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Heritage Statement
for
Murrells, 157 Vale Road, Northfleet DA11 8BP

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1.00 Introduction:

- 1.01 Murrells is located at the head of the junction with Old Perry Street being on the North side of Vale Road and amidst a small cluster of historic buildings including Kington House, The Six Bells PH and the Earl Grey PH.



Google Street View image: principal (South) elevation fronting Vale Road T junction with Old Perry Street

- 1.02 This application is for the construction of a garden room extension to the East side of Murrells where, once, there was a conservatory.
- 1.03 This Heritage Statement should be read with drawings MVRN/0324/01 and 02.

2.00 Listed Building Assessment:

- 2.01 Murrells was Listed Grade II on the 4th July 1952. The List reference number is: 1346410.

The Listing description reads:

C17 or earlier timber-framed L-shaped house, its walls rendered and painted in imitation of timbering. Tiled roof. South wing has first floor oversailing on brackets and gable over, with possible early window on first floor. All other windows are modern. West wing has date 1687 incised in plaster, flat topped porch on 2 columns and 2 pilasters, and hipped roof. Called Murrells after the family in , occupation from 1700-1840.

- 2.02 The house is constructed in rendered and weatherboarded elevations to the East, South and West elevations.

To the rear, North elevation, a lean-to extension has been added to the East end and its roof is almost a catslide to the main roof but broken by the eaves of the main house. This extension is partly rendered masonry at ground floor level with weatherboard to the spandrel ends above.

Roofs are in steeply pitched peg tiles except the lean-to which is slate.

The house possesses two prominent chimney stacks – one is external and abuts the flank (East) wall whilst the second is a central stack to the main range.

- 2.03 A conservatory once abutted the East elevation and remnants of the base and plinth wall survive and projected approximately 1.6m.

It is understood that the conservatory was removed in the 1970s or 80s.

3.00 Proposed works:

- 3.01 The proposal is to construct a garden room attached to the East elevation of Murrells.
- 3.02 The proposed structure measures 4.3m x 5.6m (excluding the plinth) with the narrow end in contact with the house.
- 3.03 Access to the garden room would be via the existing (currently external) door whilst the windows would become borrowed lights.
- 3.04 Some exploratory opening up works to this wall have revealed a mediaeval timber frame. This was concealed by cement render which has now been removed. The frame, protected by the proposed extension, will be retained and lime plastered on the conservatory side.
- 3.05 The garden room would be constructed in oak on a Portland Stone or brick plinth. The elevations comprise a modular arrangement of door leafs although only two will be openable and give access to the garden. The fixed and opening doors are then set between columns which might conceal a steel frame to support the roof structure.

The roof is to be leadwork with a central hipped lantern using a patent glazing system. The roof will conceal, in part, the existing external branch pipe serving the first floor bathroom.

The floor will be tiled with Victorian style encaustic tiles.

Rainwater goods would be in cast iron.

3.06 Externally some paving and gravel will surround the garden room.

4.00 Access Statement:

4.01 The proposals do not materially affect access arrangements to, from or within the building.

5.00 Conclusion:

5.01 The proposed works provide the Client with a light and airy room in contrast to the darker rooms within the historic house.

5.02 The garden room will provide a better connection between the house and the garden.

5.03 The proposed garden room hints at the conservatory which once occupied part of this area.

5.04 The design of the garden room preserves and enhances the character of Murrells.