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ARCHITECTS

HERITAGE AND DESIGN AND ACCESS STATEMENT

DESCRIPTION: PROPOSED NEW ACCESS DRIVE

SITE: PAINES FARM, ROW DOW LANE, KNATTS VALLEY, KENT TN15 6XN

APPLICANT: MR AND MRS R NORRIS

I. INTRODUCTION

- 1.1. Paines Farm (Farmhouse) was the centre of farm operations since its build at the beginning of the 16th century. There is heresay that the house even dates before this.
- 1.2. Now the farm operations have ceased, Paines Farm is the centre of a small hamlet.
- 1.3. Paines Farm is a former Hall house with a challenging history since its original build.
- 1.4 It has been two cottages but has now been converted back to a single house. Not surprisingly, this has led to the creation of a number of small rooms around the central solar.



South West Elevation



North East Elevation



South East Elevation

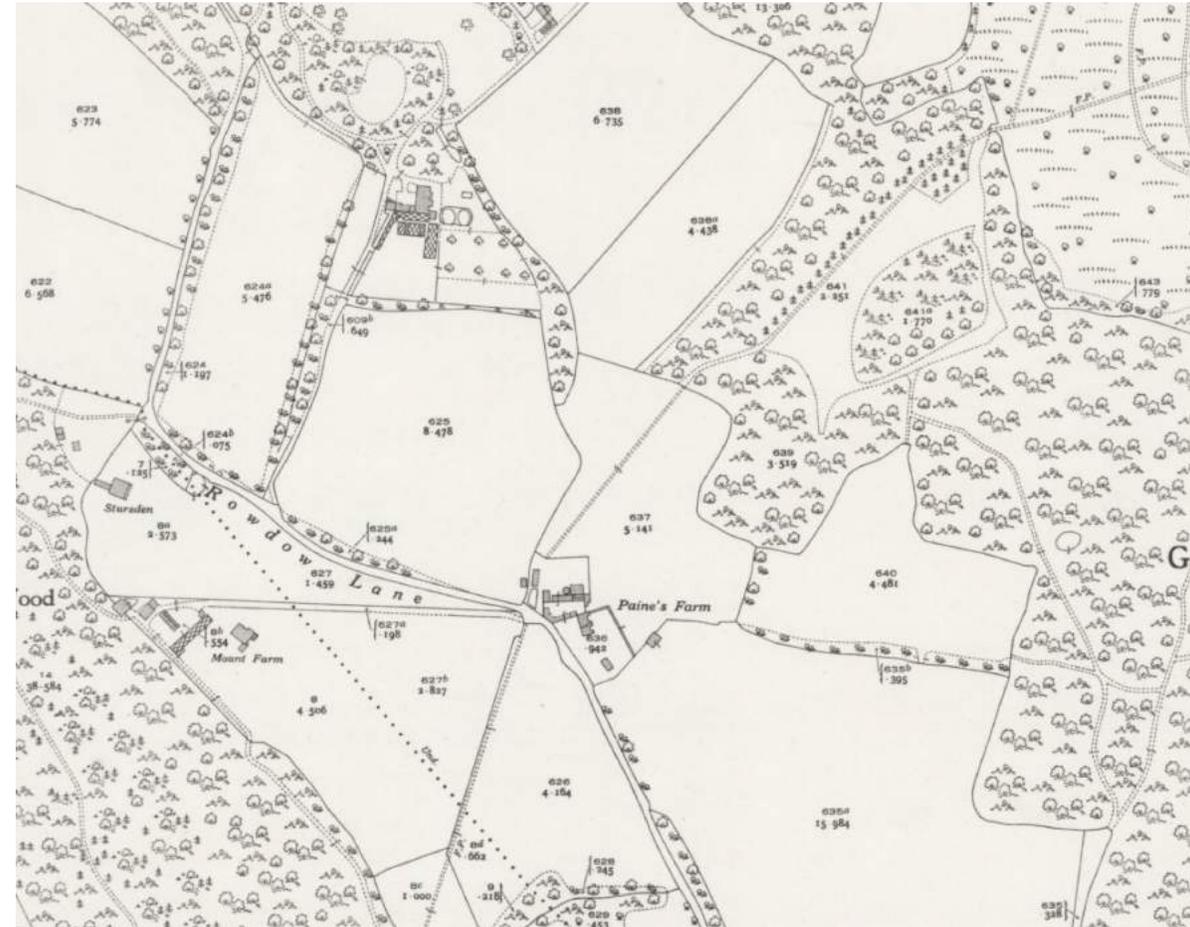


North West Elevation

II. SITE HISTORY

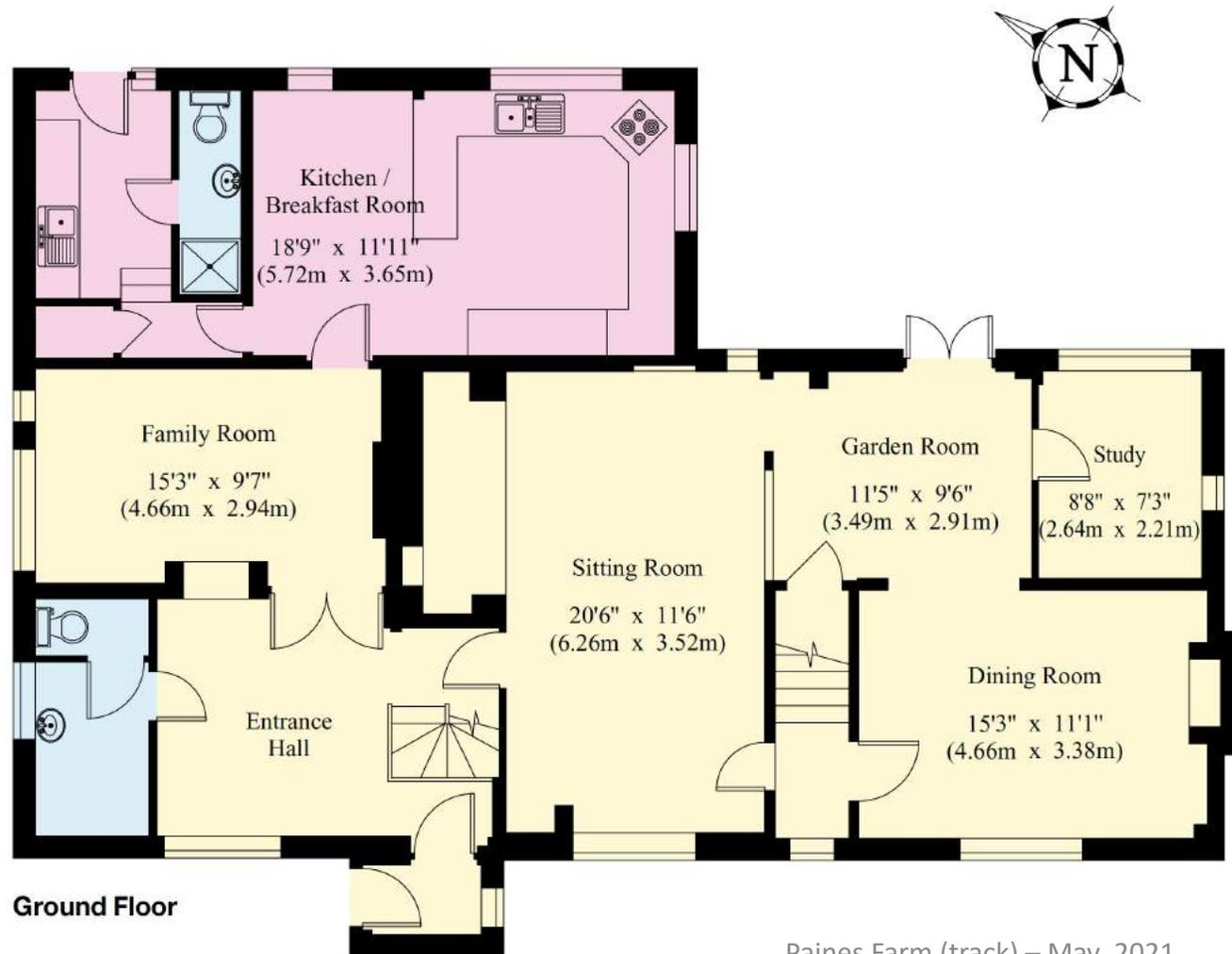


A historic photograph of Paines Farm, date unknown.



A historic map of 1936 showing Paines Farm and associated boundaries.

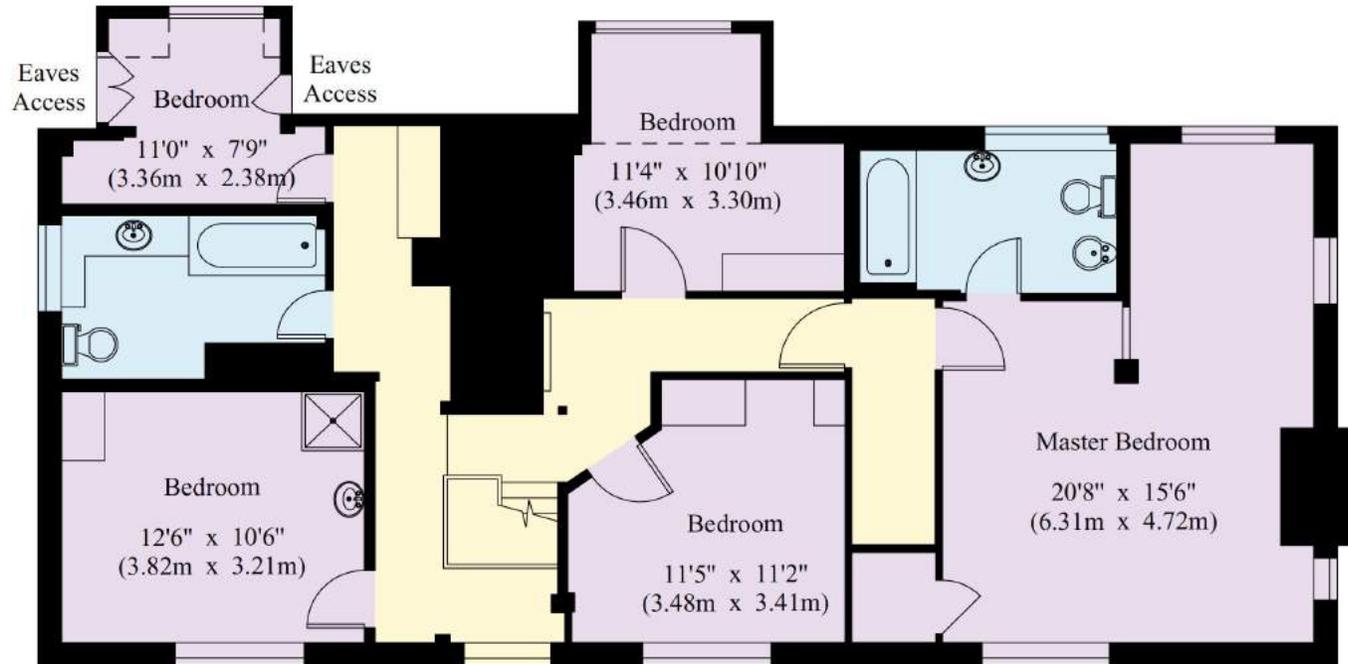
Ila. Existing Ground Floor Plan



IIb. Existing First Floor Plan



----- Restricted Height



First Floor

III. FEATURES OF THE HOUSE

The Roof

The origin of the house is a Wealden Hall House and this can quite clearly be seen in the roof. The solar has blackened mud and lime plaster on the original timber frame.

In the centre of this space, is a crown post (of simple design - not at all an ornate), a more recent chimney rising up occupying half of the space.

At either end, there is a continuous roof structure although the two ends are of different construction. That to the northern end, has a lower floor in the attic compared to the southern end over the existing bathrooms.

The First Floor

At the first floor level, the floors are at different levels. The centre section being higher than the end sections. The spaces are divided unusually which, apart from the main bedroom, are small spaces reflecting back to the division of the house into two cottages.



The Ground Floor

On the ground floor, the house has been extended on the West (garden) side to form a kitchen and utility room being of modest proportion.

At the northern end, there is a two storey extension and between this and the original solar is the oldest staircase with treads on carriage strings.

In the ceiling, however, one can clearly see two locations of floor joist trimming indicating two other locations for staircases which are now filled in.

Instead, there is an existing second stair of modern design near the current entrance hall but there had been a second hall formed at the foot of the older stair. Historic pictures show the entrance door being in this location.

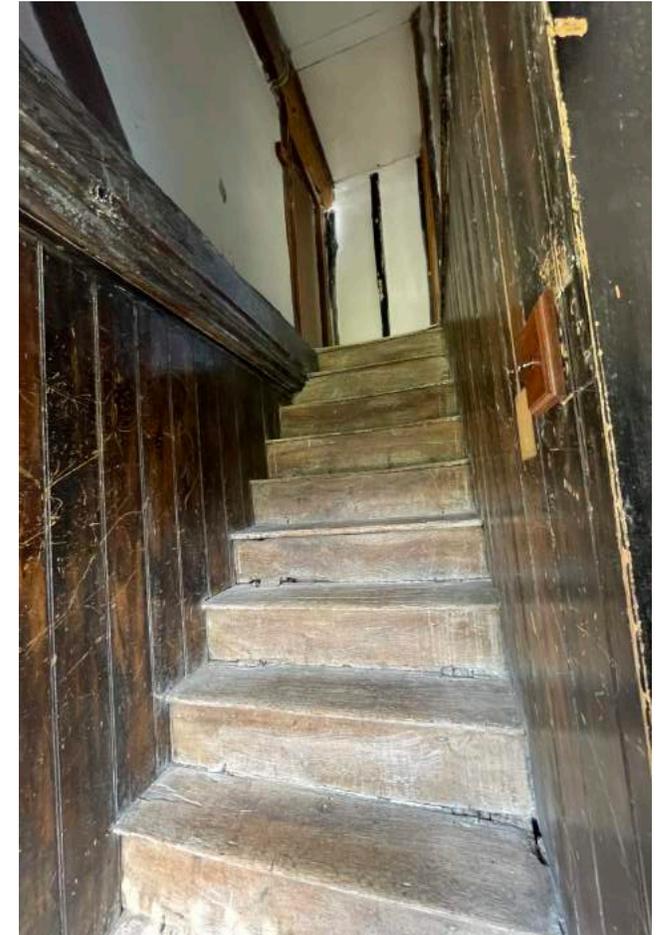
Also, of note apart from the massive proportions of the inglenook fire sadly rather ruined by the use of modern brick, paint and appalling modern cement pointing is the screen between the solar and the dining room. This is a very beautiful design and of some height. The height of the ceilings is not original indicating that the centre of solar area has been at first installed in the original double height space and later lifted up.



Rear Extension



Fireplace



Timber staircase

External Features

Particularly at the southern end, there is a flint and stone plinth upon which the timber frame has been built quite high compared to the other Hall Houses. (Another explanation concerning the ceiling heights within the ground floor might be that the floor level was lowered?)

The principal timber frame members are however visible resting on the plinth.

Apart from the rear, the extension of the house has a ground storey of fairfaced brickwork and an upper storey finished in hanging tile with a very slight overhang.

There is no jetty to speak of and quite probably the house has been underbuilt in solid small red brickwork as can be seen at the front and northern end elevation where there is a second chimney.

Looking at the roof, there is marked change of level (a substantial hump) at the point above the screen in the former solar and above where there is a change of floor level on the first floor



IV. THE BRIEF – NEW TRACK

See photos on next page

The Proposal

The farmhouse has cesspool drainage and the cesspit is located in a field at the back of the property.

For reasons lost in the past, the access to the cesspit and the field behind the house is accessed from a neighbour's land (The Granary). What is required is a track that would be for the unique use of Paines Farm.

The proposed track would be only occasionally used for the purposes of accessing the field or the cesspit both in terms of upkeep. The drive would come off Row Dow Lane in the position where there was until recently, a pedestrian gate (as one can see on Google Street View). The track would use a widened gate onto the road and be aligned to the Western boundary and spaced 1.5m from the boundary to allow a planting strip (large conifers have been removed recently).

The track would be 4m wide and finished in gravel, it would be of permeable construction in terms of rainwater. The intention is for the drainage lorry to back down the new track into the field and cesspit area. The existing gate into the field will be used.

Proposals for the new track related to this Heritage statement

The historic picture shows the site of the drive as allotments and a silage pit. A path is clearly visible which served as a second entrance to one of the two cottages. At sometime in the past, the gate onto the highway has been moved to its present position.

This continues the improvements made to the house i.e. the conversion back to one dwelling and the removal of the allotments and silage pits in favour of lawn.

The proposal is essential and the track is spaced well enough away from the house as not to affect the character of this listed building. At the narrowest point, the proposed track runs 6200mm from the main house. The track will be in a location dominated by overgrown leylandii and the track will be in the public interest in providing a neater boundary at this point.

Conclusion

There is no other access to the field or cesspit except across the lawn of the house. It would add to the amenity of the house to have a track 'formalised' to give proper independent access to the field and the cesspit. The track would be constructed in materials sympathetic to this Listed Building. Due to infrequent use and that the access point at the highway was between two other access points where there are reasonable sightlines, it would seem it is unlikely to be any issues.

IV. THE BRIEF – NEW TRACK



Paines Farm (track) – May 2021

V. CONCLUSION

This proposal for a new track is the second stage of the new owners caring for this historic building.

From a heritage point of view, the proposal enhances the presentation of the building and is therefore in the public interest.

No harm results to the archaeology of the building but continues the progress of restoring the building from having been badly harmed by its division into two dwellings.

