

FORTSIDE INVESTMENTS LTD

Heritage statement

For

Tolhurst House

Northfleet



**1 Victoria Road
Northfleet
DA11 8RY**

Telephone 01732 456 153
Email: davidsburdis@aol.com

Introduction This document accompanies an application for Full Planning Permission for the refurbishment and renewal of the cord hung sash windows and spiral hung windows in two phases to all elevations of the building Tolhurst house 1 Victoria Road Northfleet DA11 8RY. This Design, Access and Heritage Statement has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite.

Tollhurst House is a grade 2 listed Building Built in the late 1880s converted in the 1960s Comprising of 6 individual flats (4 studio & 2 X 2 bedroom flats on 2 floors) and parking to the side of the building entrance on Victoria road. The basement comprises of 2 studio flats accessed via the side of the property on Victoria road with 2 studio flats on the ground floor and 2 two bedroom flats split into 2 levels accessed from Perry street. It is located at the corner of Victoria road and perry street and is adjacent to the Northfleet Conservative Club. There are a total of 32 windows within the building which require refurbishment in 2 stages. The first stage will involve the refurbishment of 14 windows and the replacement of 5 windows with the replacement of 3 windows and refurbishment of 10 windows at

of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF. 2.0 Context and Heritage Statement The subject site is located within the Northfleet Conservation Area, at the Junction of Perry Street, Pelham Road south and Victoria Road. Area Appraisal document notes that Tolhurst house Square was an early Victorian structure erected between 1879 -1880 (architect unknown). Tolhurst house is a grade II listed Building situated in the Town of Northfleet in the borough of Gravesham. Northfleet Urban District Council was set up under the Local Government Act 1894. Within its boundaries were Gravesham. and Nash Street, as well as the now built-up Perry Street.

Tolhurst House 1 & 2 Victoria Road was built between 1879 and 1880 (architect unknown). The building is Listed grade II and is under the list entry **1083889** on English Heritage website in the non civil parish of Gravesend. The architecture of Tolhurst house is of Victorian design with a painted render finished exterior with decorative rendered window surround to the windows on the south, east, and north at ground and 1st floor. The structure comprises of a 3 storey and basement layout with front rear and side facades. The facades of the structure have complimentary double sash windows at basement, ground first and second floors The second floor comprises of an overhanging slated mansard roof with 4 number double sash windows. A prominent decorative timber and cast-iron balustrade with led roof porch at ground floor level served by twin 5 step access. The basement ground & first floors have a double sash window layout to the east elevation supplying the kitchens, lounges to flat 5 and studio apartment 3 on the ground floor with light. The basement windows shrouded by the light wells and wrought iron balustrades give light to the lower flat 1 And 2 studio lounges, The south elevation retains 2 number double sash windows to the second floor giving light to the bedrooms of flat 5 & 6 plus a single window to the First floor with single double sashed windows to the left & right of the front door and porch. The North (rear) elevation has a double sash Dormer windows to the bedrooms of flat 5 & 6 plus bathroom windows to flat 3,4,5, 6, The two number single windows at basement level serve light to flat 1 kitchen. There are five double sash windows to the west elevation giving light to the kitchen and lounge of flat 6 & 4 /studio plus the bathroom window of flat 1 kitchen & hallway of flat 2. There is a short stair leading down to the entrance lobby of flat 1&2 with a tiled canopy attached to the main structure.

Proposal

Proposed Design and Materiality The proposals submitted here represent the replacement /refurbishment as like for like existing. The existing single glazing throughout the building is in poor condition and thermally inefficient. The current single glazed sash windows appear to be all original. The box sash window frames and cill's appear to be

original. It should be noted only the sliding sashes beyond repair are intended for replacement with some repairs on the frame and Cill. The Entrance door and fan light to The South elevation and entrance door to the West elevation appear to be of 1960s design and are not in need of repair or refurbishment.

Typical condition of frames and units



The proposed sash windows to the all elevations will be made to match the existing proportions and joinery details of the original sash windows, fabricated to a high standard of workmanship to retain the profile and thickness of frames and glazing bars accommodating slim-line single glazed panes. The existing sashes suffer from considerable issues with large condensation build up that has affected the integrity of the joints as well as impacting the internal beading. Although the single glazing has no real insulating benefits it is the aim that effective draught sealing can be fitted to reduce condensation issues. It is proposed that fully integrated draught seals within the new staff, head and parting beads will be fitted to the existing frames to further reduce condensation. The single glazing has no insulating benefits the exterior of the slim-line units will be dry sealed (putty) finish as in keeping with the other windows within the property. It is also proposed to carry out splice repairs on the framework of the windows and porch where required and replace the Cills where necessary. There is considerable degradation due to rot within parts of the old frames. & It is important to carry out such repairs to maintain the longevity of the old box sash window frames. The proposed works are designed to retain the character and proportions of the existing sash windows. The works

represent minor exterior alterations to the existing rear elevation reflecting the existing historic setting and the overall character of the Northfleet Town Conservation Area.

Access, Parking and Public Transport The proposals will have no impact on the existing parking, access, and accessibility to the property. Perry street has on-street free parking and residential parking to Victoria Road and a free car park to the rear of the retail areas of the Co-op and Tesco's. The proposals will have no impact on the existing on street car parking. The site is well located for walking and cycling to local amenities and access to public transport, with bus routes to & from the centre of Gravesend. **Trees** No trees are affected by the proposed alterations. **Sustainability** The proposed works comprise the careful installation of high-quality single glazing to match the detailing of the existing windows. All new elements will provide standard insulation and air tightness to the envelope. **Conclusions** The application proposals are carefully designed to make a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context. Works will be executed to a high standard and will maintain thermal performance and energy efficiency. In summary, the proposal is modest in scale; in keeping with the existing building and Conservation Area; and represents a positive contribution to the Conservation Area and has no bearing on the existing streetscape.

Supporting information of complete window schedule has been issued with this Heritage Statement