

JAMES CLAGUE

ARCHITECTS

Combined Heritage and Design and Access Statement

The following document is to support our proposal for:

Stone Hill Farm, Stone Hill, Sellindge, TN25 6AJ

This application is seeking Planning Permission and Listed Building Consent for the installation of a flue to accommodate a log burner, and internal alterations all to the annexe building at Stone Hill Farm, Stone Hill, Sellindge, TN25 6AJ. As this application is regarding works to the annexe only, research regarding the main house has been kept to a minimum.

Stone Hill Farm is a Grade II Listed building dating from the 17th Century. The annexe to which this application relates falls within the curtilage of the listed building, triggering the requirement for LBC Consent. There is also an agricultural outbuilding on site, as shown on the site plan on page 02.

The site amounts to 25 acres, and is situated 1.5 miles west of the centre of the village Sellindge. The aerial view below shows the extent of the site shaded in red. The dwelling, annexe and barn are all fairly central to the plot, indicated by the arrow.



As you can see from the attached photographs, despite the annexe being identified on the historic maps dating from the 1870's, the building has a modern interior. There are no visible original internal partitions or details; nor any features of historic interest. This is likely to be the result of the conversion that took place following the grant of application 87/1032/SH in 1987 - "*CONVERSION OF REDUNDANT STABLE BUILDING INTO RESIDENTIAL ANNEXE TO MAIN HOUSE*". For this reason we believe this proposal for internal works and the installation of a flue has negligible impact upon the listed building. Furthermore, the location of the proposed flue is on the North west elevation, furthest away from the main dwelling.

[illegible]

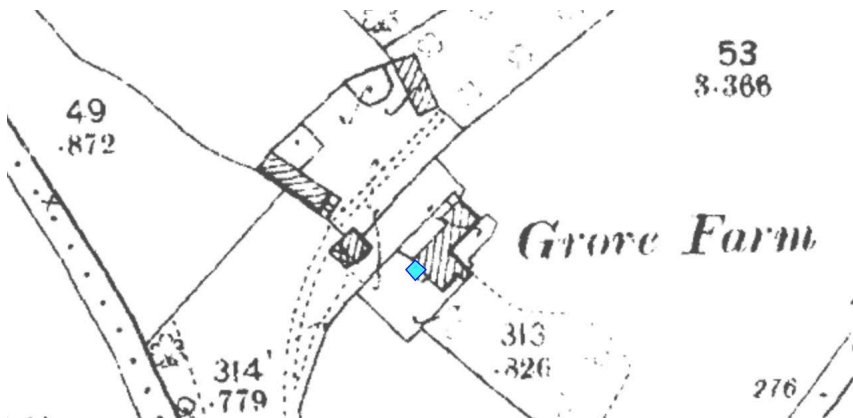
Historical Research

There is very little historical information or references made to the site, however research from historic maps (courtesy of KCC Heritage Maps) shows the basic evolution of the site over the last 180 years, including changes in name. The current owners purchased the property in 2024, and the last previous known sale was approximately 50 years prior (approximately 1980's).



1871 - 1890

This map shows the site under the name Grove Farm. The footprint of the main house matches that of today, with the exception of a small project on the northern corner of the building. The location of the annexe and existing barn are the same. There are multiple additional outbuildings shown that no longer exist.



1897 - 1900

No obvious changes.



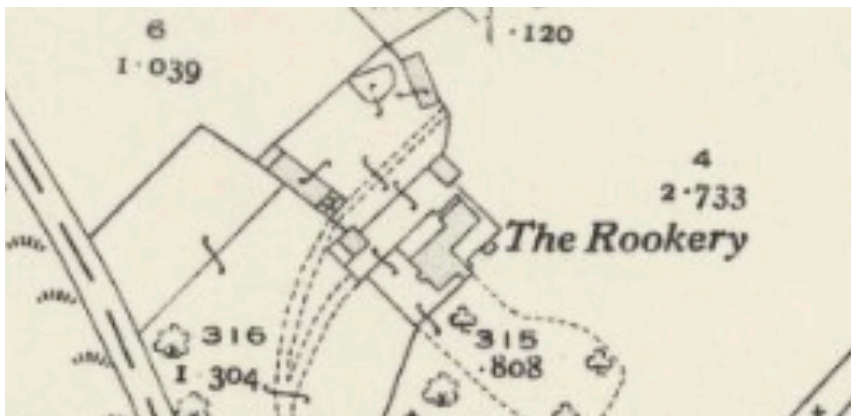
1897 - 1900

No obvious changes.



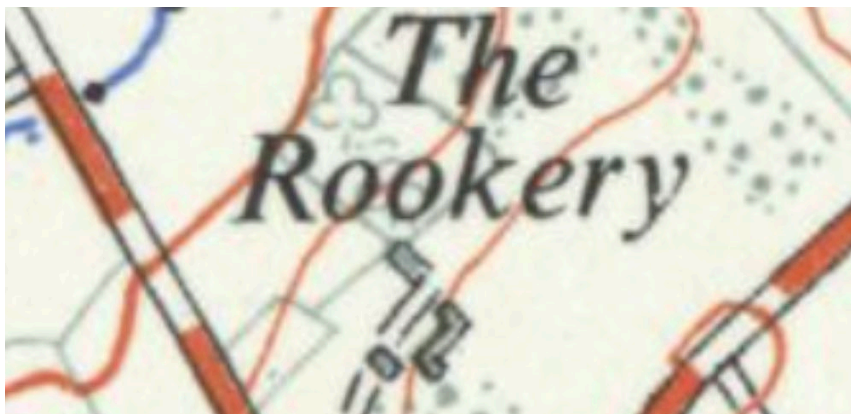
1929 - 1952

The name of the site has changed to The Rookery, and the small northwest projection has been removed. An additional outbuilding appears to the north of the main house (indicated with orange dot).



1939-1940 (Published 1946)

No obvious changes.



1906-1957 (Published 1961)

Although this map is at a larger scale, it appears as though all outbuildings have been removed except the two that remain today (the barn and the annexe).

The Listing

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1061064

Date first listed: 14-May-1986

List Entry Name: STONE HILL FARM HOUSE

Statutory Address 1: STONE HILL FARM HOUSE, STONE HILL

Details

TR 03 NE SELLINDGE STONE HILL (East Side)

2/93 Stone Hill Farm House

II

Farmhouse. C17, with early-to-mid C19 facade. Clad with red brick in Flemish bond. Plain tile roof. 2 storeys and garret on galleted stone plinth. Projecting eaves to front with flat soffits. Large central multiple brick ridge stack. Regular 3-window front of recessed 16-pane sashes. Tripartite windows to ground floor. All windows with painted splayed rubbed brick voussoirs and raised painted keystones. Central panelled door with rectangular fanlight and broken-based triangular pediment on shaped brackets. Narrow parallel rear range and further parallel rear range to left only. Interior not inspected. Formerly known as the Rookery.

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Site Photographs: Annexe at Stone Hill Farm



South west elevation



North east elevation



Annexe in relation to the main dwelling



North elevation, location of proposed flue indicated by blue dot



Existing living room



Existing living room



Existing bathroom



Existing first floor WC



Existing Kitchen