

Heritage Statement

Planning application for works affecting two former farm buildings, Filborough Farm, Lower Higham Road, Chalk, Gravesend, Kent, DA12 2NY.

Entry Name: Filborough Farmhouse
Listing Date: 3 July 1975
Grade: II
Source: Historic England
Source ID: 1089020
English Heritage Legacy ID: 356381

ID on this website: 101089020
Location: Gravesham, Kent, DA12
County: Kent
District: Gravesham
Electoral Ward/Division: Chalk
Parish: Non Civil Parish
Traditional County: Kent
Lieutenancy Area (Ceremonial County): Kent
Church of England Parish: Chalk St Mary
Church of England Diocese: Rochester
Tagged with: [Farmhouse](#)

A restored timber-framed building with roughcast infilling, part of the ground floor rebuilt in red brick. Modern hipped tiled roof with pentice portion in the centre of the front. The west end of the 1st floor oversails slightly on the protruding ends of the floor joists. 2 casement windows.

Group value with barn to northwest of Filborough Farmhouse.

Listing NGR: TQ6826373154.

The farmhouse is located with a small group of farm buildings including a timber frame barn to the northwest of the house and a Grade 11 listed Granary to the north of the Lower Road, Chalk. Listing details below:

Entry Name: Barn to North West of Filborough Farmhouse
Listing Date: 3 July 1975
Grade: II
Source: Historic England
Source ID: 1341481
[English heritage tours](#)
English Heritage Legacy ID: 356382

ID on this website: 101341481
Location: Gravesham, Kent, DA12
County: Kent
District: Gravesham

Electoral Ward/Division: Chalk
Parish: Non Civil Parish
Traditional County: Kent
Lieutenancy Area (Ceremonial County): Kent
Church of England Parish: Chalk St Mary
Church of England Diocese: Rochester
Tagged with: [Barn](#)

The farmhouse is Grade II Listed and dates from the 18th Century, with later additions constructed in circa 1938 as part of restoration works following fire damage. The house is oak timber frame construction with roughcast infill elevations and part solid brick.

The timber framed barn to the west of the farmhouse was granted consent to be re-built and converted into a four bedroom dwelling in 1999.

The timber frame barn west of the farmhouse is in residential use and in different ownership to the rest of the application site.

There is a brick garden wall between the barn and the farmhouse, and a separate drive leads to the barn off the shared main entrance. Effectively, the barn has physical and occupational separation from the farmhouse although from the heritage viewpoint are seen as part of the former group of farm buildings.

Similarly, the two agricultural barns, the steel framed and clad barn and the timber framed and clad barn are within the farmyard setting and may be considered curtilage listed.

The steel barn has a metal portal frame and is clad in metal profile sheeting and is a basic agricultural barn which, if anything, distracts from the setting of the listed buildings currently. The timber framed barn has weatherboard cladding and is a typical light weight traditional building in keeping with the listed buildings. Both farm buildings show the evolution of the farm and its farm buildings with a gable wall from a former brick barn forming part of the timber framed barn.

The proposed development results in changes to these former agricultural buildings which include increasing the height of the steel framed barn, re-roofing in natural slate and using timber boarding to the elevations. New openings will be created to the south and west elevations. Other than rooflights in the roof slope, no new openings are proposed to the north and east elevations. The barn use changing to residential use.

The timber barn is to increase in height and be extended slightly to the east in order to create one pair of dwellings. There are two existing windows to the north elevation. They are retained and will be internally obscured.

The proposed design includes high level windows to the north side and the main windows facing to the south.

Impact on the listed building.

The barns are close to but not immediately adjacent to the listed buildings. Existing walls, hedges and mature trees provide visual separation, particularly in relation to the steel framed barn. The timber barn is located on the boundary of the parking area and garden of the converted barn, about 15 metres away from the converted barn.

By improving the appearance and use of traditional materials, the applicant considers that there is an acceptable level of alteration in the relationship between the buildings and that, overall, the character of the farmyard is retained.

Both buildings are proposed to be increased in height, however both have pitched roofs which slope away from the listed buildings reducing the visual impact to some degree.

The use of traditional materials, natural slate and timber cladding improve the appearance of these barns.

The impact of these alterations needs to be considered against other alternatives options for these buildings, whether this be that they continue to have no economic use and deteriorate to a stage where there is a negative impact due to their run down condition, or they are removed ultimately due to the need for repair and then there will be the loss of the courtyard arrangement which also has a damaging effect on the setting.

Alternative commercial uses are unlikely due to the cost of works required.

END