

HERITAGE STATEMENT

**THE REDEVELOPMENT OF THE ESTATE YARD
CAMP HILL
CHIDDINGSTONE CAUSEWAY
KENT TN11 8LE**

Client: THE REDLEAF TRUST

JANUARY 2019

REF: PS18.001.0408

Lambert & Foster Ltd
77 Commercial Road
Paddock Wood
Tonbridge
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January 2019

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1. INTRODUCTION

This statement has been compiled taking into consideration the guidance and follows a format agreed and implemented by other institutions.

As required, the understanding of the significance of heritage assets has to be identified within applications which are addressing “conservation principles”. Key information to address is set out below:

- Why the subject is of heritage significance.
- What impact the proposed works will have on the asset.
- What measures are proposed to mitigate any negative impacts.
- Why more sympathetic solutions are not available.

This statement is produced taking into consideration National Planning Policy and provides an informed assessment of the proposal in heritage terms.

This statement accompanies a full planning application for the redevelopment of the site, including the conversion of 2 commercial buildings to dwelling houses and the erection of a semi-detached pair of dwelling houses. The Estate Yard buildings are not listed but are in close proximity to the Grade II listed building called Stonelake. Accordingly, this statement has been prepared to set out whether there would be any impact on the nearby Listed Building. Please refer to the existing and proposed drawings and proposed site layout plan submitted with the application.

2. HERITAGE CONTEXT

We refer to the 1896 OS map that shows Stonelake with its kennels to the east. To the north of Stonelake is the main barn (plot 3). Likewise the 1908 plans are very similar, although there is an additional building just to the east of Stonelake House. It is not until the 1936 – 1937 OS plan that the small barn (plot 4) outbuilding appears to the north of Stonelake House. On the 1967 OS map the current small barn (plot 4) outbuilding shows on the OS plan. Accordingly the main barn (plot 3) is probably a similar age to Stonelake House and would have formed part of the original farmstead. The small barn (plot 4) is probably between 60 – 80 years old. There is another more modern storage building on the site.

None of the Estate Yard buildings are deemed to be curtilage listed as they are in separate ownership from Stonelake. Therefore this statement does not go into significant detail about the actual conversion works of the 2 buildings into residential use. It does, however, go into details about the improvements to the overall site in heritage terms. There will be no works to the Grade II Listed Stonelake as part of this proposed planning application.

3. THE MAIN BARN AND SMALL BARN

The Main Barn (plot 3)

This is a traditional oak framed threshing barn that comprises brick plinth walls with an oak frame, all under a pitched timber roof construction with a clay tile covering.



This barn has been altered and added to with modern additions as shown in the photograph.



The main barn, although not listed or curtilage listed is a heritage asset in its own right. In recent years this has been used as a commercial premises as part of the Estate Yard and builders yard.

The Small Barn (plot 4)

This is a later structure and comprises brick plinth walls and timber frame construction, all under a pitched timber roof with a felt roof covering.



This has also been used as a commercial office premises as part of the Estate Yard in more recent years. This is a more modest building and would not be classed as a heritage asset.

It has been confirmed that the buildings are capable of conversion without the need for complete or substantial reconstruction work as per the structural appraisal which has been submitted with the planning application. All the proposed works can be carried out in a sympathetic manner with the use of additional materials to match. The later unsightly additions to the main barn will be removed and the building reinstated to its original traditional form.

4. IMPACT ON PROPOSAL

The proposal is to convert the small barn (plot 4) into a 2 bedroom dwelling, all as shown on drawing No.1321 P004A. A kitchen, bathroom and living room will also be provided as part of the conversion. The Main Barn (plot 3) will be converted into a 3 bedroom dwelling. The accommodation also provides for kitchen, utility/WC, living room and dining area and study. All as shown on proposed drawing No.1321 P003B. This Heritage Statement looks at the proposal in terms of any historic fabric to the heritage asset of the Main Barn and also the impact on the setting of the listed building. Please refer to the proposed site layout plan drawing No.1321 P001B. It is also proposed to construct a pair of semi-detached dwellings on the Estate Yard, all as shown on the proposed drawings. The floor plans and elevational details are shown on drawing No.1321 P002A.

Alterations to the Buildings

The Small Barn (plot 4) will retain a similar form to its current state. There are minimal elevational changes and due to the proximity of the building to the boundary, there will be no significant changes and it will not impact on the setting of Stonelake. Currently the walls have a weatherboard finish and this will be the same for the proposed conversion. The existing roof covering is felt tiles and there will be an opportunity to install roof tiles or natural slates on the Small Barn which should

improve the visual appearance of the building and be more in keeping with the setting of the Listed Building. Internally there are some alterations which have no impact on any historic fabric.

The Main Barn (plot 3) is a substantial oak framed former threshing barn. It has undergone many alterations which include removing parts of the timber frame, together with the construction of out of keeping extensions which have been designed more for practical terms for the commercial use of the building. As part of the proposal to convert the barn into a single dwelling these unsightly later additions will be removed and replaced with a more in keeping lean-to extension which will enhance the Main Barn itself, as well as the nearby Listed Building. The original form of the Main Barn will be reinstated. The original catslide roof will be retained on the south elevation and on the east elevation the unsightly later additions will be removed and replaced with a more sympathetic single storey lean-to which enables the original shape and form of the Main Barn to be reinstated. The midstray on the south elevation will be reinstated with the removal of a later addition. This will be fully glazed. Some new windows will be inserted into the barn, as shown. Appropriate conservation roof lights will be inserted to provide additional light to some of the first floor rooms and also the catslide and new single storey lean-to extension. There will be an opportunity to repair and where necessary reinstate any oak framework. The existing oak framework can be exposed as part of the conversion, subject to building regulation approval and insulation detail. Overall there will be significant improvement to the form of the barn by reinstating it to its original shape. There will be no detrimental impact on the setting of the Listed Building. All works to the Main Barn can be carried out using traditional materials and in a sympathetic manner.

Proposed New Build Dwellings

The proposed new dwellings will create a pair of semi-detached houses which will provide 3 bedroom accommodation on the first floor. On the ground floor will be a kitchen, WC, hallway and living/dining area. The design of the dwellings has been prepared based upon the nearby 1-6 Camphill Cottages which have a mixture of clay tiled roofs, vertical clay tile hanging to the upper elevations and brickwork to the lower elevations. The proposed materials will be traditional, locally sourced where possible, and these new dwellings will sit comfortably alongside Camphill Cottages.

In terms of impact on the setting of Stonelake, there will be minimal impact due to a high hedge between the Estate Yard and Stonelake. This would have been allowed to grow to a certain height by the owners of Stonelake to hide the activities of the Estate Yard which would have been a busy builders yard with many vehicle movements and storage of materials. This would have been from the early hours of the morning through to late afternoon. Accordingly the proposed redevelopment to residential use of the Estate Yard with the conversion of 2 of the buildings and the construction of 2 new dwellings will improve the overall setting of Stonelake by reinstating traditional features to the existing buildings and utilising traditional materials for the proposed 2 dwellings. With the use changing from a commercial use to residential use this should improve the quiet enjoyment of Stonelake. There will be minimal impact on the setting of the Listed Building and there are no physical works proposed to the actual Listed Building itself.

5. MITIGATION OF ANY NEGATIVE IMPACTS

The design proposals respects the key features of the Main Barn and Small Barn in order to retain and reinstate the original features of the buildings. The physical changes to the heritage asset (Main Barn) will be minimal to the original fabric and overall will be an improvement to the form of the building. The fenestration changes will be minimal and will introduce some traditional design features that will be expected of a barn conversion of this type. There will certainly be no detrimental impact to the setting of the Grade II Listed Stonelake. Accordingly the proposals have a minimum negative impact on the overall setting of the Estate Yard and the nearby Listed Building.

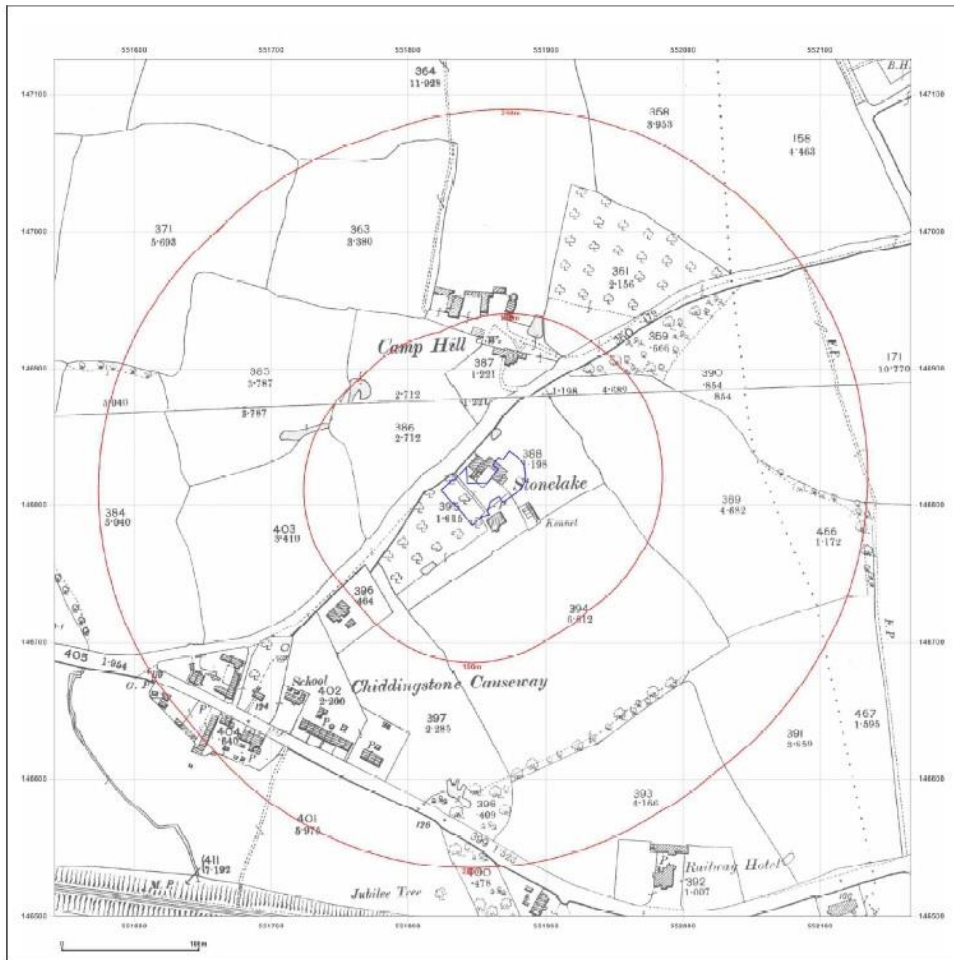
6. SUMMARY

The proposed redevelopment of the Estate Yard will enable improvements to be brought about that enhance the Main Barn and the Small Barn, which in turn enhance the setting of the former Estate Yard and preserve the significance of Stonelake. With the removal of some of the other more modern outbuildings and the introduction of 2 sensitively designed infill dwellings there will be a minimal impact on the setting of Stonelake and overall an improvement by removing a commercial use that is not appropriate so close to a Listed Building.

The proposed redevelopment will result in a slight change but this will be mitigated by the design of the new dwellings which will utilise high quality materials to relate sympathetically to the traditional vernacular features of the nearby Listed Building. The design follows established principles and guidance of the SDC Local Plan and the National Planning Policy Framework. Accordingly it is considered that there will be a significant heritage benefit for the redevelopment of the Estate Yard and the proposals fully accord with the principles set out in planning policy, which should be considered against the benefits of the proposed new housing.

APPENDIX 1

1896 OS MAP



Site Details:

The Estate Yard, Camp Hill,
Chiddingstone Causeway,
Tonbridge, TN11 8LE

Client Ref: 5500
Report Ref: CMAPS-CM-615002-5500-100417HIS
Grid Ref: 551854, 146813

Map Name: County Series

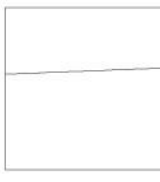
Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1896
Revised 1896
Edition N/A
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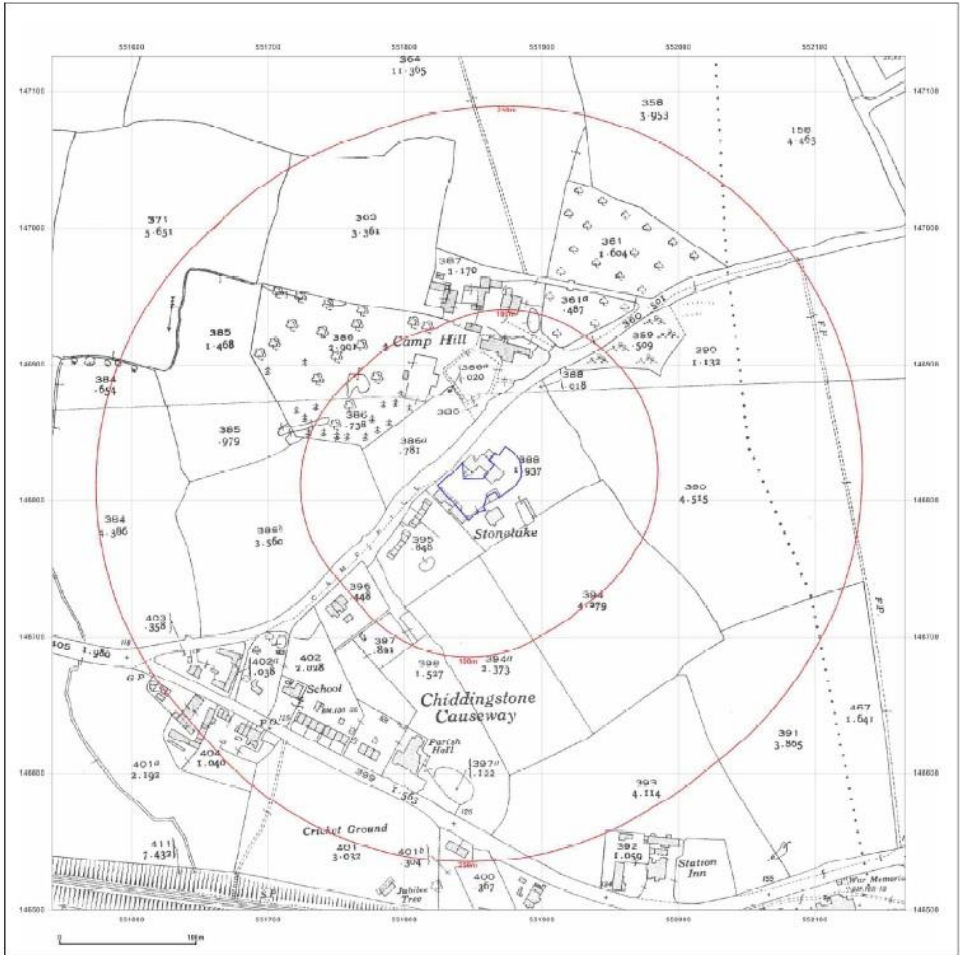
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Production date: 10 April 2017

To view map legend click here [Legend](#)

1936 – 1937 OS MAP



Site Details:

The Estate Yard, Camp Hill,
Chiddingstone Causeway,
Tonbridge, TN11 8LE

Client Ref: 5500
Report Ref: CMAPS-CM-615002-5500-100417HIS
Grid Ref: 551854, 146813

Map Name: County Series

Map date: 1936-1937

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
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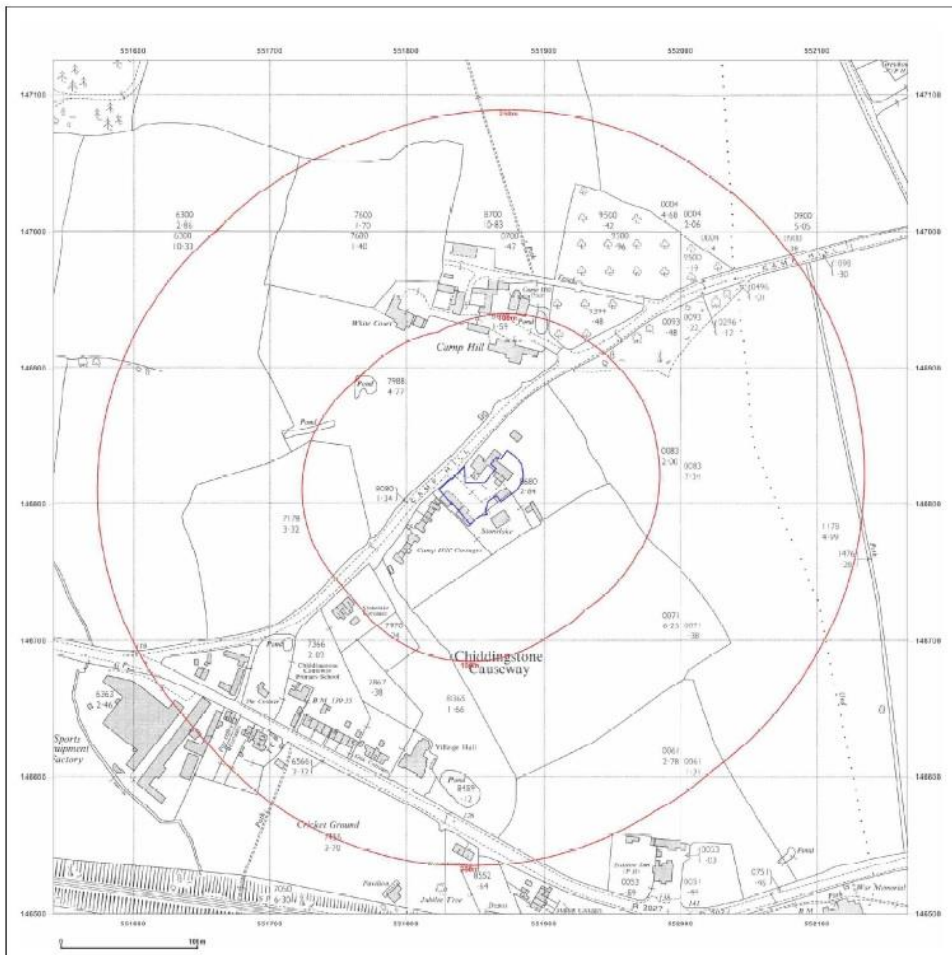
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1967 OS MAP



Site Details:

The Estate Yard, Camp Hill,
Chiddingstone Causeway,
Tonbridge, TN11 8LE

Client Ref: 5500
Report Ref: CMAPS-CM-615002-5500-100417HIS
Grid Ref: 551854, 146813

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1967 Revised 1967 Edition N/A Copyright 1968 Levelled 1951	Surveyed 1967 Revised 1967 Edition N/A Copyright 1968 Levelled 1951
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Production date: 10 April 2017

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APPENDIX 2

LISTING DESCRIPTION

STONELAKE FARMHOUSE

Overview

Heritage Category: Listed Building

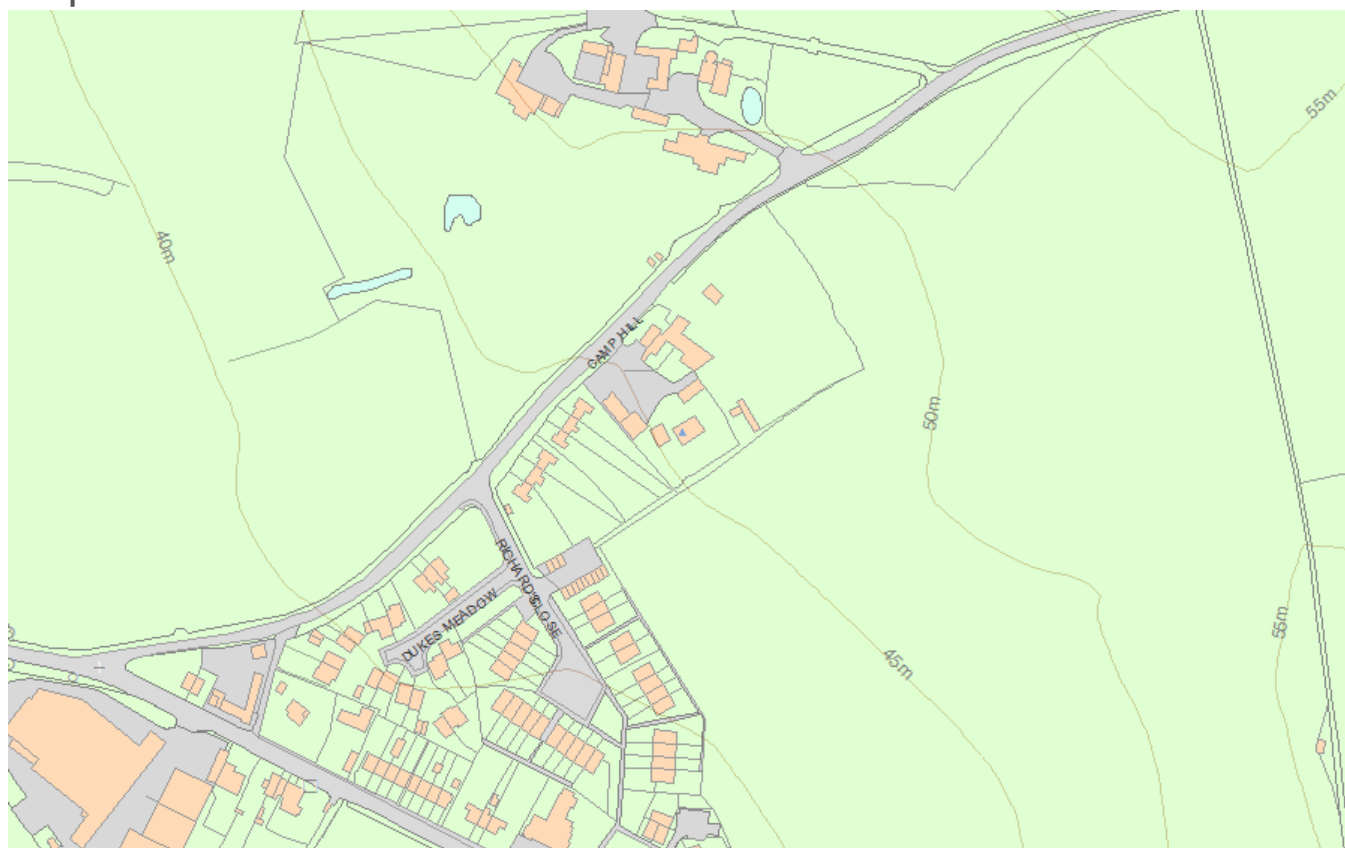
Grade: II

List Entry Number: 1336422

Date first listed: 16-Jan-1975

Statutory Address: STONELAKE FARMHOUSE, CAMP HILL

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1336422 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 08-Feb-2019 at 10:10:24.

Location

Statutory Address: STONELAKE FARMHOUSE, CAMP HILL

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Sevenoaks (District Authority)

Parish: Chiddingstone

National Grid Reference: TQ 51868 46789

Details

1. 5280 CHIDDINGSTONE CHIDDINGSTONE CAUSEWAY Stonelake Farmhouse (Camp Hill, South side) TQ 54 NW 50/230

II

2. Timber framed building probably of C16 refaced 1879 (date incised in plaster of dormer gable ends). 2 storeys and attic, 2 windows. High pitched tiled roof with 2 later gabled dormers. Massive ridge stack of 4 conjoined shafts with cornices in several planes. Tile flung 1st floor. Red brick ground floor with some blue headers. C19 square paned casements. Gabled brick porch to 6-panel door, top glazed. Lean-to on left return. inside much exposed timber and old plank floors.

Listing NGR: TQ5186846789

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 357046

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing