

Heritage Statement

**1 Rose Court,
Vanity Lane
Linton
Kent
ME17 4BP**

Listed Description

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

VANITY LANE TQ 75 SW LINTON (West Side) 2/163 Rose Cottage and former stockyard attached GV II Stockman's cottage and planned stockyard. Early-to-mid-C19. Cottage, south end of west range, ground floor of feeding rooms, and buildings to south side of yard red brick in Flemish bond. Rest open to yard on ground floor, first floor timber framed, partly tile-hung, partly asbestos-clad. Outer walls red brick, with stone lining. Plain tile roof. Built into slope to north and west. Courtyard, with south side open at east and west ends. Former stockman's cottage at south end of east range. Feed-mixing rooms to north-west and north-east corners, and further rooms to south end of west range. Animals stalled in remainder of north, west and east ranges, with backs to yard. Food distributed from tramline trolley. North, west and east ranges 2 storeys. Ground floor open except to corners and ends, with wooden posts on padstones and hinged for doors; 10 bays to north range, 7 to west. Plain bargeboards and moulded pendants to south gable ends. Irregular fenestration of 2-light leaded metal casements under eaves; 6 to north range, 4 each to east and west ranges. 3 first-floor loading doors to north and one towards centre of west range, roughly flanked by the windows, and with further doors opposite in the rear walls. Segmental-headed doorways to mixing rooms, and to south-west rooms. South range: single storey. Taller, wider central section. Bargeboards and pendants to all 4 gable ends. 2-light casement and 2 stable doors to central section. Flanking sections formerly of 2 open bays each. Stockman's cottage (Rose Cottage): south gable end stack. Irregular fenestration of 3 recessed casements with segmental heads. Boarded door with flanking windows to south end of east side. Formerly part of Maytum Farm (qv). Included for group value.

Listing NGR: TQ7487250170

Impact Statement

None of the requested works will have any impact on any of the details as listed in the listing statement above, numerous items of which are no longer in existence or have changed considerably since the whole site was redeveloped back in the 1980's. In fact reading through the above I do not think that this has been amended since the development work as for example there are certainly not any animals stalled there nor any pendants on the gable ends etc.

None of the requested works are structural, do not change any boundaries and are purely cosmetic home improvements.

Description	Proposed Works	Possible Impact	Justification
Kitchen Door	Remove obsolete kitchen doors and replace with a brand new window exactly matching the other existing kitchen window	Positive functional contribution	The doors are not used, every visitor to the house confuses these doors with the actual front door of the house.
Bedroom Window	Remove window and replace with doors taken from the kitchen	Positive functional contribution	The current window is rotten and beyond repair. Replacing it with the kitchen doors will allow direct access to the garden and summer house.
Solar Panels	Place solar panels on south facing aspect of roof	Visual impact	To be self sufficient in energy. The panels will not affect the structure of the building in any way and can be removed. Neighbours cannot see the panels as they are out of sight from them on the other side of the building.



Front of the house from the vcentre of the courtyard



View of the house from Vanity Lane



Back of the house from the garden



Front of the house from the eastern end of the courtyard



Front of the house from the western end of the courtyardRotten back bedroom window



Front of the house showing the unused kitchen doors to be replaced with another kitchen window the same as the existing window seen here to the left



Rotten Back window to be replaced with doors from the kitchen



doors! Unused doors to be replaced with a window