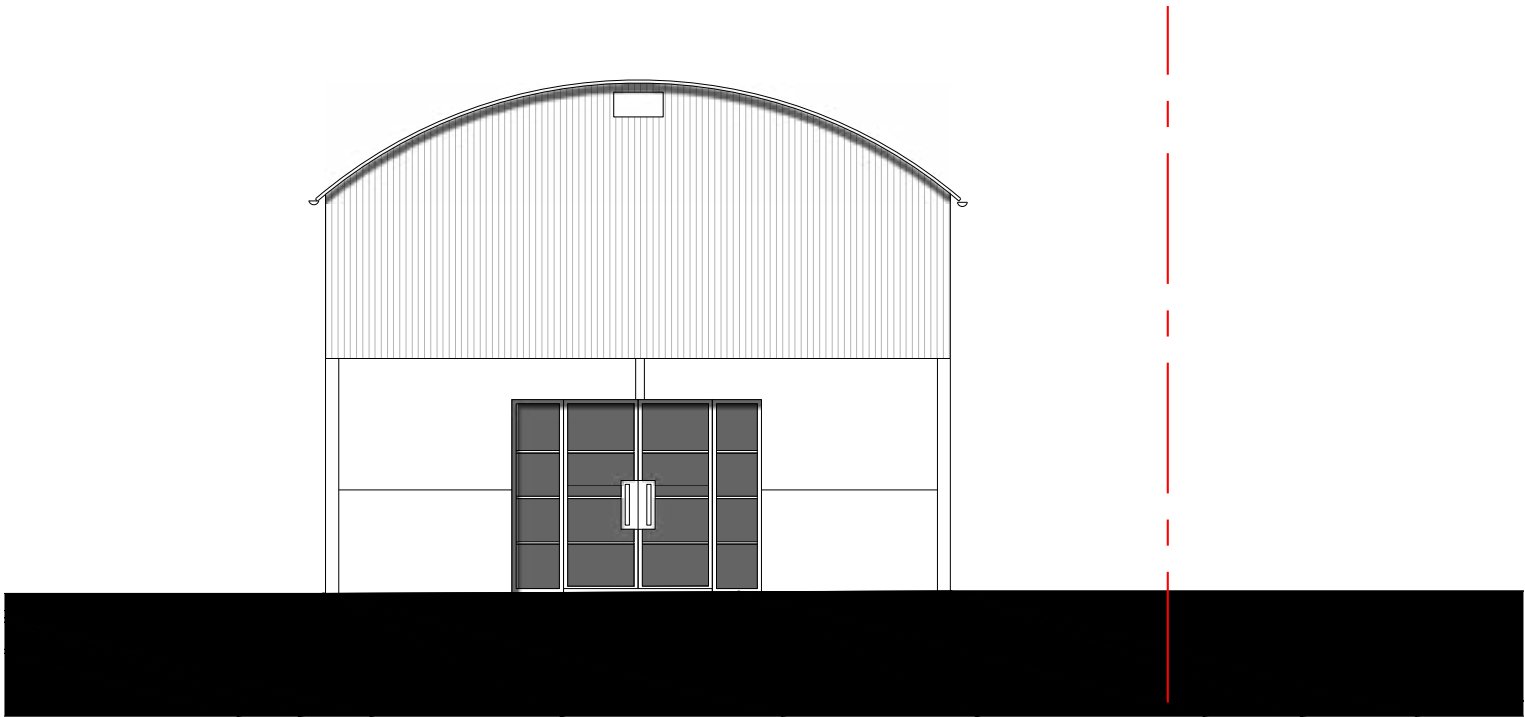
Proposed Car Port Front Elevation

--- Site Boundary

2.4 Proposed Elevations- Barn 2



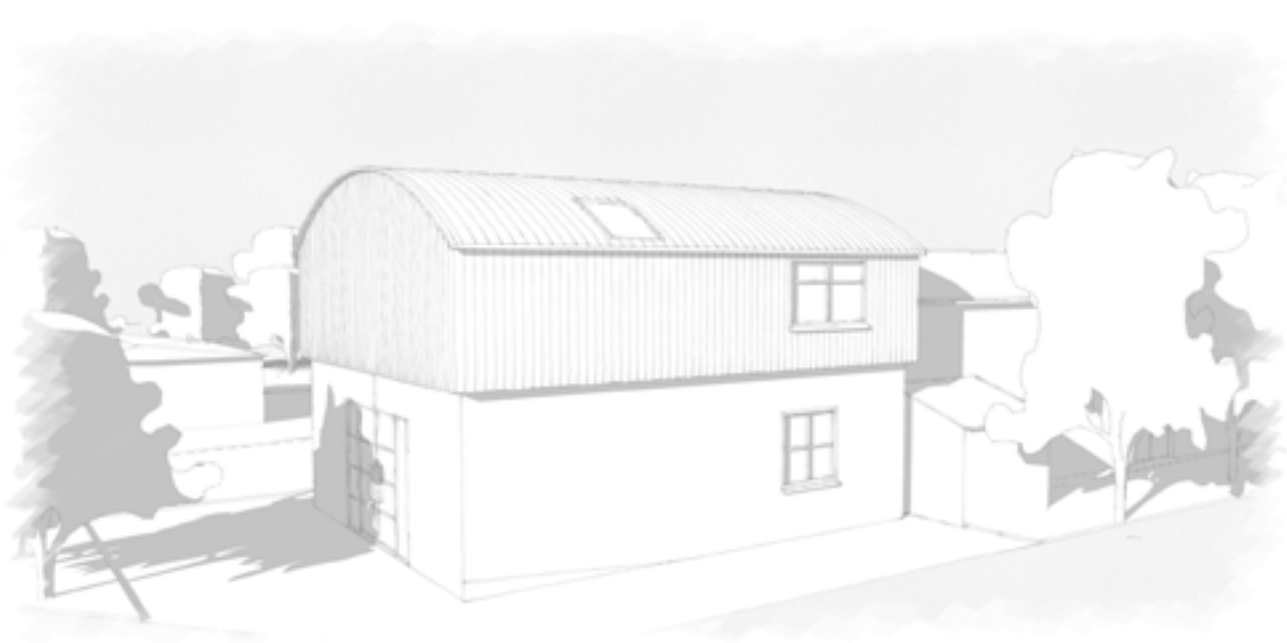
Proposed Side Elevation



Proposed Side Elevation

--- Site Boundary

2.5 White Box Model



2.6 Concept Images - External



2.7 Concept Images - Internal



2.7 Concept Images - Internal



OPEN architecture

Anton House, South Park
Sevenoaks, TN13 1EB

www.openarc.co.uk