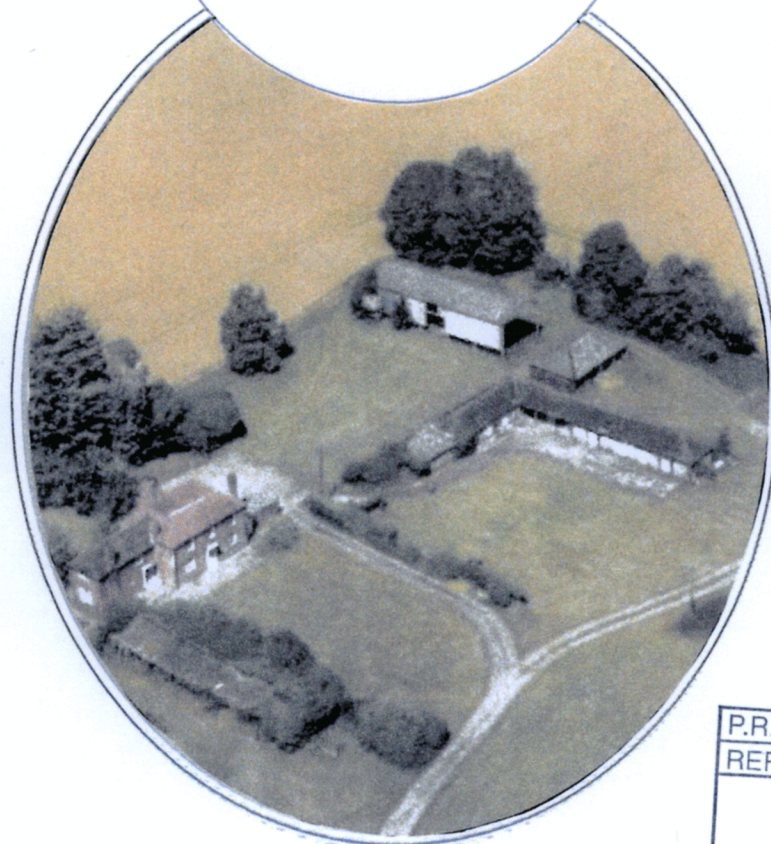


DESIGN and ACCESS STATEMENT

**PROPOSED
CONVERSION OF
DISUSED STABLES AND
WAGON LODGE INTO
HOLIDAY LETS AT WOODSELL
FARM, HILLSIDE ROAD
STALISFIELD, KENT
ME13 0JF**



P.R. Correspondence	
REF:	
	- 8 JUL 2021
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Aerial view of Woodsell Farmyard with stable buildings and wagon lodge



DESIGN and ACCESS STATEMENT

PROPOSED REPAIRS and CONVERSION of EXISTING DISUSED STABLES and WAGON LODGE INTO HOLIDAY LETS At WOODSELL FARM, HILLSIDE ROAD, STALISFIELD, KENT ME13 0JF

Woodsell Farm is near the village of Stalisfield Green, high up in the North Kent Downs Area of Outstanding Natural Beauty. The Farmhouse is listed Grade II but none of the other buildings in the farm are mentioned in the listing. They are outside the curtilage of Woodsell Farmhouse but within the AONB, so a Planning Application incorporating this Design and Access Statement and a Heritage Asset Assessment, required for the restoration of the former stable building and the Wagon Lodge and conversion into holiday-let apartments, is the subject of this planning application.

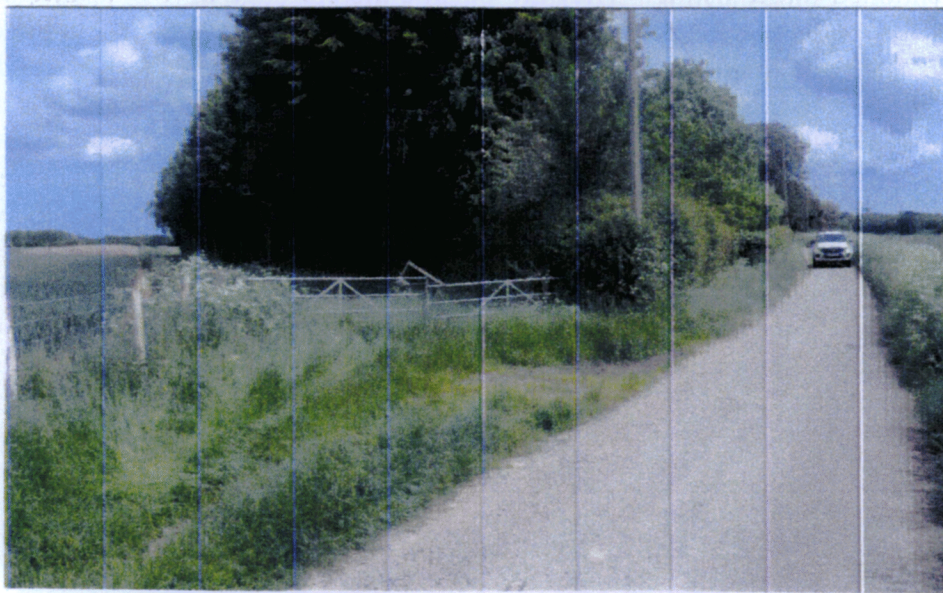
Both buildings are attractive in different ways, despite having been unused and suffering from a complete lack of maintenance for some 20 years. The mainly flint faced masonry walls to the former stables have been overgrown with ivy and in places the flint work is damaged. Part of it has been rendered and there is a poorly built extension with a corrugated iron mono-pitch roof which is to be demolished and replaced with a more appropriate extension. The slates to the roof are badly damaged in places, so the entire roof will be re-slatted. The Wagon Lodge has some damaged oak posts which will be repaired and the original weatherboarding has been replaced with corrugated iron, which has also been used as the roofing material. This will be replaced with weatherboarding to the walls and hand made plain clay tiles on the roof.



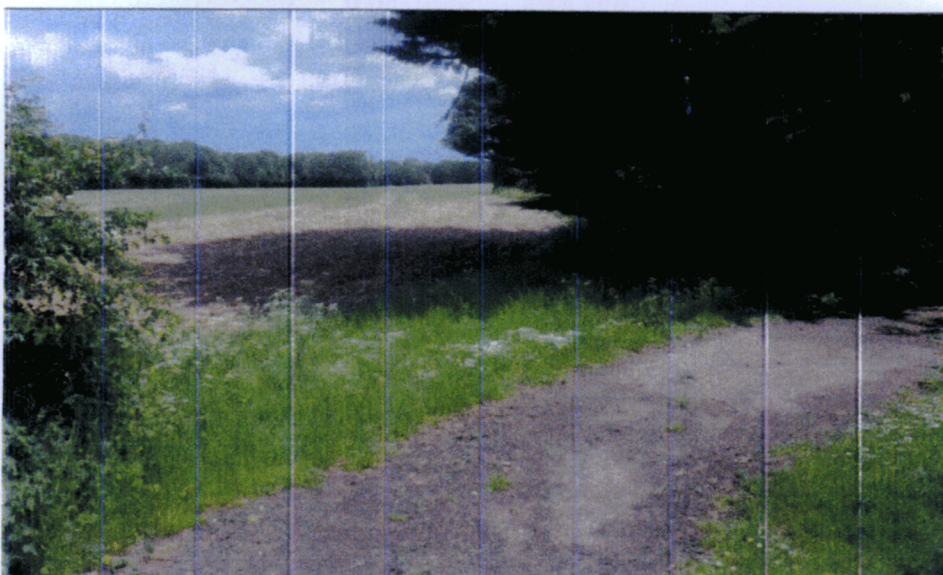
The existing outbuildings from the grass meadow to the South East. Former stables to the left and Wagon Lodge with 'Atcost' barn, behind, to the right.

Five holiday-let cottages are proposed with a 2 bedroom Cottage No 1 in the Wagon Lodge. Cottages Nos 2 and 3 also have 2 bedrooms and are aligned with the Wagon Lodge. Cottages Nos 4 and 5 are single bedroom. Each cottage has a small private patio but beyond that the setting is shared and will be meadow-like in appearance to merge into the meadow field to the South East. All the cottages will be heated by sustainable 'district' heating which will not use any form of fossil fuel. This will enable the cottage letting season to be extended to include Christmas and the New Year and restart in March. The income that these cottages generate will contribute to the ecologically positive running of the farm, and the future repairs in the farmhouse and the Bull Sheds, which are in great need of restoration.

The current main access driveway to the South of the development has an attractive looking but awkward-to-use junction with Hillside Road, particularly if approaching from the East. It is therefore intended to upgrade the existing track to the West which has a much safer junction with Hillside Road. The car park is to be sited in the corner of the wildflower field where it will be largely screened by trees.

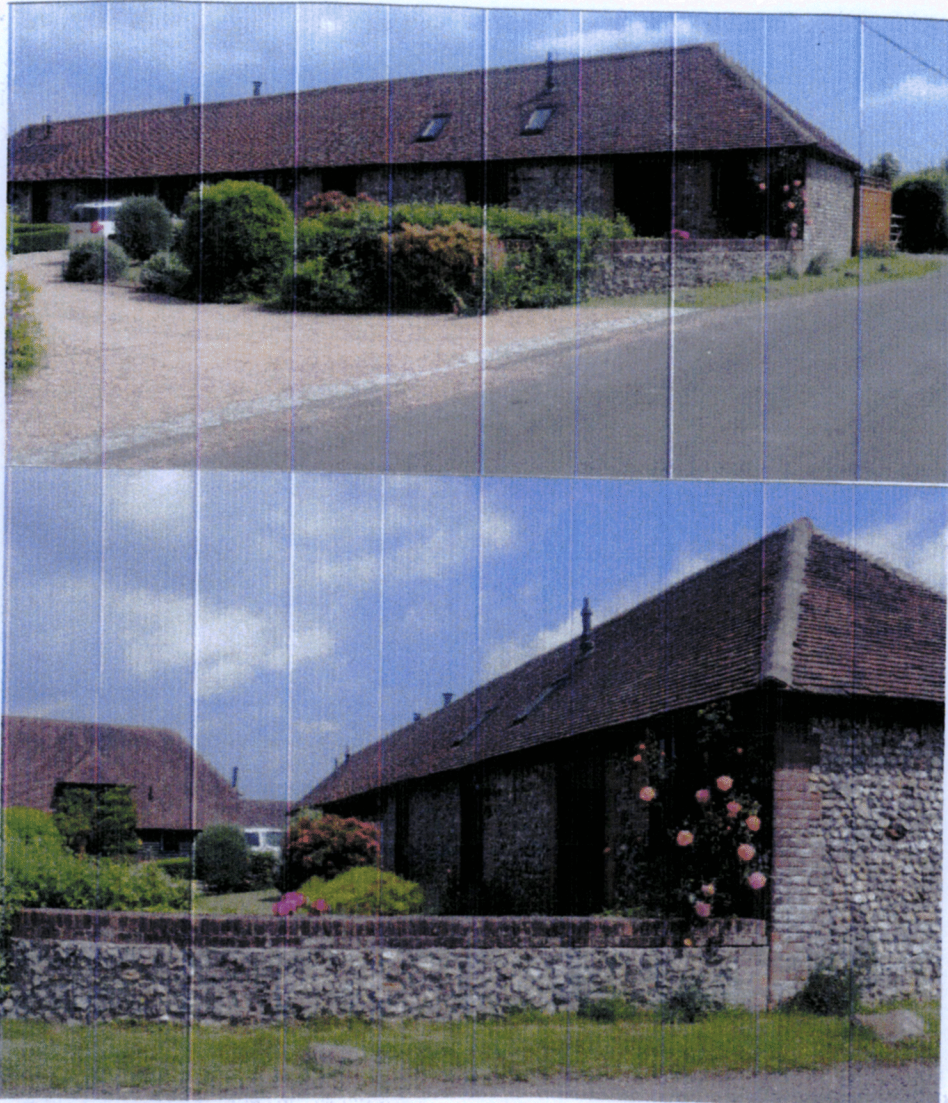


The junction of the access track and Hillside Road



Site of the proposed car park

The village of Stalisfield Green is about 1 kilometre to the West of Woodsell Farm by road, where there is a pleasant pub, *The Plough Inn*, which was constructed in the 15th Century as a 'Wealden House' and altered in the 19th Century, presumably then a public house. It is listed Grade II and will provide guests at the holiday-lets with a very pleasant diversion. There are 3 bus services each day to and from Stalisfield Green on the 660 Route via Faversham to Whitstable and Tankerton, but most visitors will travel by car along attractive rural lanes. Once they have arrived, there are a good number of pathways and bridal ways in the area, so car usage will not be necessary every day and there is a very pleasant walk available to the local pub. There is abundant space for builders' cars and supplies in the farmyard.



A similar conversion of former agricultural buildings just North of Stalisfield Green

This project will restore attractive former farm buildings and boost rural tourism in Stalisfield. It will also enable the financial viability of very sustainable farming, appropriate for chalk downland to the considerable benefit for the rural economy and ecology. It will also enable future restoration of the Grade II listed Woodsell Farmhouse and the adjoining Bull Sheds, so I very much hope it will receive the support of planning officers.