

TIA

2203 BFSG Bramling Court Farm

Design & Access Statement and supporting information for a Full Planning Application at Bramling Court Farm, Bramling, Canterbury, Kent, CT3 1NA.

RIBA Stage 3

December 2023

DAS_P1

NOTES:

For all plans north is orientated:



Unless stated otherwise.
Do not scale from drawings

Contents

1.0	Introduction	4
1.1	Project Introduction	5
1.2	TaylorHare Architects	6
2.0	Site	7
2.1	Overview	8
2.2	History of Development	10
2.3	Site Analysis	14
2.4	Site Photos	15
3.0	Pre-Application Advice	16
3.1	Feedback Summary	17
3.2	Advice & Responses	18
4.0	Masterplan Proposals	20
4.1	Site Layout	21
4.2	Accommodation Schedule	22
4.3	Refuse	23
4.4	Access & Parking	24
4.5	Landscaping	25
5.0	Proposed Demolitions	27
5.1	Grain Store & Grain Drier	28
6.0	Building Conversion Proposals	30
6.1	Shoot School	31
6.2	Oast / Cart Shed	34
6.3	Amenity Space	37
6.4	Potato Shed & Piggery	39
6.5	Potato Shed & Byre	41
7.0	Summary	44
7.1	Summary	45

0.1 Existing Site Information

Site address: Bramling Court Farm
Bramling
Canterbury
Kent
CT3 1NA

The site is accessed off of Bramling Road, and sits within the southern region of the Bramling Conservation Area, near Wingham.

Borough: Canterbury City Council

Site area: 0.496 Ha

0.2 Professional Team

Architects:
TaylorHare Architects Ltd
The Cowshed
Overland Lane
Ash
CT3 2LE

Land & Building Survey Consultant:
Omega Geomatics Ltd

Structural Engineer:
Conisbee Structural Engineers Ltd

Ecologist:
David Archer Associates Ltd

Transport Consultant:
Campbell Reith Ltd

1.0 Introduction

This document has been prepared by TaylorHare Architects on behalf of Whitebread Farms Ltd in support of a full planning application for the conversion of a collection of farm buildings and landscaping improvements at Bramling Court Farm, Bramling.

The document provides an overview of the site, pre-application process, the proposals and associated landscape sketch design.

Scheme drawings, a separate Heritage Statement, and this document should be reviewed in conjunction with ecology information prepared by David Archer Associates and highways note by Campbell Reith.

1.0 Introduction

1.1 TaylorHare Architects

TaylorHare Architects have extensive experience in the residential market place, ranging from private bespoke homes through to both urban and rural commercial developments. Further to this we have gained significant conservation experience, through altering and working on various Listed Buildings. We enjoy developing challenging sites, working closely with all our clients throughout the design, procurement and accreditation stages of every project.

To the right are a handful of examples of our previous projects, at various stages of development. All of these projects have been developed with local and regional heritage constraints in mind, with strong rural and agricultural references used to define and refine their designs.



Above: Petham (Completed) - Conservation Area & AONB



Above: Bossingham Farm (In Construction) - Conservation Area & Kent Downs AONB



Above: Bossingham Farm (In Construction) - Conservation Area & Kent Downs AONB



Above: The Hall - Grade II* Listed - Extensive repair, renovation & extension complete



Above: The Hall - Grade II* Listed - Extensive repair, renovation & extension complete

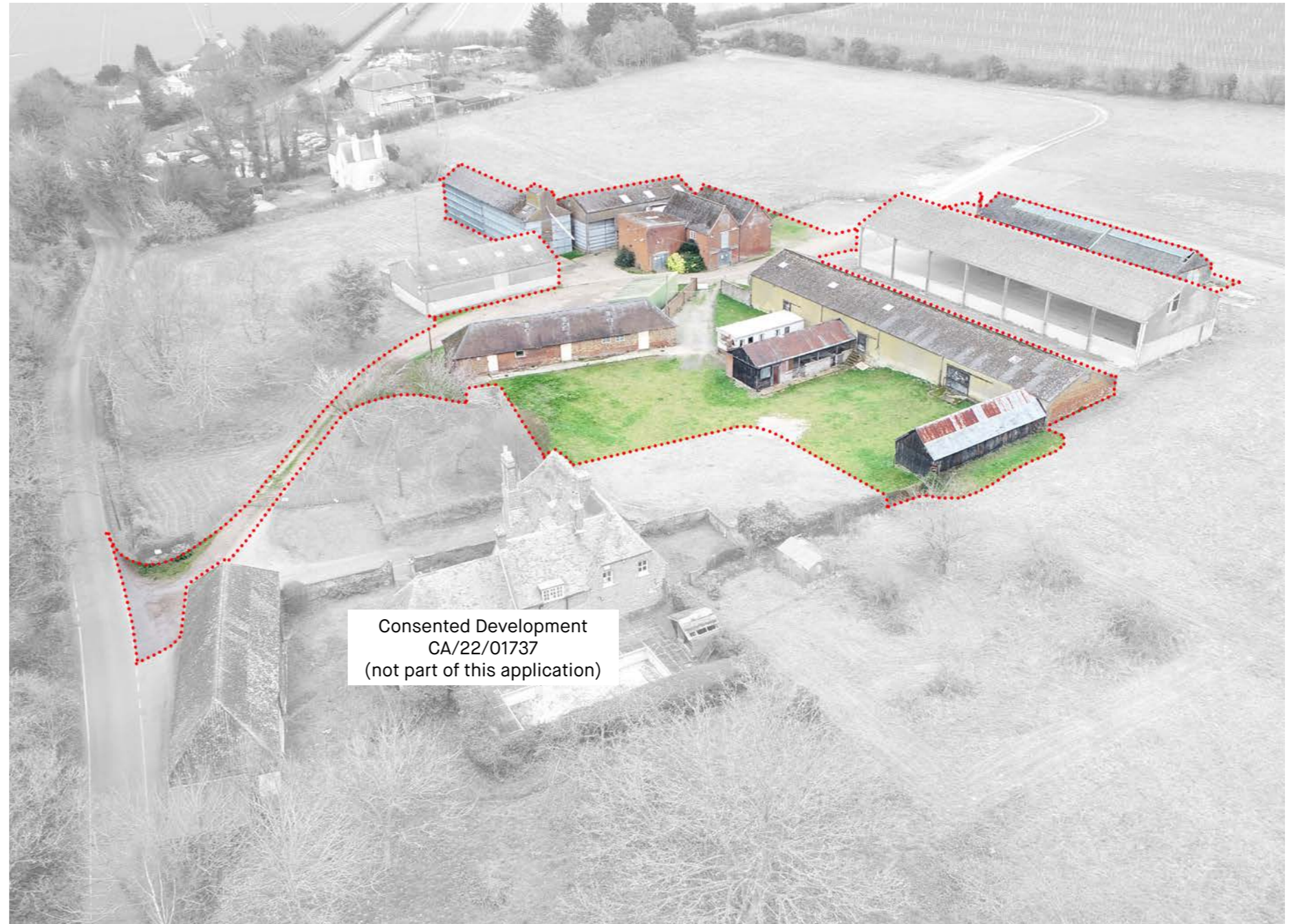
2.0 Site

2.0 Site History, Analysis, Opportunities & Photographs

2.1 Overview

Bramling Court Farm is comprised of a Farmhouse and nucleus of pre-war agricultural buildings, extended significantly at its fringes with war-time and post-war buildings of increasing scale.

The site plan to the right hand side gives a fundamental overview of the site as it appears today, with colour coding denoting key periods in the farm's modern history.



2.0 Site History, Analysis, Opportunities & Photographs

2.1 Overview

Bramling Court Farm is comprised of a Grade II Listed farmhouse and nucleus of pre-war agricultural buildings, extended significantly at its fringes with war-time and post-war buildings of increasing scale.

The site plan to the right hand side gives a fundamental overview of the site as it appears today, with colour coding denoting key periods in the farm's modern history.



Key

- 1 Shoot School / Stables
- 2 Garage
- 3 Combine Shed / Grain Store
- 4 Grain Store
- 5 Grain Drier
- 6 Oast / Cart Shed
- 7 Cow Shed / Dairy
- 8 Hay Barn / Grain
- 9 Potato Store / Former Threshing Barn
- 10 Byre
- 11 Pigery / Stables
- 12 Static Caravan
- 13 Bramling Court Farmhouse - Grade II Listed
- 14 Stables at Bramling Court - Locally Listed
- 15 Swimming Pool

- Pre-War
- War-Time
- Post-War

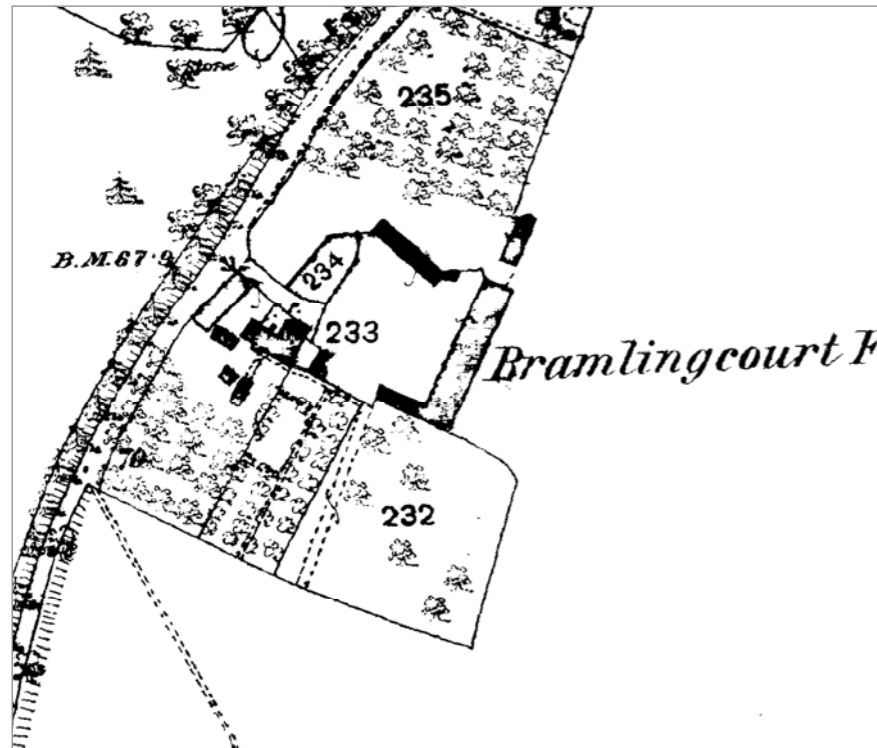
Above: Site Plan (NTS)



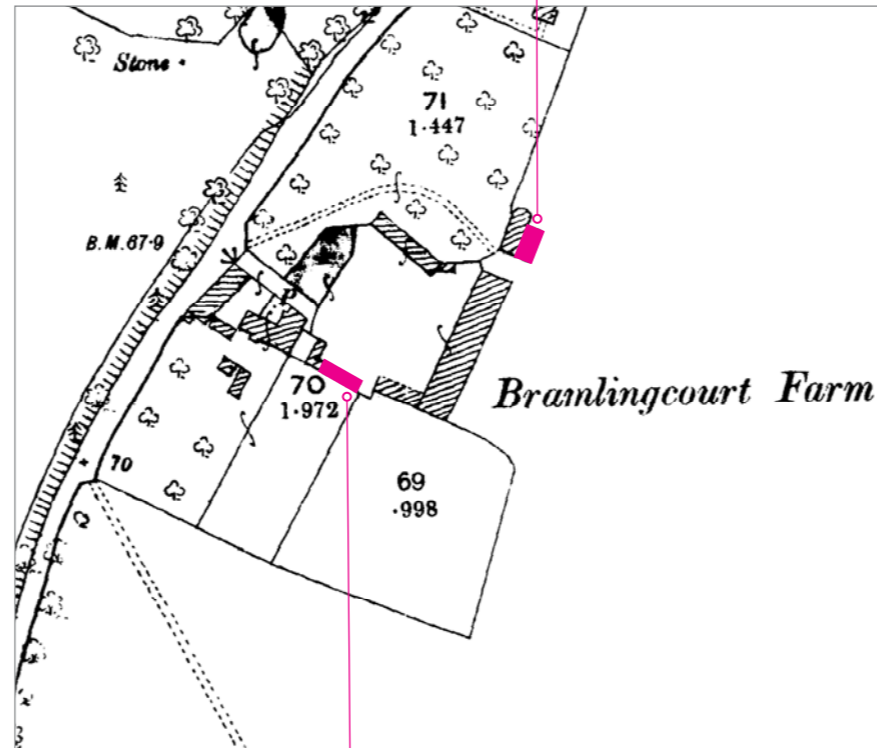
2.0 Site History, Analysis, Opportunities & Photographs

2.2 History of Development

The following historic / tithe maps and aerial photography begin to break down the iterative growth of Bramling Court Farm through from 1871 to the present day, showing how the farm has adapted to the changing demands of agriculture.



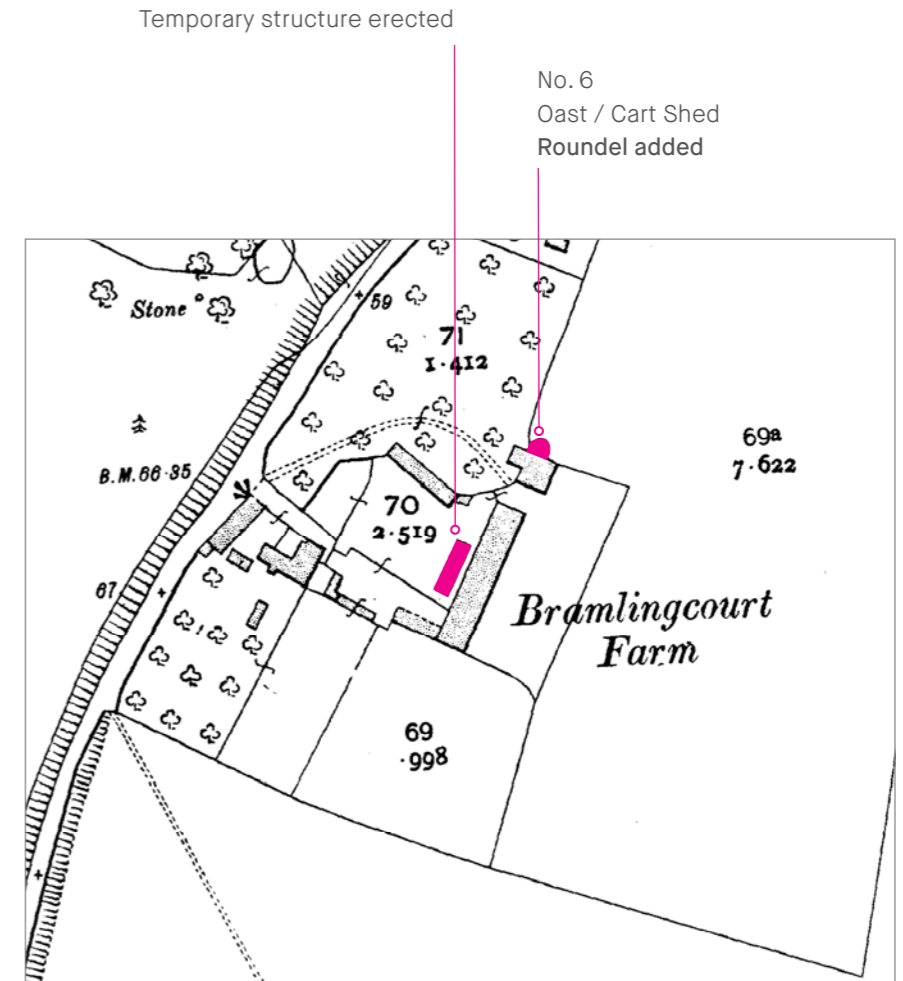
Above: Historical Map 1871-1890 © Kent County Council



Above:
Historical Map
1897-1900
© Kent County Council

No. 6
Oast / Cart Shed
Cart shed and enlarged
drying area added

Pig feeding / shelter added



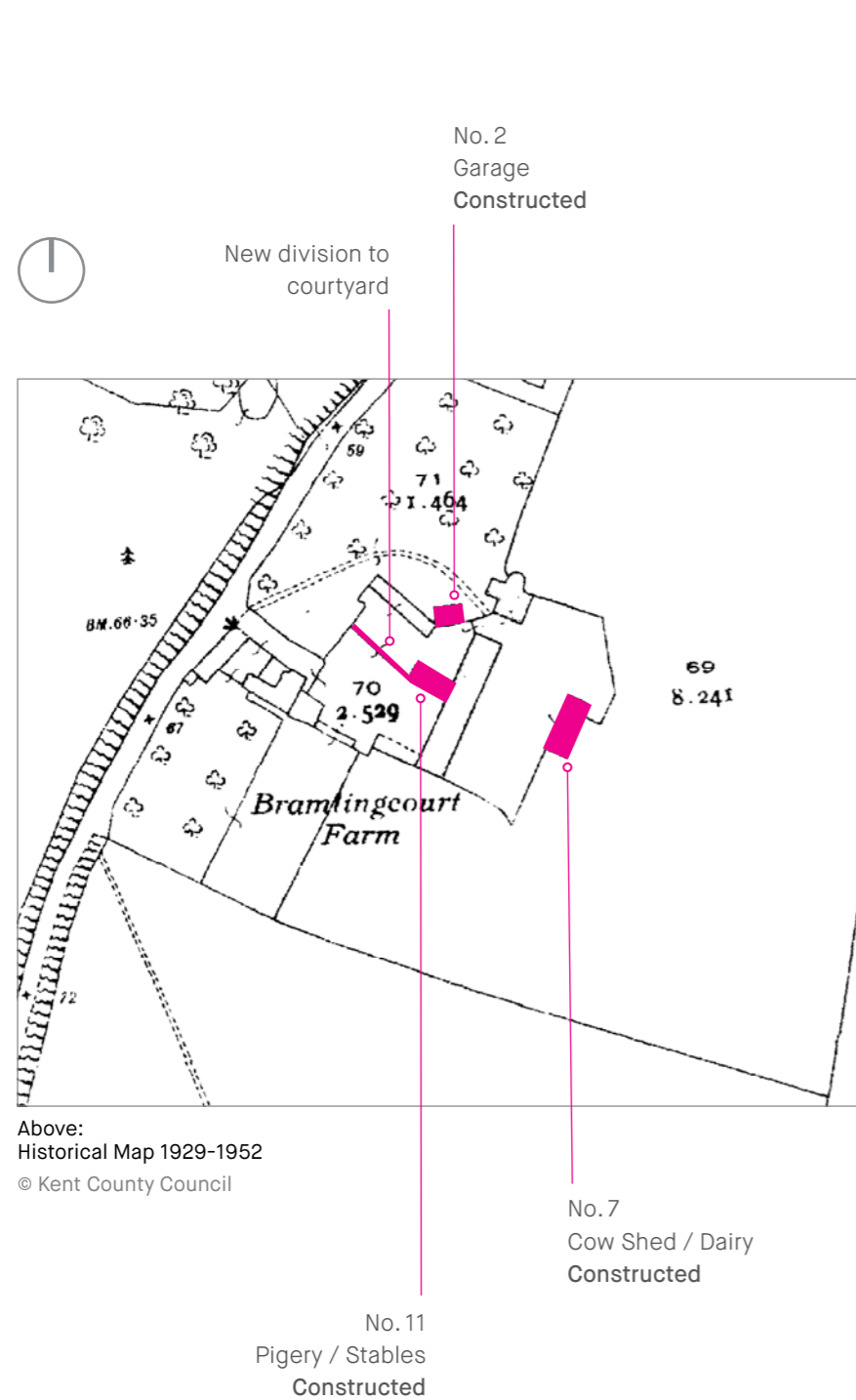
Above:
Historical Map
1907-1923
© Kent County Council

Temporary structure erected

No. 6
Oast / Cart Shed
Roundel added

2.0 Site History, Analysis, Opportunities & Photographs

2.2 History of Development



Above:
Historical Map 1929-1952
© Kent County Council



Above:
Aerial Photograph 1940
© google earth

No. 7
Cow Shed / Dairy
Moderately extended to south-west



Above:
Aerial Photograph 1960
© google earth

No. 10
Byre
Adjacent access appears more frequently used.

No. 6
Oast / Cart Shed
Square oast and roundel cowls appear to have been removed

No. 3
Combine Shed / Grain Store
Constructed

No. 5
Grain Drier
Constructed - fuel tank also visible

No. 7
Cow Shed / Dairy
Extended to south and west

No. 9
Potato Store
Modified or rebuilt - hipped gables and dormers removed.

2.0 Site History, Analysis, Opportunities & Photographs

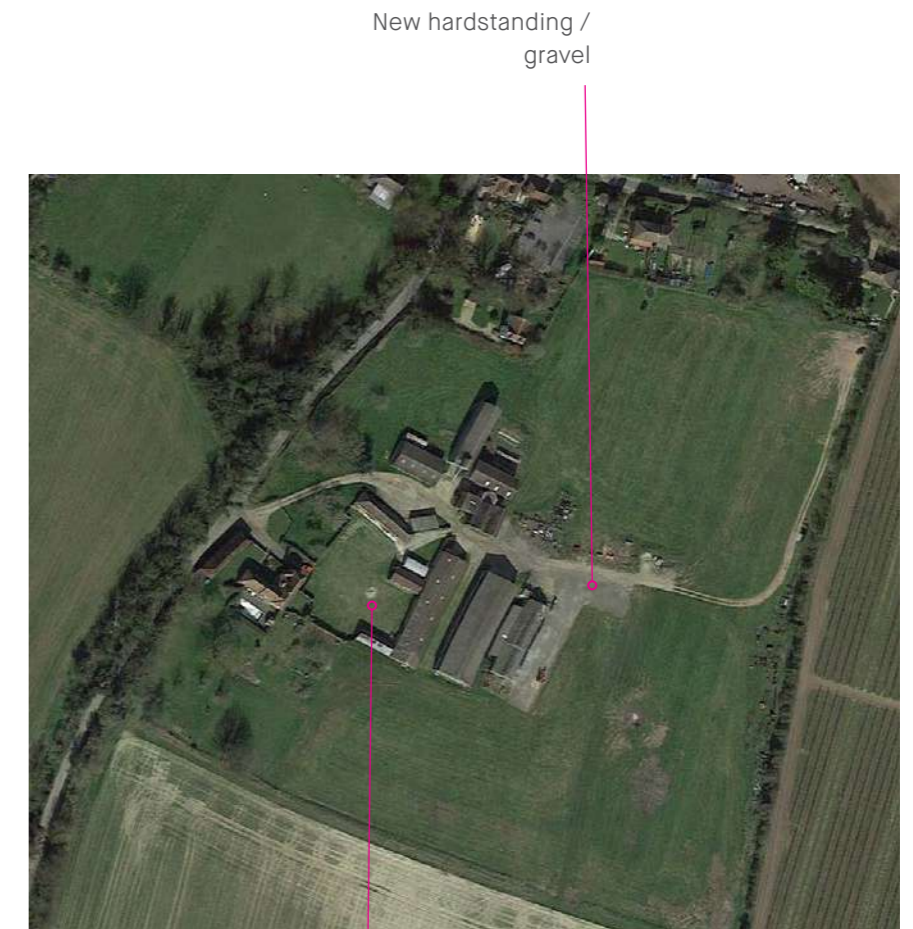
2.2 History of Development



Above:
Aerial Photograph 1990
© google earth



Above:
Aerial Photograph 2003
© google earth



Above:
Aerial Photograph 2021
© google earth

2.0 Site History, Analysis, Opportunities & Photographs

2.2 Summary of Development History

Summary

Aerial photography and tithe maps depict a broad narrative of Bramling Court Farm over the past 150 years.

Pre-war

A period of expansion takes the farm up to the turn of the 20th century where 'traditional' farming structures proliferate the site. At this point, the oast is at its largest and the threshing barn at the heart of the farm operations.

Post-war / Mid C20

By the mid-century, significant adaptations are underway which include repurposing existing buildings, and the erection of a number of modern structures, typically Atcosts barns of concrete and asbestos construction, predominantly for processing grain and potato farming.

Late C20

A century on from the 'traditional' peak of this farmstead there is once again a turning point where signs of the disuse appear, this time surrounding the mid-century structures. An additional grain storage building has appeared, as well as a large Atcost, at a scale more appropriate to farming seen today.

By modern standards, the majority of the farm buildings whilst usable, are or will soon be redundant. The grain processing cluster for example allows limited manoeuvring room for the scale of modern farm machinery.

2022 -

Following a period of relative decline, the farm is embarking on a new chapter in its history, and consideration should be given to how best to repurpose the plethora of existing buildings, in lieu of the status quo which would be continual, additive expansion.



Above:
Aerial Photograph 1940
© google earth

The earliest available aerial photography of Bramling Court Farm shows the oasts in their full splendour, sat alongside the threshing barn, all collectively unencumbered by modern development.

2.0 Site History, Analysis, Opportunities & Photographs

2.3 Site Analysis

At the entrance to the site, the Grade II Listed Farmhouse presents itself, flanked by the locally listed stable building to the right, and the historic farm yard to the left.

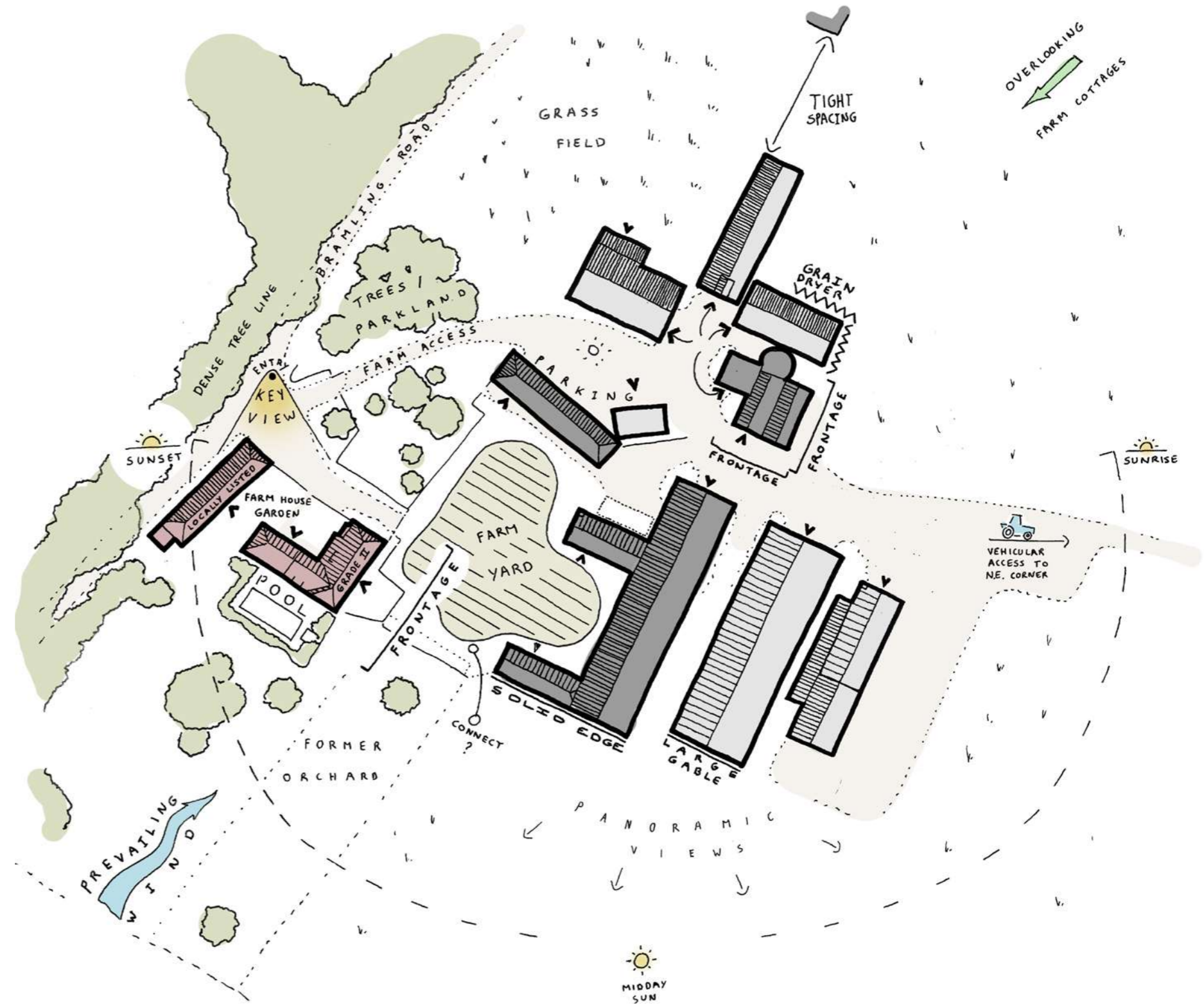
The modern additions to the farm do not immediately present themselves, and are accessed via an access opposite the house. This access passes through enclosing tree planting before running centrally through the modern farm buildings, skirting the perimeter of the original farm yard.

In more recent satellite imagery, this access extends to the north-east corner of the site in the form of a tyre worn track with a central band of grass - presumably for access to a cottage on adjacent land.

The arrangement creates a series of enclosed courtyards that facilitate access and storage and give each area a differing character.

To the north, the site is bound by a row of houses, presumed to originally be farmworkers cottages, divided from the site by hedgerows. To the south and east a tree line divides arable land from the expansive open grassland of the site.

The land raises gradually to the south on the site, with the land beyond undulating in the distant view, making for an expansive natural vista. The buildings / site turns its back on this view with solid unfenestrated walls along the southern edge.



Above:
Existing Site Analysis Drawing

2.0 Site History, Analysis, Opportunities & Photographs

2.4 Site Photographs



Bramling Court Farmhouse (LHS) & Stables (RHS)
Site Photograph - From Entrance



Bramling Court Farmyard & Existing Access
Site Aerial Photograph - From North



Dairy, Grain Store & Grain Processing
Site Photograph - From East



Grain Store & Grain Processing
Site Photograph - From North