

Internal Reference	L23262 - Gilson
Property Address	Norwood Farmhouse, Norwood Lane, Gravesend
Post Code	DA13 0YF
Applicant	Gilson
Agent	Sanford Group Limited t/a Wandsworth Sash Windows
Local Authority	Gravesham Borough Council

Heritage Statement

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1039912

Date first listed:

05-Aug-1982

List Entry Name:

NORWOOD FARMHOUSE

Statutory Address:

NORWOOD FARMHOUSE, NORWOOD LANE

Listing Details:

TQ 66 NW MEOPHAM NORWOOD LANE 4/82 5.8.82 Norwood Farmhouse II

C17. Two storeys with attics. Red brick with string course. Half-hipped tiled roof. Central stack. Five sashes with glazing bars. Small pediment hood on brackets to front door.

Listing NGR: TQ6457767535

Wandsworth Sash Windows is a trading name of Sanford Group Limited
Company Reg. No.: 10550497 VAT Reg. No.: 263 2750 10
Directors: N Smith M Smith T Smith



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Introduction and methodology:

This Heritage Statement has been prepared alongside the supporting documents to assess the historical and architectural significance of the existing window to the Grade II listed property.

This report has been compiled through a methodology of a combination of a site visit to the property and the surrounding area as well as exploratory research in the history of the site. The purpose of this heritage statement is to outline the existing and proposed within the context of the listed building, through the lens of the historical significance and the proposals impact on the public realm's appreciation of the listed building.

The work proposed has taken into consideration the historical significance of the site on Norwood Lane as such it has been considered to be sympathetic to both the local and wider heritage, influenced by both precedence on the building as well as environmental factors. Preserving both the historical and architectural significance of the site is important to both the applicant and ourselves, therefore this statement will explain how the proposal maintains this significance whilst still providing a tangible improvement to both the living conditions and energy efficient of the listed building, in the emerging and worsening climate crisis this is especially relevant.

This report is written by Rio Jablonski, Head of Planning Department at Wandsworth Sash Windows, as the planning agent on behalf of the applicant who are the owners of the Grade II listed property.

Proposal:

Works on the property involving replacement of windows and French door with slim lite double glazing, replacing existing plastic guttering with cast iron guttering at rear of property and replace existing external electric plug socket with electric car charging port.

Understanding the site:

The detached house sits on Norwood Lane set back from the road by the drive and garden, the house is different from its neighbours in that it is grade II listed. The listing dates from 1982 and work has been completed on the building with the approval of listed building consent in both 1982 and 2014, the later by the current owners.

Norwood Farmhouse is situated over a basement level and three storeys.

On each façade of the house, there are prominent sash windows and casement windows in the second floor front elevation. Each window has glazing bars that are integral to the structure of the

window, in most cases there are both vertical and horizontal glazing bars. On the second storey front elevation there are uPVC windows that were installed without LBC that are proposed to be replaced with the original timber.

The windows that are proposed to be replaced are non-original as stated by the Council's Conservation architect in a 2018 application "The Conservation Architect advises that either way this means the current replacement windows are incorrect in design and detail causing harm to the listed building and which should be rectified with box sash windows to replicate the original ones.". The proposal is for the mix of historically incorrect spiral balanced timber windows and uPVC windows to be replaced with the historically accurate box sash windows, timber casement windows and timber French door.

Historical context:

This application learns from and builds on the 2018 application to replace the windows on the property.

The building dates from 1650 and as per the 1982 pictures of the property features the exposed box sash windows these as per the Conservation Architects assessment "importance as the original exposed box frame windows were an example of an earlier form of sash window that pre-dated the 1774 London Building Act." In 1774, the London Building Act stipulated that sash boxes were to be placed behind the masonry. This meant that the glazed area of the window could be made wider, with almost all the sash box out of sight behind the outer edges of masonry with minimal timber on show. This was to help prevent the spread of fire, this was important in the built up areas of London and spread to be the prevailing style for sash windows in the rest of the country.



Figure 1 Front Elevation with exposed box sash windows



Figure 2 1982 Left Hand Side Elevation



Figure 3 1982 Front Elevation



Figure 4 1982 Right Hand Side Elevation

Description of the proposed works:

The proposal is to replace the existing tired and inefficient windows with historically sympathetic replacements with slim lite double glazing. The slim lite double glazing allows for the glazing bars to remain integral to the construction of the window, and each pane of glass would be separate.

The existing windows have deteriorated substantially so are detracting from the aesthetic appeal of the listed property, new timber replacements would add to the visual appeal of the elevation and the new windows would be durable adding to the enjoyment of the listed property for years to come.

Alongside the replacement of the windows is the proposal to replace the existing plastic guttering on the rear elevation of the building with cast iron guttering that would be more in keeping with the original guttering that would have been in place.

Furthermore, in the place of the existing external electrical plug socket a electrical car charging port is proposed to allow for more efficient and quicker charging of an electric car. This alongside the efforts to improve the insulative qualities of the windows in the proposal are efforts by the owners to make the property more energy efficient as a whole house approach.

Current situation:

The windows are in a poor condition, the single glazing in place is highly energy inefficient and detrimental to the long-term wellbeing/ comfort of the residents of the property. Despite the current owners efforts to invest substantial time, money, and care into maintaining the windows throughout the years, this approach is unsustainable in the long term due to rising energy costs and rapidly deteriorating timber. Considering the need for future proofing the window and ensuring comfortable living conditions, it is essential to propose a full replacement.

Where uPVC is in place, this is not suitable for use in a heritage property that is Grade II listed and the work to replace with timber would benefit the historical and architectural significance of the property.

Upgrading the window to slim lite double glazing will significantly improve its energy efficiency and thermal performance, reducing heat loss and enhancing comfort within the building. Additionally, implementing modern draught seal techniques will help prevent drafts and moisture ingress which will damage the timber and the building further if left alone. These efforts will not only preserve the

historical character of the listed building but also enhance its long term sustainability and ensure a more comfortable living environment for its occupants for many generations.



Figure 5 Present Front Elevation



Figure 6 Example of rot and damage to the windows

Heritage impact assessment:

Windows on heritage structures form an important and visually interesting part of the façade, the design of each window tells an interesting story about the history of the building. Proposing a historically sensitive window that both sits within the existing structure whilst providing sufficient energy efficiency, is an important part of new work on listed properties in the current energy and climate crisis.

The proposal to replace the windows on the façades of the building will have an impact on the historical significance of the building. Due to the existing condition of the windows and its non-originality, it is assessed that the proposal will have a positive impact on the special interest of the building despite the use of slim lite double glazing in a listed property.

There were issues with the 2018 proposal that caused the application to be refused, this current proposal has been prepared with that in mind and this application will address the concerns.

“It is the case that UPVC is not an authentic material for windows or doors in a property of this age and character and is not appropriate in listed buildings; timber is the appropriate material. UPVC cannot replicate the fine detailing and proportions of timber windows and they have a chunkier and more crude appearance lacking the depth and fine form of timber ones. The appearance of uPVC material is clearly at odds with the painted finish of timber windows. The presence of uPVC windows in this building would appear as an alien and incongruous feature that would cause harm to its character and appearance.

The uPVC windows would be completely out of character with age, character and quality of this listed building.”

uPVC is not proposed with this application, as a specialist timber joinery firm we only produce timber products and have a long history of producing windows and doors for heritage properties.

“It is proposed for all of the windows in the property to be double glazed using a slim line double glazed system of 14mm in width. Double glazing is not an authentic feature for windows in a property of this age and character. Double glazing, whether a slimline system or standard double glazing, is not appropriate in listed buildings. It would result in the rebate in both the glazing bars and the main framing members of the windows to house the glazing, being more substantial than is traditionally the case with single glazed windows. It is considered that double glazing, even slimline double glazing as proposed, appears very different to a single pane of glass. This is due to the

introduction of a perimeter seal between the edges of the two panes of glass and the required detail changes to the framing members of the windows and glazing bars to receive the thicker glazing units. Furthermore, double glazing reflects light differently and produces a strong double reflection which is almost mirror-like. The proposal for all of the windows to be double glazed would be an alien and incongruous feature that would be harmful to the age and character of the building.”

The proposal is for 12mm slim lite double glazing to be installed within new timber box sash windows, casement windows and French doors. Single glazing is typically 4-6mm, the change therefore will be either 6-8mm increase. In the case of the second floor windows, the rear first floor windows and the existing French door they already standard double glazing within the uPVC, this will be changed to the far more historically sympathetic slim lite double glazing with timber.

With slim lite double glazing the spacer bar between the glazing is 4mm, there is little chance for a double reflection to occur. The glazing bars will be integral to the construction of the windows, and the panes of glass will be separate.

The box sash windows will be cord hung and made from a redwood timber. Sash horns are proposed for the top sashes.

Planning History

Applications (14)

- [Application for Listed Building Consent for internal alterations to provide first floor corridor, second floor bedroom and new second floor landing rooflight.](#)

Ref. No: 20140448 | Status: Application Permitted

- [Application for Listed Building Consent for the replacement of all windows in the property with the existing timber single glazed windows to be replaced with timber double glazed windows and the existing PVC double glazed windows to be replaced with PVC double glazed windows; replacement of the existing PVC double glazed French doors with PVC double glazed French doors.](#)

Ref. No: 20180531 | Status: Application Refused

- [Erection of 1x detached dwelling house with associated access parking and amenity space](#)

Ref. No: 20200206 | Status: Application Permitted

- [Application for the approval of condition 3 attached to planning permission 20200206 relating to the details and samples of all external facing materials.](#)

Ref. No: 20230510 | Status: Approval of details

- [Variation of condition \(iii\) granted permission under GR/90/885 for alteration of vehicular access and re-alignment of drive.](#)

Ref. No: 19930525 | Status: Application Refused

- [Outline application for the erection of a detached one and a half storey dwelling.](#)

Ref. No: 20050297 | Status: Application Refused

- [Outline application for the erection of a detached dwelling.](#)

Ref. No: 20040860 | Status: Application Withdrawn

- [Listed Building Consent for the installation of wood-burning stove to existing chimney in sitting room.](#)

Ref. No: 19970500 | Status: Application Permitted

- Application for listed building consent for erection of a front porch.

Ref. No: 19910189 | Status: Application Withdrawn

- Erection of detached double garage at the rear.

Ref. No: 19900885 | Status: Application Permitted

- Outline application for the erection of a detached house and detached double garage in the rear garden.

Ref. No: 19910190 | Status: Application Refused

- Stationing of a mobile home for temporary period

Ref. No: 19870757 | Status: Granted Temporary Permission

- Outline application for for the erection of a two storey dwelling and double garage

Ref. No: 19860655 | Status: Application Permitted

- Application for Listed Building Consent for internal alterations and for the construction of two dormers in rear roof slope including the reforming of lower part of rear roof and the raising of the norwood farmhouse rear walls to provide two bathrooms

Ref. No: 19820274 | Status: Application Permitted

Policies:**National:**

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – legislation which provides for the designation & protection of listed buildings and & Conservation Areas.
- The National planning policy framework, July 2021 (Rev.), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Historic England, Traditional Windows: their care, repair and upgrading, 2017.

Consideration of policies:

NPPF 199 – 202: ‘When considering the impact of a proposed development... great weight should be given to the asset’s conservation... any harm to the significance of a designated heritage asset should require clear and convincing justification... where a proposal will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal... including where appropriate, securing it’s optimum viable use.’

Paragraph 20 of the government Planning Practice Guidance clarifies ‘public benefits’: ‘public benefits may... deliver economic, social or environmental objectives (NPPF p8)... they should be of a nature or scale to be of a benefit to the public at large and not just the private benefit. However, benefits do not have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure it’s future as a designated heritage asset could be a public benefit. Examples include: sustaining or enhancing the significance of a heritage asset and the contribution to its setting; reducing or removing risks to the asset; securing the optimum viable use of a heritage asset in support of its long term conservation.

- This application does not propose making any changes to any of the original fabric of the building.
- ECONOMIC: n/a
- SOCIAL: 'to support strong, vibrant and healthy communities... to meet the needs of present and future generations... that reflect current and future needs and support communities' health, social and cultural well-being.
- Historic homes cannot be preserved in one place in time, they must be sensitively renovated to ensure that they remain aspirational and enjoyable places to live, preserving their future as a viable home to live in.
- A property which could have a negative impact on the owners' health (due to unreasonably cold temperatures) may increase pressures on local health services.
- ENVIRONMENTAL: ... mitigating and adapting to climate change, including moving to a low carbon economy.
- The UK government has made a net zero pledge, and part of this is ensuring that all homes (including historic ones) are more carbon and thermally efficient. Privately owning a property means that you have the right to live in it, or rent it out. From 2025, it will be a legal requirement for all rental properties to achieve an EPC rating of a C. Exemptions will only be given where there are no further improvements that can be made to the property. Ensuring that future owners of the property are able to ensure it's continuing optimum viable use as a residence, replacing the glazing in the windows will enable the property to be compliant with this future change to legal requirements.