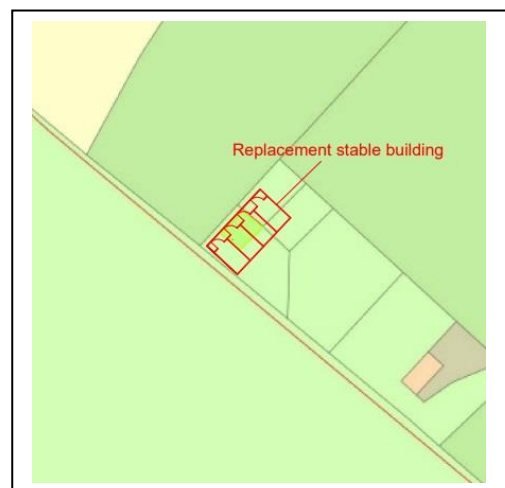


### **Design and access statement for replacement stables at Swanswood Farm, Harvel Road, Meopham.**

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This application is for the replacement and upgrading of an existing stable block which is no longer fit for purpose. The new design will be an oak framed four bay barn with loft space to accommodate a storage/tac room plus washing and welfare facilities accessed via external stairs, with three stable units and a hay barn on the ground floor.

Swanswood Farm was once a working farm and still has a collection of former agricultural buildings within the site, these are mostly clustered around the former farmhouse, the stable building sits on the Southwest boundary of the property next to Vigo rugby club, the proposed building will be larger to accommodate the additional requirements, it will sit atop the location of the existing stable.



The existing building is corrugated iron clad with sections of timber boarding, please see photos on page two, we believe it was built some 25 to 30 years ago but is now in a state of disrepair. The proposed replacement building has been designed to sit neatly into the agricultural setting by way of the choice of cladding and roofing materials, the former being black weatherboarded walls with the roof having heritage clay tiles fitted. The roof will have roof light windows fitted so as to illuminate the rooms on the first floor.

# NORTON

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## TIMBER

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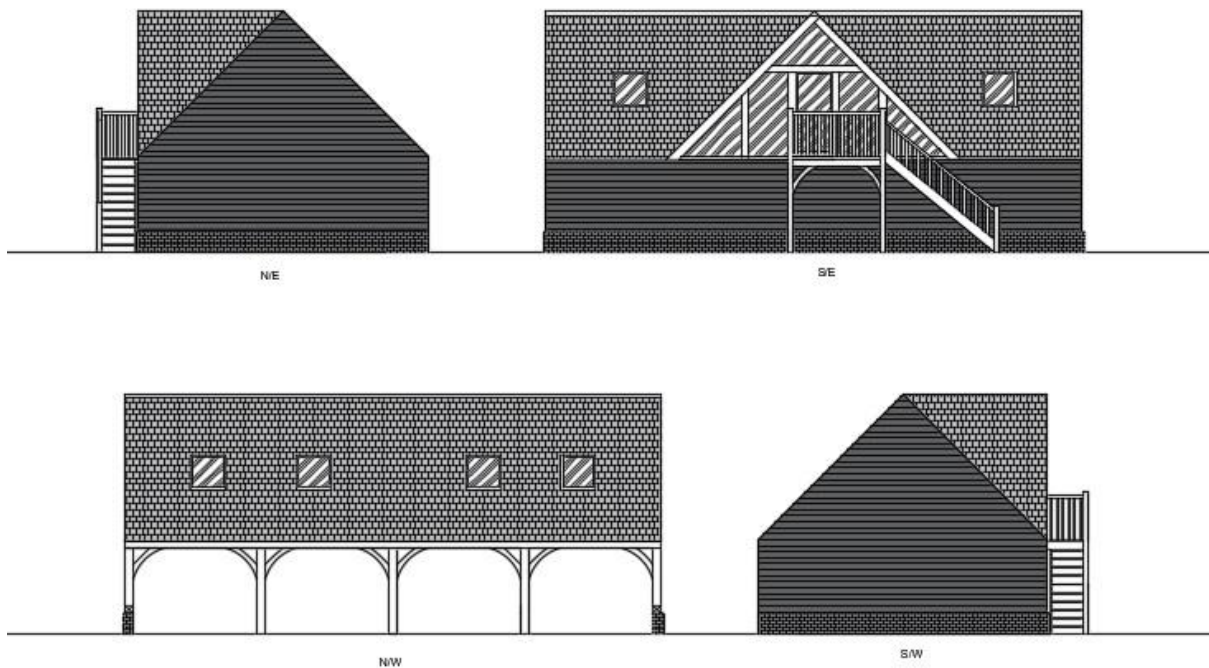


N/W elevation existing Building



N/E elevation existing Building

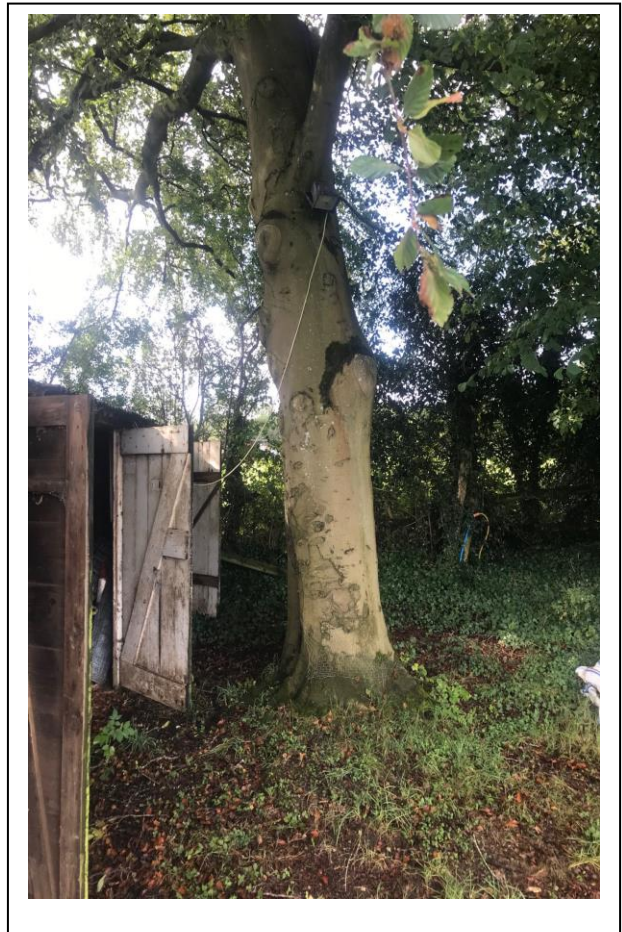
This application is aiming to improve what is currently unsightly unfit for purpose building, replacing it with a high quality usable building as illustrated below. The side gable would be glazed and also have the access door set in, this would lead to the storage and welfare facilities as detailed on drawing NT/KW 12. The ground floor would contain the stable stalls.



There is an old Beech tree which sits next to the existing building. Owing to safety concerns it is proposed that it should be felled, the tree shows serious decay at the base and has developed a lean with signs of ground heave. Another tree will be planted to replace it.

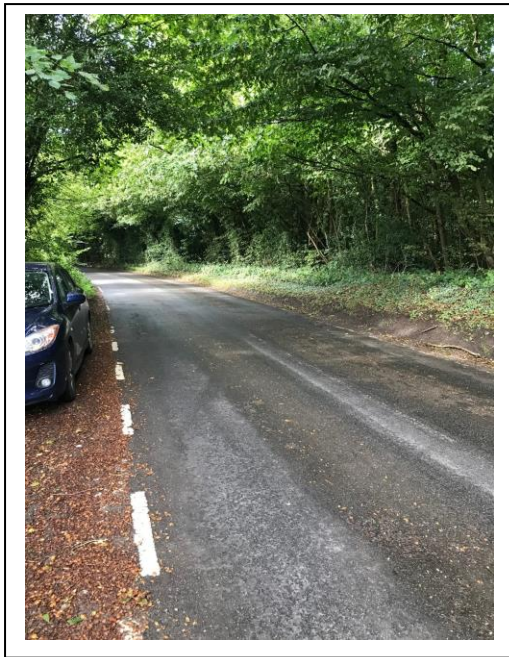


Damage at the base of the tree.



Tree lean and signs of ground heave.

Access to the site will be via an existing gate leading onto the Harvel Road, please see photos below showing the excellent sight line when joining the Harvel Road.



Looking left from gate onto the Harvel Road



Looking Right from gate onto the Harvel Road

Raising the proposed building which cannot be seen by any one other than the applicants, who live at Swanswood farm, no other properties are able to see the area of the proposed build, this in conjunction with creating a quality building very much in keeping with the agricultural history of the site would, in our opinion strengthen the case for approval.

We very much hope that this application will be met with the support of the planning department and be approved.