

**JAMES CLAGUE**  
ARCHITECTS

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**HERITAGE AND DESIGN AND ACCESS STATEMENT**

**DESCRIPTION:** ERECTION OF NEW PORCH FOLLOWING DEMOLITION OF EXISTING PORCH  
**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.

1.5 The existing porch was a later addition to the property; and was granted planning permission in 1978 under application reference SE/78/1414.



South West Elevation



North East Elevation



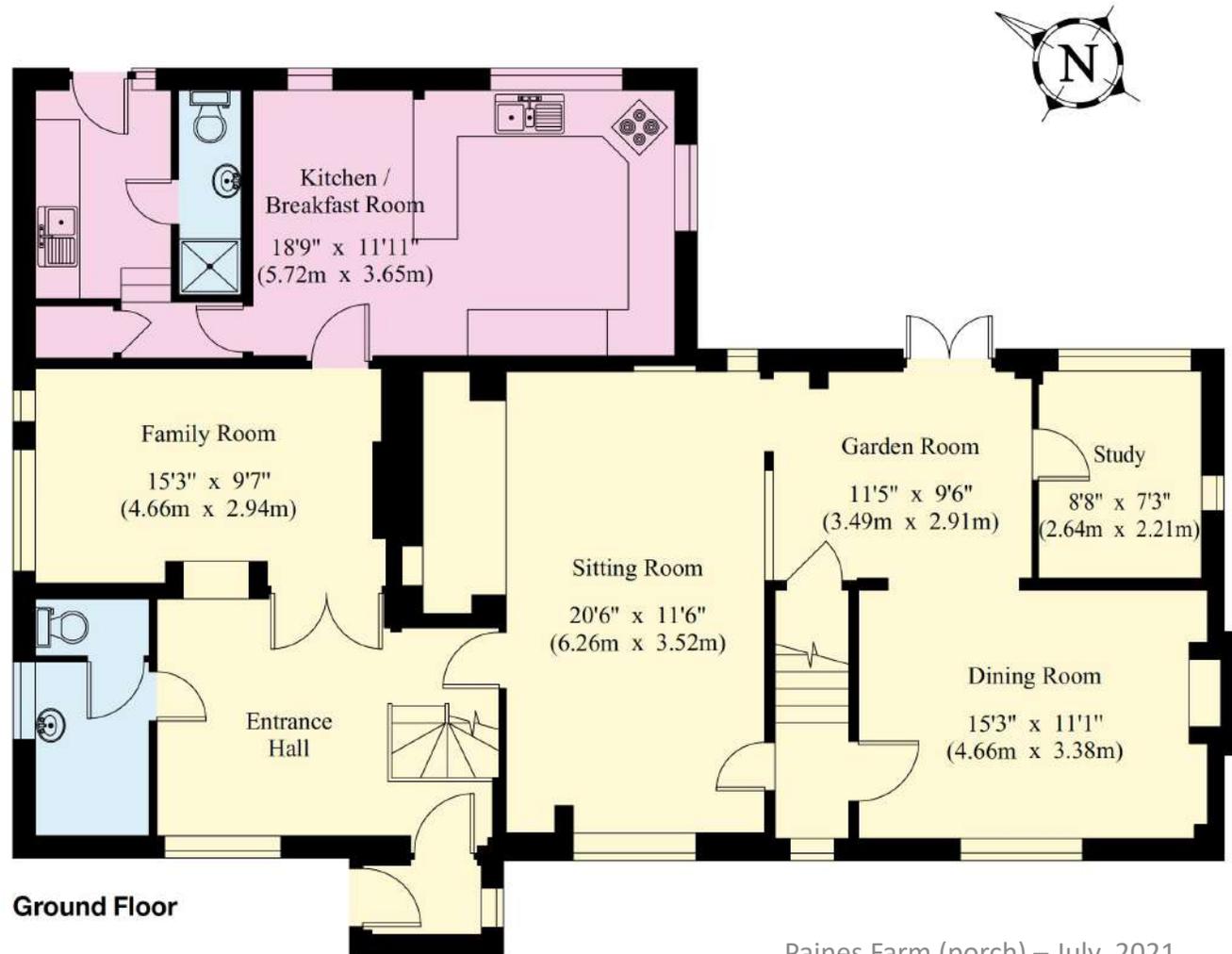
South East Elevation



North West Elevation



## Ila. Existing Ground Floor Plan



IIb. Existing Elevations



South West Elevation



North West Elevation



North East Elevation



South East Elevation

### III. FEATURES OF THE HOUSE

#### The Roof

The origin of the house is a Wealden Hall House and this is quite clearly 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) and 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.

Neither the current or proposed porch will have any impact upon the roof structure.

#### 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.

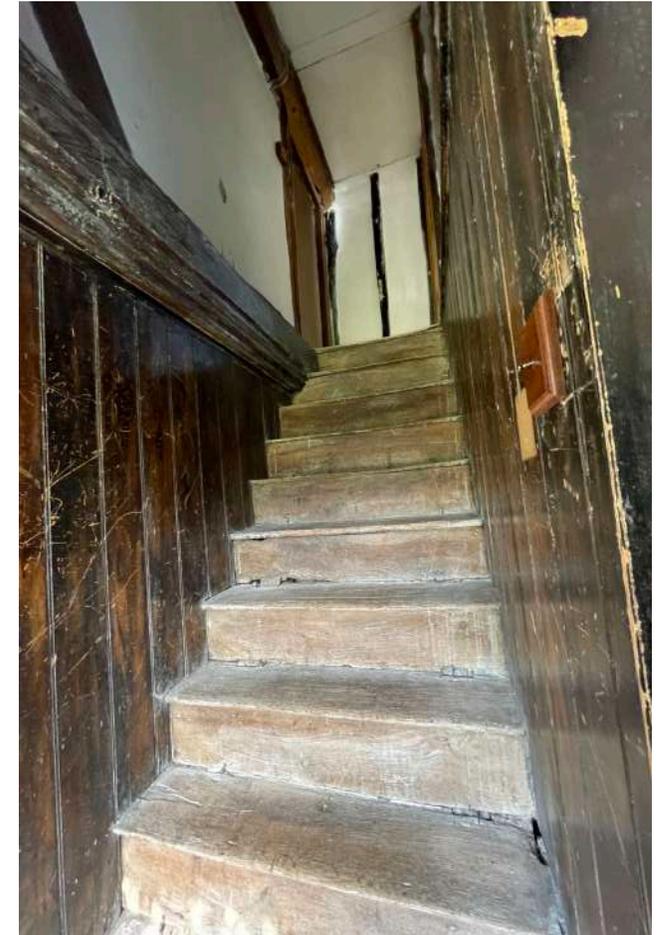
Also, of note, apart from the massive proportions of the inglenook fire sadly rather ruined by the use of modern brick, paint and appalling modern cement pointing is the screen between the solar and the dining room. This is a very beautiful design and of some height. The height of the ceilings is not 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 rear extension, 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 – REPLACEMENT PORCH

*See photos on next page*

### **Proposal**

The proposal is to remove the non-original porch and erect a more characterful, appropriate porch in its place. The current porch does not compliment the front elevation. The new porch will be informed by the dimensions of the existing porch and will reflect similar proportions; however the ridge of the proposed porch sits lower than the existing, in order to protect the window above. The proposed porch provides access from the South West elevation, rather than the North west which is the current position. This means the new entrance porch will be front facing.

### **Materials**

The proposed porch will have a stone plinth base, that supports an oak frame. There will be half-height oak boarding either side of the porch and clay roof tiles to match the existing. The front of the porch will have an oak truss with a slight curvature.



South West (front) elevation



View of Access from the North West

#### IV. EXISITNG PORCH

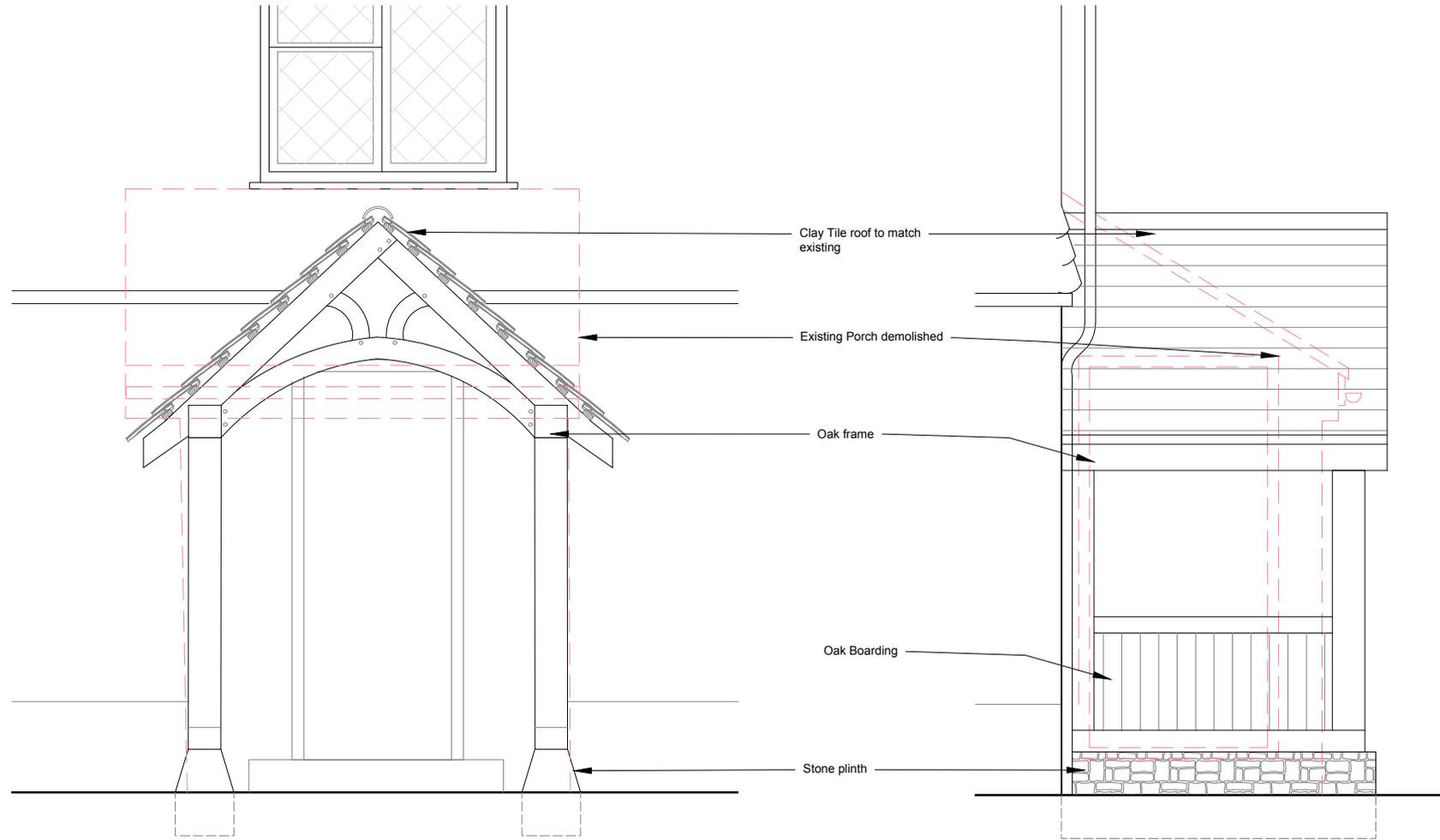


South East Elevation of Porch



North West elevation of the porch entrance

# IV. THE BRIEF – PROPOSED RPORCH



Proposed South West (front) elevation

Proposed North West (side) elevation

## V. CONCLUSION

This proposal for a replacement porch is one step of many for 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.

