



Architects

**St Katherine's House
Forge Lane, Shorne
Gravesend. DA12 3DP
Shorne - 5424**

HERITAGE STATEMENT



Picture of the old convent courtesy of Tony Larkin's Collection

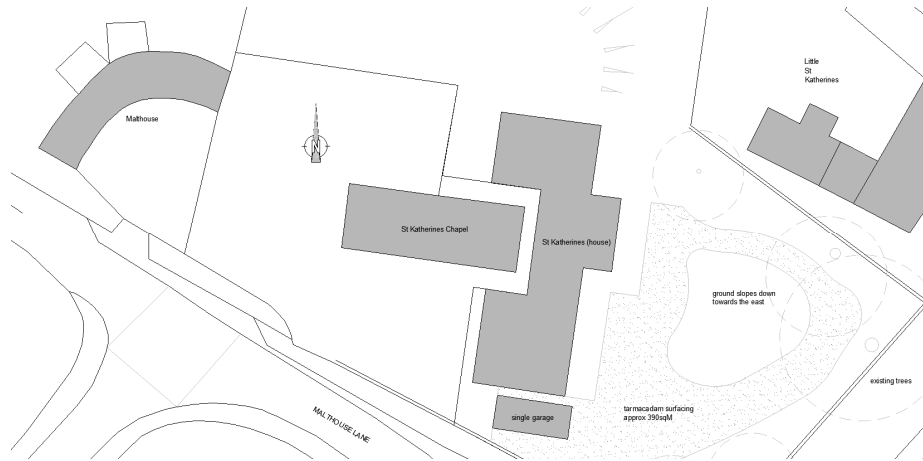
June 2024

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Section 1: A Brief history and description of St Katherine's House setting

St Katherine's Chapel is a detached building, rectangular on plan whilst St Katherine's, the subject of this application, is a much later house built very close to the eastern end of the chapel.



P001 – site plan

The Listing (Grade 2) for St Katherine's Chapel refers to it being "C14 eastern half, C15 western half of rectangular chapel. Flint and chalk walls, C19 tiled roof with gabled ends. North elevation banded with stone. Trefoil headed windows with stone dressings. Double sedilia and piscina internally. Chantry chapel suppressed by Edward VI in 1545. In C18 was in use as a malthouse. Restored as a chapel by George M Arnold FSA, in 1890's." The Conservation area appraisal (Shorne Conservation Area Appraisal SDP 2017 published on line by Gravesham Borough Council) identifies St Katherine's and other nearby buildings as distinct from the main village and goes on to give a little more historical background:

"There has been settlement of one sort or another here for a long time. The chapel dates from the 14th century. It fell into decay in the early 16th century and was suppressed in 1545. From the end of the 16th century to the late 19th century it was used as a malthouse – hence Malthouse Lane. In 1890 it was bought and repaired by a Gravesend Solicitor, George Arnold and was then used by the Corpus Christi Carmelite Sisters. It is still open for worship but the related house is now in private hands."

Further historic detail regarding the chapel is available by the following link, by George M Arnold available from Kent Archaeology:

<https://www.kentarchaeology.org.uk/Research/Pub/ArchCant/Vol.023%20-%201898/023-06.pdf>

Whilst the chapel is inevitably a dominant feature for the house, account should also be taken of its broader setting within the conservation area. Reference has already been made to the buildings in this locality forming a distinct grouping, separate from the main village.

The conservation area appraisal continues:

“Boundary walls and mature trees and extensive gardens play a very important part here....enclosure to the west of the road is broken beyond Little St Katherine's, with glimpses between buildings out over open farmland.”



P002 – entrance view into site

The chapel is not visible from the front of the house however the space in front of the house is what makes the visual impact on the conservation area. To this end the boundary wall and mature trees are positive features but within the site the effect is spoilt somewhat by extensive areas of tarmacadam and parked vehicles. The house only has garaging for one vehicle.



P003 – front elevation from within the site



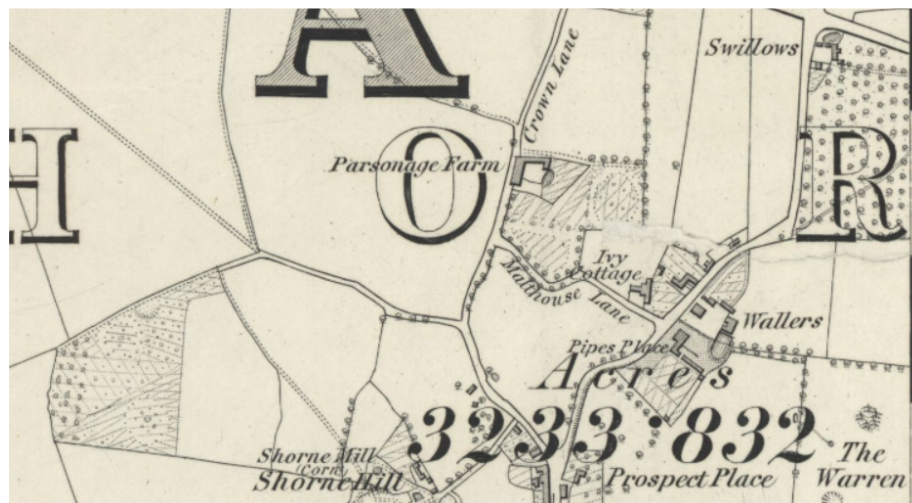
P004 – front elevation from forge lane



P005 rear terrace areas falling away to the north

The garden area to the north of the house is laid to lawn with levels dropping several metres from south to north with terracing and mature ornamental tree and shrub planting to all boundaries.

Historic mapping



P006 - 1863 historic map section

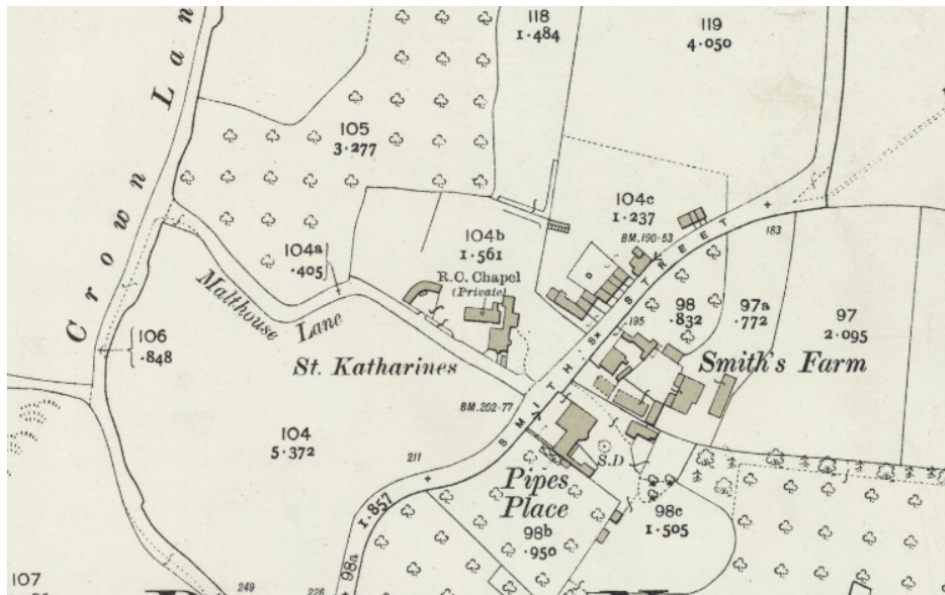
St. Katherine's, Shorne, Gravesend DA12 3DP



P007 - 1895 historic map section



P008 - 1907 historic map section



P009 - 1932 historic map section



P010 - 1946 historic map section

Section 2: The significance of the building

St Katherine's Chapel has a reasonably well documented history back as far as the 14th century & is a good example of a church building which was not taken over by what became the Church of England & which survived a number of different utilitarian uses in order to become a place of worship again in more recent times.

The western half of the building appears to have changed little over the centuries whilst the eastern half, once subsumed into a dwelling then became an interesting example of late Victorian conservation methods.

The house known as St Katherine's house therefore owes its significance in terms of its very existence, its plan form, materials and detailing with regard to the chapel and its setting within the village.

Listed Status

for the house can be found at:

<https://britishlistedbuildings.co.uk/101083896-st-katherines-house-shorne>

for the chapel can be found at:

<https://britishlistedbuildings.co.uk/101040014-chapel-of-st-katherine-shorne#.ZAio0HbP2F4>

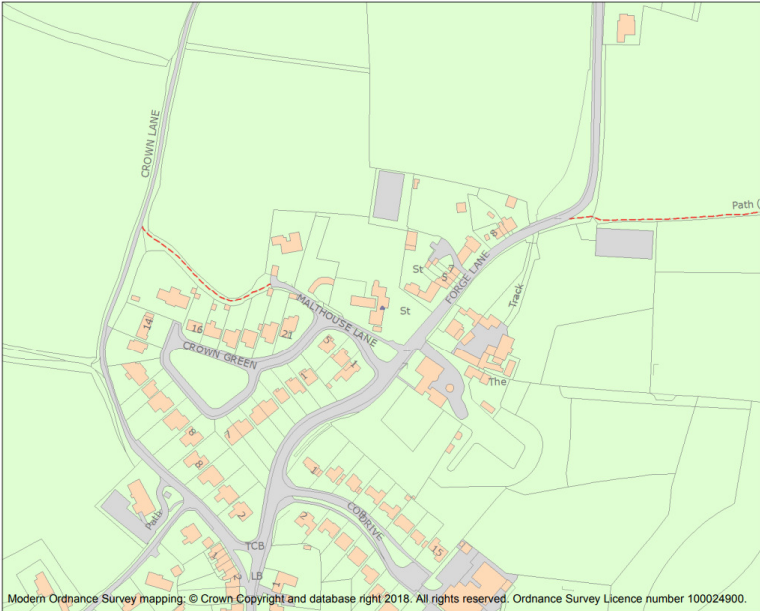
Historic England Listing

For the house can be found at:

<https://historicengland.org.uk/listing/the-list/list-entry/1083896>

For the chapel can be found at:

<https://britishlistedbuildings.co.uk/101040014-chapel-of-st-katherine-shorne#.ZAio0HbP2F4>



Heritage Category: Listing
List Entry No : 1083896
Grade: II

County: Kent
District: Gravesham
Parish: Shorne

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: TQ 69216 71450
Map Scale: 1:2500
Print Date: 8 March 2023

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: ST KATHERINE'S HOUSE

Historic England
HistoricEngland.org.uk

P011 –listed grade 2



P012 – side view of property looking south

The house largely follows the chapel's aesthetic of flint walls, stone dressings and steep, peg-tiled, roofs. It is generously two storied with the exception of a three storey flint and stone-quoined and banded tower close to the north east end of the St Katherines is a mid-19th century dwelling with 1890 extensions set within a large garden, it was listed on 14.03.1973.

The Chapel of St Katherines to the rear originates from the 14th century with parts also dating from the 15th century, was in use as a malthouse in the 18th century, restored as a chapel in the 1890s and is still in use as a chapel; it was listed on 27.08.1952.

The Shorne Conservation Area appraisal identifies both St Katherines and St Katherines Chapel as positive buildings in the Conservation Area with the Chapel further being identified as one of the main positive features in the Conservation Area.

It also states that the grouping of buildings around St Katherines Chapel comprises a number of relatively large-scale, high quality status buildings of different dates, to either side of the road and that these stand in landscaped grounds with good boundary walls and numbers of mature and beautiful trees, all this contributing to an atmosphere of understated wellbeing.

The NPPF Glossary describes that setting is defined by the surroundings in which a heritage asset is experienced.

The property sits in a large garden area and has been subject to various interventions and development in the past; such as to the west in regard to the Malthouse, which the Conservation Area appraisal notes is likely to date from the early 20th century and to have been the coach house and stables for St Katherines. A further dwelling, Pear Tree Cottage, has also been built to the west of the Malthouse. The garden area to the west of St Katherines and St Katherines Chapel has therefore been reduced from its original form but the part of the garden to the

north has not had any development and is laid to lawn with terraced levels lowering down and mature trees and shrubs surrounding it.

Later Changes

The house was extended, probably in the 1960's, evidenced by the change in render finish and the roofline.



P013 – side view indicating extended areas and existing conservatory

It was extended again in the 1980's adding a conservatory built on a brick plinth with steps down to the garden level approximately 1.2m below.

The design quality of the conservatory is poor and although not affecting vision lines to the chapel it does little to enhance the existing external building form. It also provides poor temperature regulation to the internal space from season to season.

Appendix 1

Documents from the Corpus Christi Carmelite Sisters refer to records giving a date of 28th April 1581 for the formal confiscation of the building by the Crown and also give a date for the conversion of the chapel into a malthouse as being 'the beginning of the 18th century'.

Appendix 2

is a handwritten note of unknown provenance referring to a book by Mr John Thorpe published in 1788 with an illustration of the chapel 'now used as a malthouse' and an attached building to the rear, 'a small tenement erected against the east end of it'. By the late 19th century this small tenement (elsewhere described as 'the maltsters house') had grown into a two storey building referred to as 'Ivy Cottage'.

Appendix 3

Photographs of the buildings at this time.

The chapel and Ivy Cottage were then purchased by the solicitor George Arnold.

Appendix 4

Is a transcript of the auction particulars from 26th February 1890 which notes that the sale included a 'large garden in front and meadow land in the rear, terminating near the Crown Inn on the Rochester Road, with entrance therefrom.' This describes a very substantial plot of land, considerably larger than the current gardens which extend as far as (and include) the tennis court to the north of St Katherines (about 82m). Mr Arnold demolished Ivy Cottage and built the house now known as St Katherines, cradling the rear part of the chapel.

Appendix 5

Grade ii listing for St Katherine's House

Appendix 6

Grade ii listing St Katherines Chapel

Appendix 7

Discover Gravesend webpage exert