

**Conservation Consultancy Advice**

|                                           |                                                                                                                                                                                                                                                                                         |             |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 518                                       | Case ref. no:                                                                                                                                                                                                                                                                           | Y18/1611/FH |
| Property Address:                         | Smokejacks, 4-5 Belle Vue, Coopers Lane, Sellindge                                                                                                                                                                                                                                      |             |
| Proposals:                                | Listed Building Consent to install a multi fuel stove/log burner to existing inglenook, install 3no chimney pots to roof and cowling, repaint existing windows, install 3no CCTV cameras, repair brickwork to front of property and install 3no external lights to existing garden room |             |
| Application Type                          | Listed Building Consent                                                                                                                                                                                                                                                                 |             |
| Agent:                                    |                                                                                                                                                                                                                                                                                         |             |
| General Comments<br>Operative Conditions? |                                                                                                                                                                                                                                                                                         |             |
| Listing / C/A?                            | Grade II                                                                                                                                                                                                                                                                                |             |
| Date Consult Received:                    | 24/04/2019                                                                                                                                                                                                                                                                              |             |
| Date Comments Sent:                       |                                                                                                                                                                                                                                                                                         |             |

**Comments:**

**1- General & Historic Building Description and Significance:**

Stone Hill runs north-west from its junction with the Ashford Road (A260) about 1km west of the "centre" of Sellindge. About 400m north of the junction, Coopers Lane turns westwards and returns to join the main road.

Bellevue Cottages are set back about 40m from the lane, reached by a share private driveway. The building is an 'L' shaped building divided into 4 cottages -4-7 Belle Vue. No4/5 occupies the western half of the group.

The main range of Bellevue cottages runs east – West and faces south and is subdivided into three cottages (nos.4, 5 and 6). This original building has its origins in the C15th or early C16th and has a characteristic steep hipped Kent Peg tile roof but the house was re-fronted in brick in the C18th

A C19th extension (no.7) extends north on the east side, creating an 'L'-shaped plan to the four cottages. This part of the building is Victorian with a shallow slate pitched roof.

No.4 has been further altered in the C20th with a single-story garden room extension to the rear (north-west side) and an ugly box dormer room extension protruding from the west hip end

## 2- Development Proposals:

The current proposals are for a series of fairly minor interventions.

These including:

1. Install multi fuel log burning stove to inglenook
2. Install three no. chimney pots to chimney
3. Repair and replace windows
4. Install three no. CCTV cameras
5. Repair brickwork
6. Install three no. exterior lights to garden room

## 3- Comments:

The application documents are hard to interpret but, with the receipt of further photos taken by the case officer, I can comment as follows:

1. *Install multi-fuel log burning stove to inglenook* - Very little information is provided. This is presumably intended to go into the open inglenook in the living room? In principle this is acceptable but we need more information on how the inglenook will be converted to accommodate the stove. There will presumably be a register plate but will this involve a twin wall flue being inserted right up the inglenook stack to the new chimney pot at the top or will it be some other method of converting the currently open flu? More information required
2. *3 no. chimney pots* - These are being fitted to the main stack on the ridge of the house (towards the west end). The secondhand terracotta pots are acceptable.
3. *Repairs and replace Windows* - The replacement windows appear to be located to the left hand side of the front door on the south elevation. These are two poor quality modern windows with non-traditional details and with single pane casements glazed in with quarter round glazing beads. They are not of historic interest. The proposed replacements are also a standard window type with modern/details. They are not correctly detailed for the C18th facade but are no worse than the existing.

I would like to encourage them to replace these by more traditionally detailed windows, subdivided into 3 panes per casement, divided by two intermediate glazing bars.

4. The CCTV cameras are to be located at the west end of the main front elevation at the top of the catslide gable. There is no information provided for the location of the other two cameras. The camera and sensors are small and colour - black and the installation of these will have a non-consequential effect on the character of the building.
5. The brickwork repairs – it is unclear where the area of problem brickwork is located – possibly around at the rear? The photos show classic break failure caused by the past use of a dense, hard cement repointing which has caused individual bricks to rot. There can be no objection to the repair of failed bricks but does the work also involve repointing? Ideally the old mortar should be carefully removed and replaced by new repointing in a true lime mortar, Cream colour and pointed flush and brushed off. The application is silent on this matter
6. External lighting – two locations are shown - one at low-level by the secondary stack on the end (west) elevation under the cat slide, the second within the rear courtyard to the left of the garden room windows on the east side of the garden room. The lanterns are a typical traditional style lantern in black and the installation of these will have a non-consequential effect on the character of the house.

#### 4- Recommendations:

1. Request additional information on how the stove is to be installed within the inglenook stack
2. Replacement windows– We ought to suggest to them that the windows should be replaced by more traditional three pane casements – traditionally detailed. If the applicant is prepared to do this then I can supply details to assist him.
3. Item 5 - Advice should be offered that the area of brickwork affected by decay should also be raked out and repointed with a true lime mortar. If the applicant is interested in doing this, I can visit site and advise further on this to help