

# 5.0 Proposed Demolitions



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### 5.1 Grain Store & Grain Drier

To the north of the site, two large metal and concrete frames buildings all but encapsulate the oast to its north and west. Their original function as a grain drier and grain store are no longer fit for purpose, and their specialised nature makes them unfit for conversion.

It is therefore proposed to remove these redundant buildings, including their cementitious and/or asbestos cladding.

Beyond the constraints of the existing structure, the omission of the grain drier would also allow the oast sufficient space for effective re-use, and to be celebrated as a piece of agricultural heritage on the site.

Similarly, the removal of the adjacent grain store would provide significantly greater separation for Cherry Tree Cottage from Bramling Court Farm. As a large scale building, its removal would allow the farm to take on a character even more befitting of its conservation area setting.



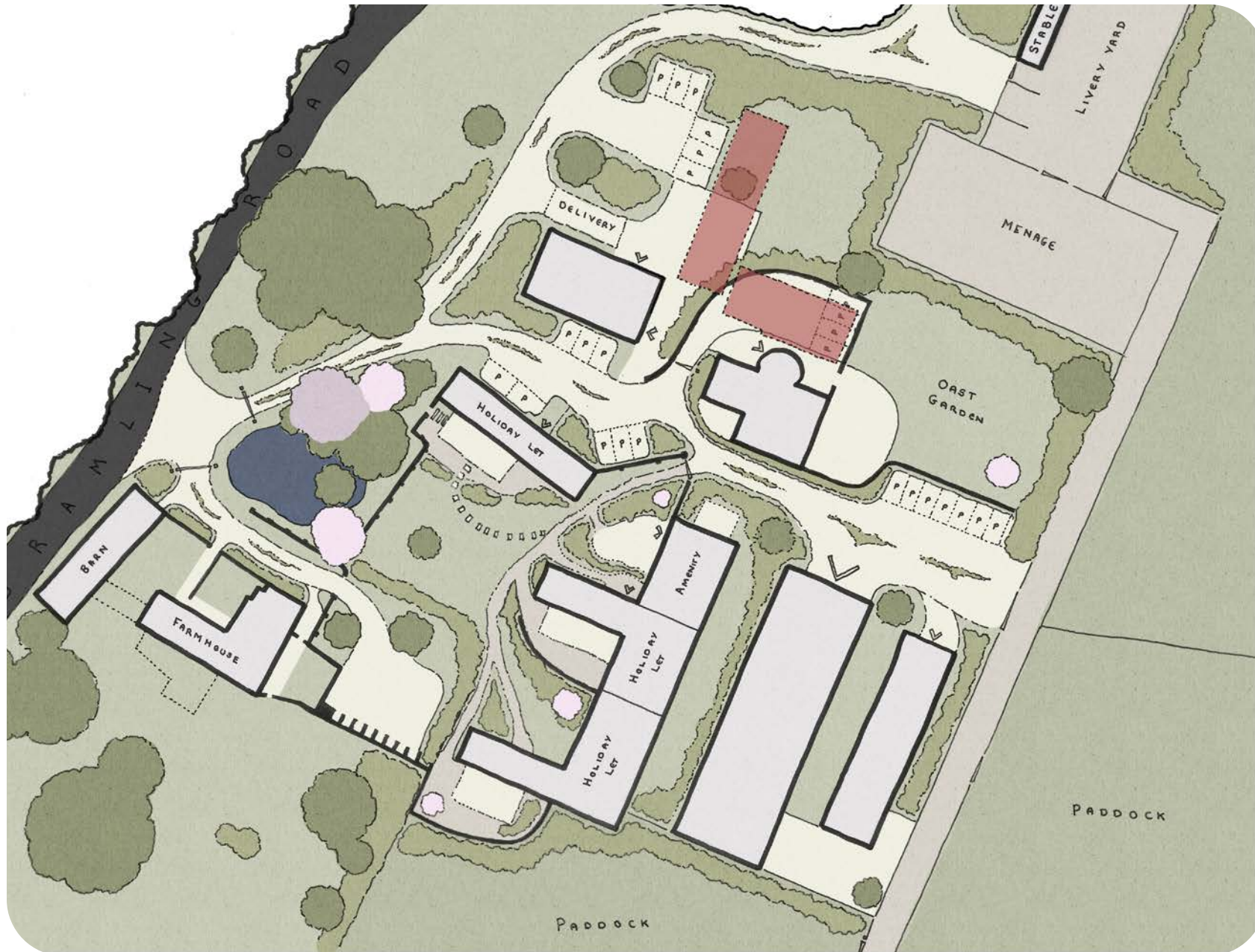
Above - View of Grain Store & Grain Drier shown in proximity to Oast  
Right - View of Grain Store from north





## 5.0 Proposals

### 5.1 Grain Store & Grain Drier



Demolition key plan



View from east showing proximity of grain store to neighbouring property.

# 6.0 Building Conversion Proposals



## 6.0 Building Conversion Proposals

### 6.1 Shooting Range - Holiday Let 1

The shooting school was converted in 1990 (assumed to be stables formerly) at a time when leisure use of the site became more prevalent.

The building forms the northern edge of the farmyard, separating it from the parking court to the north.

Proposed is a conversion whereby the single storey redundant shoot school is converted into a three bedroom (6 person) unit, complete with a south facing external space relating to the internal living spaces and benefiting from farmyard planting.

Informal landscaping is proposed which references the farmyard aesthetic and creates subtle distinctions between private and shared spaces, without introducing clear barriers into the farmyard.



Above - View of Shoot School from Piggery  
Left - View of Shoot School from Farmhouse garden





## 6.0 Building Conversion Proposals

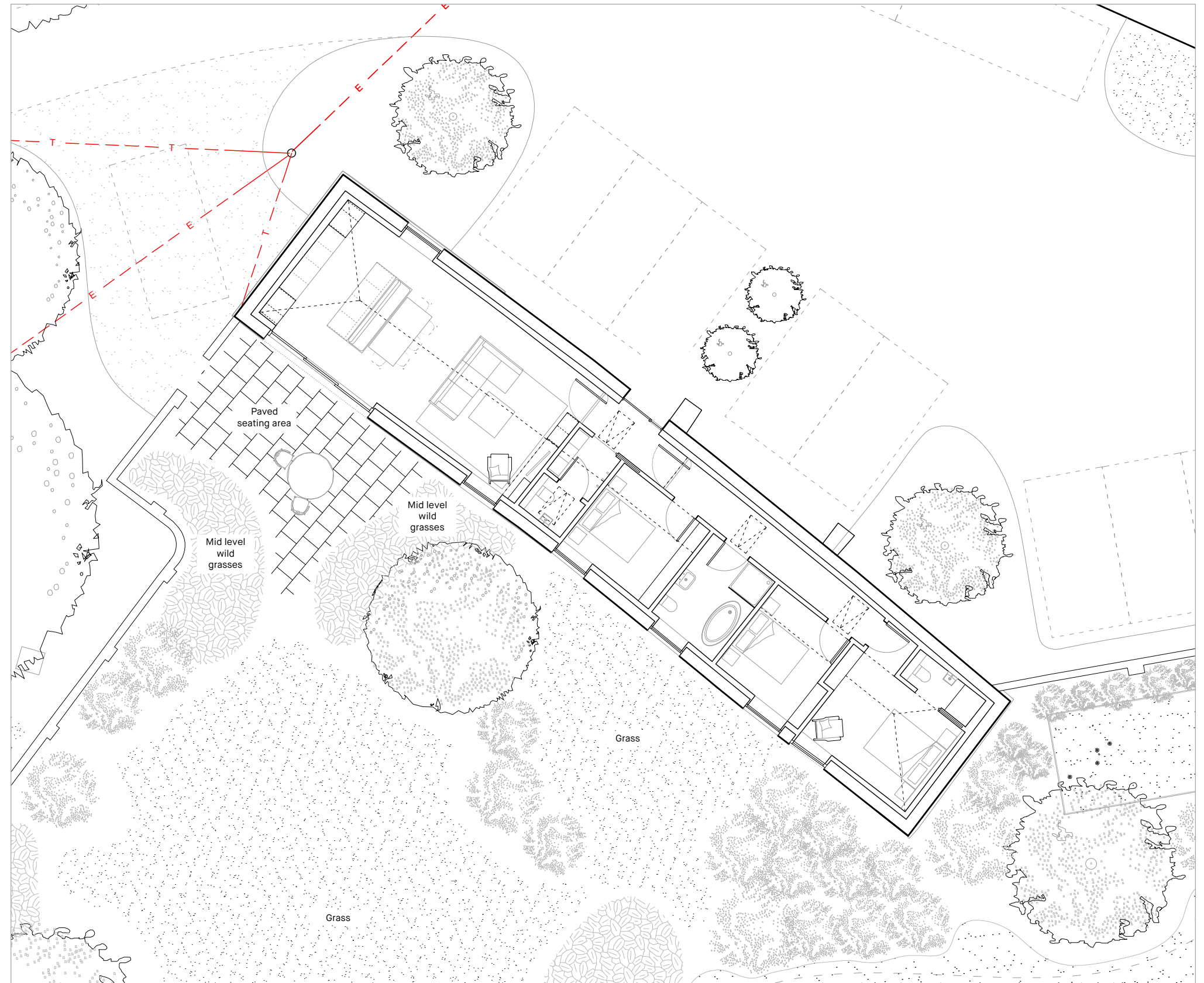
### 6.1 Shooting Range - Holiday Let 1

This unit is the smallest on the site, offering three double bedrooms with the unit occupying a GIA of 106sqm.

The proposed parking arrangement allows this unit to have standalone access to the west side, also benefiting from the shared parking court to the north. The existing side gate facilitates access to the south elevation keeping the kitchen in easy reach of guests vehicles for unloading / loading shopping.

An open plan kitchen, living and dining space fills the left hand end of the plan, opens out onto a paved seating area to the south. To the right hand end, the bedroom area is separated from this living space via an entrance hall and boot room.

This arrangement allows guests to enjoy use of the external space without being in close proximity to the other units.



Proposed Floor Plan





## 6.0 Building Conversion Proposals

### 6.2 Oast / Cart Shed - Holiday Let 2

Within the frame of architectural interest and complexity, the oast is the richest building on the site. Historic mapping illustrates how it was once at the forefront of farm operations, standing proud with two roundels which are now long since gone.

The proposed demolition of the adjacent grain drier and grain store provide the opportunity for this building to stand proudly within the farm once again.

Historic farmsteads across Kent are defined by their roundels, distinct to the area and visible from the wider countryside.

Through modernisation of Bramling Court's farming practices, these have unfortunately been lost, however, the change of use of this farm could be a valuable opportunity to redevelop this part of the building, informed by the iconography of the Kent oast.



Top - Example of reinterpretation of Kent oast iconography  
Above - Existing Farmyard  
Left - Proposed Gardens



Proposed Conceptual Perspective view



## 6.0 Building Conversion Proposals

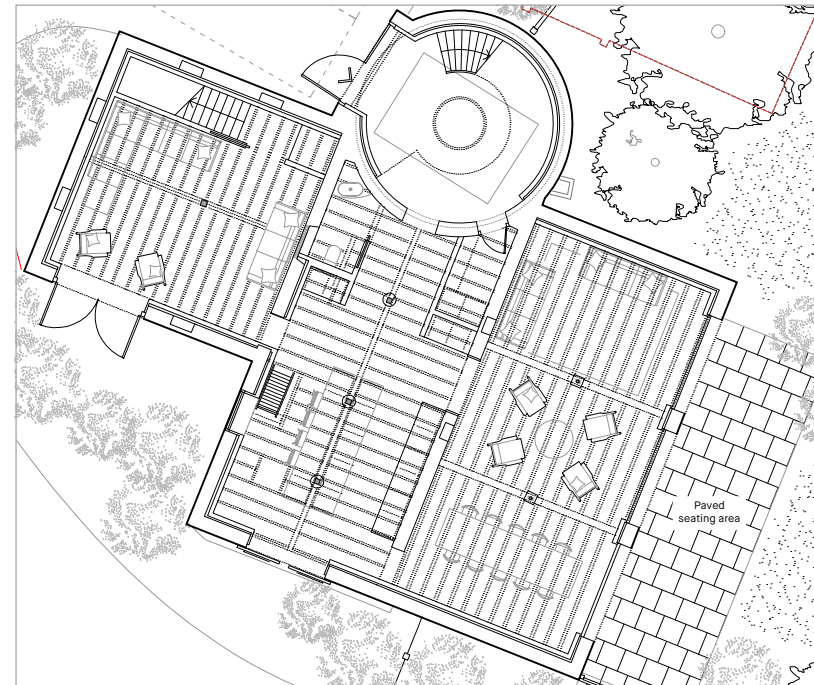
### 6.2 Oast / Cart Shed - Holiday Let 2

The oast is perhaps the most interesting building on the site, in its existing form. Historic analysis of the building fabric and mapping is explored within the accompanying HIA, and shows how a square oast and roundel one stood proud. The most significant change proposed on the site is to re-instate these steeply pitched roofs, a move broadly supported by CCC within their pre-application advice.

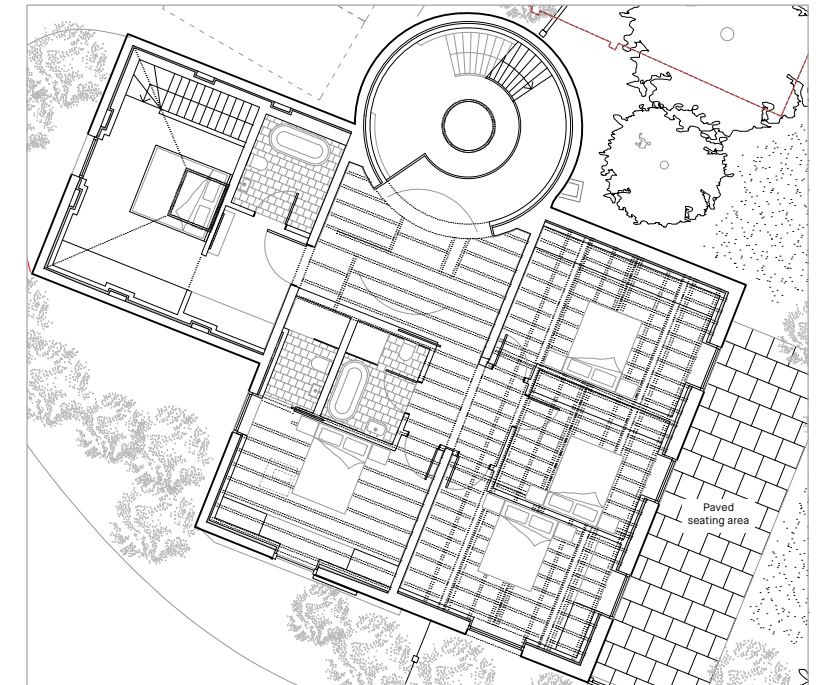
To celebrate the grandeur of the large roundel, a triple height entrance with a sweeping staircase and landing is proposed to form the entrance to this building. From this entry space, an existing ground floor opening leads visitors into a large kitchen befitting of the buildings scale, and designed so as not to interfere with the original structure of the building.

From this central core, it is proposed to enclose the space to the east facing cart shed, maintaining the original form of the three arched openings. This provides a comfortably proportioned living and dining space. To the west side of the kitchen, a more intimate snug / cinema room is proposed, with a discrete secondary stair leading to the master suite. This layout makes optimal use of the existing openings and preserves the character of these spaces.

Upon arriving at the first floor from the grand entry space, a shared landing provides access to the five well proportioned double bedrooms, and respective en suite bathrooms.



Proposed Ground Floor Plan



Proposed First Floor Plan





## 6.0 Building Conversion Proposals

### 6.2 Oast / Cart Shed - Holiday Let 2

The existing building is generous in scale, and able to accommodate five bedrooms for up to ten guests in comfort if converted to a holiday let as proposed.

The proposed layout has been developed with a view to retaining the key elements of the existing floor-plan, and reinvigorating the exterior of the building, in part by re-opening historic door / window openings which are currently bricked up.

As a large holiday let, with proportionate parking demands, a modest parking court is proposed in the footprint of the (to be demolished) grain drier. This area is to be screened with soft landscaping and is generally well screened from the wider site

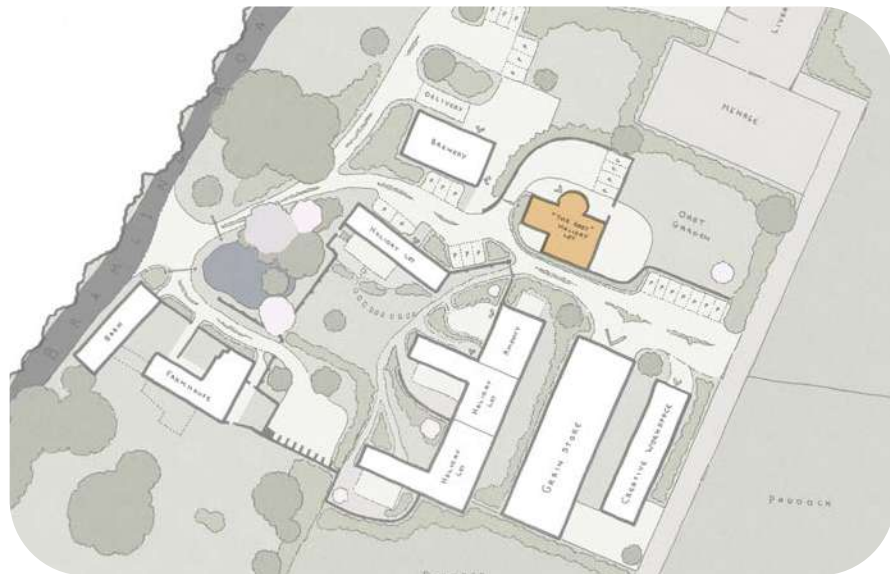
To the east, a large garden area is provided with wider views out to the countryside. By proposing to convert the footprint of the cart-shed portion of the building, strong connections to this garden space can be forged, and this portion of the building made weather-tight to better ensure its longevity.



Precedent 1



Precedent 2



Proposed Conceptual Axonometric view

Proposed Site - Key Plan

