



HERITAGE DESIGN AND ACCESS STATEMENT -18Q-01 – JUNE 2023



**To accompany an application for listed building consent for; Nurstead Hall, Nurstead Lane,
Longfield Hill, Kent, DA3 7AN**

Scope of proposals: Repairs to external render and joinery. Structural reinforcement internally to timber-frame and chimney. Replace flat roof dormer with tiled, pitched roof dormer to rear. Re-roof main house and add insulation to roof.

Background & introduction

Nurstead Hall is listed as Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) *for its special architectural or historic interest*, first listed on the 26th of July 1983 and at the time of listing the house was known as Nurstead Hill Farmhouse.

Below is the List entry description of the property:

Entry Name: Nurstead Hill Farmhouse

Listing Date: 26th July 1983

Grade: II

C17 timber-framed and rendered. Two storey with half-hipped tiled roof. Five sash windows with glazing bars. Originally 3 but 2 eastern bays added. Moulded beams and ingle fireplace internally.

Nurstead Hall is a detached property situated on the south side of Nurstead Lane and lies approximately 2 miles south-east of Longfield railway station. The property consists of 4 timber-framed 17th century bays (includes the chimney bay) which sit on a low-level masonry plinth. The easternmost of these bays have had the ground floor timber-frame wall removed on the north elevation and replaced in masonry, possibly in the 19th century.

When the house was extended to the east, the ground-floor 17th century had framing of studs / posts removed to open the space into the extended bay in what is now the kitchen. The current house shows it has been extended (in masonry) by two storeys adding approximately 5.3m to the east of the 17th century core. It is likely that the two-storey masonry extension was added in the 19th century, further single storey extensions to the rear (south) elevation are from the latter half of the 20th century.

Paragraph (before the parish was commonly known as Nurstead) from 1979 survey - Edward Hasted, 'Parishes: Nutsted', in The History and Topographical Survey of the County of Kent: Volume 3 (Canterbury, 1797), pp. 351-356. British History Online <http://www.british-history.ac.uk/survey-kent/vol3/pp351-356> [accessed 7 June 2023]. ...*'NUTSTED is a small parish, being not quite a mile in extent each way. It lies most of it on high ground, and has a great variety of soils, having in it arable, orchard, and hop ground, and some woodland towards the north boundary of it, next to Northfleet parish; it joins to Meopham southward. There are but five houses in it, viz. Nursted-court, Nurstedhill farm, at the west end of the parish, belonging to Mr. John Colyer of Southfleet; Copthall, at the east end; and two cottages. It is a place not much frequented, and is therefore but little known.'*

Brief description of the proposed areas of repair

External render

The external render has been built-up over time and through a failed section of wall, it can be seen that at least some of the rendered walls consist of three layers of render installed at different periods. The failed section of wall was partially opened to inspect the bulging render on the north (front) elevation where the first-floor timber-framed wall sits on an under-built masonry ground floor wall. Over the timber-frame the build-up consists of: sawn softwood laths; lime render; a full thickness of cementitious ashlar render; and a final layer, full thickness of cementitious flat render, painted white. It was not possible from the inspection hole to establish if both of the cementitious render layers cover the masonry sections of wall but it is most likely that the mid-layer (ashlar render) is below the existing flat render coat as ashlar rendering (the middle layer) was usually carried out to imitate a stone façade.

The north elevation has a large bulge in the external render where it has delaminated from the wall substrate and bowed outwards. Other areas of render have separated from the north wall, the extent of which is unknown at this time and cannot be fully established until scaffolding has been erected and opening up works has begun.

The drawing numbered PP-18Q-06 (submitted with this application) shows the proposed areas of render to be replaced. A repair proposal can be discussed with the conservation officer once the delaminated render is removed, this may not end up a like-for-like repair and will depend on the practicalities of retaining sections of the render, as well as the materials used to affect repair / replacement.

External joinery

The external joinery of the house and extensions largely date from the 20th century. The windows on the north elevation are 'weight-type' vertical sliding sash windows in 'box-frames', these too are from the 20th century. The majority of the remaining windows are of a 'storm-proof casement

window' type with some traditional casement windows and a pivot window, dating to the mid-late 20th century. With the exception of DG2 (porch entrance door) and DG6 (east elevation utility door) the doors and frames are of mid-late 20th century construction. The doors and frames to DG2 and DG6 appear to date further back than the 20th century and may be late 19th century construction.

The joinery is proposed to be repaired using timber splices for larger areas of decay and smaller areas to be filled with 'Repair Care-DryFlex' resin filler. Where joinery items are beyond practical repair, it is proposed that they are replicated in a like-for-like manner but using hardwood as the construction material for durability. The joinery is proposed to be repainted in existing colour scheme where repairs / replacements are carried out.

Replacement dormer structure and dormer casement window

The existing dormer was constructed in the early 21st century under application reference numbers 20000367 & 20020165. Constructed as a flat lead roof with dormer cheeks and front clad in lead. The dormer has a painted softwood two opening casements (glazing patten - 2 over 4) separated by a mullion. The dormer window has begun to show signs of deterioration.

The dormer is proposed to be replaced with a new pitched-roof dormer in tiles matching the main roof. The sides and front are proposed to be clad in clay tile-hanging and a smaller painted, hardwood window with two opening casements (glazing patten – 2 over 3) separated by a mullion. The new casements to have slim double-glazing.

Roof cladding to main range

The existing roof cladding is in a poor state of repair, particularly the north-facing roof slope. It can be seen from the ground that there is a thick growth of moss clumps on this roof elevation and a high proportion of clay roof tiles are damaged and delaminated. There are some machine-made clay roof tiles in small areas where the roof has been repaired in the past. It can also be seen from the ground that the battens to the north roof elevation are damaged and there is pronounced waves of dipping where the battens span between the common rafters and the consequential rising of the roof at the rafters. This is likely to be caused by soft and decayed tile batten, which requires the batten to be stripped off the roof and new treated softwood tile battens installed. The rear (south) roof slope is in a better condition than the front. However, there appears to be a higher percentage of machine-made clay tiles and some concrete tile inclusions. The undulations in the roof at the rear is a more natural 'wave' where the principal timbers are the high spots and there is an even sag across the entire bay (and not between common rafters as can be seen on the front).

The roof tiles, fittings and battens are proposed to be stripped to repair the roof cladding. Whilst the roof cladding and battens are off the roof, it is proposed we take advantage of that access and strip any impermeable roofing membrane and increase the level of insulation to the roof. It is proposed that TLX Gold is installed; a thin quilt insulation with a breather membrane as part of its build-up of layers. This insulation will add a minimal amount to the thickness of the rafter while maintaining the natural undulations of the historic roof. When the roof tiles are installed, the roof verges need to project from the rendered wall faces by approximately 50mm.

Due to the high proportion of damaged and inappropriate roof tiles to the main roof slopes, the proposal is to grade, stack and store any salvageable hand-made clay roof tiles and utilise these for future repairs to the single storey extensions, out-buildings and porch. The roof slopes are proposed to be re-clad with new hand-made clay tiles; 'Brookhurst' hand-made clay tiles, 'Restoration' mix, manufactured by Sahtas.

Main axial chimney stack

The central chimney is in need of structural repair and the stack above the roofline requires a rebuild in a more appropriate brick. The structural engineer has identified cracks above the west-facing bressummers of the ground and first floor that require 'Helifix' crack-stitching which will be pointed over in lime mortar to match the surrounding mortar. The fireplace of the first floor (west-facing) is a cast iron fireplace asymmetrically inserted into a larger fireplace opening and has been infilled with a mis-match of bricks and it is proposed that the lime mortar pointing to this infill section is repaired. See structural engineer's report pma 5291. The stack above the roofline has been rebuilt at some point in yellow stock bricks laid in cementitious mortar, whilst the remainder of the chimney is built in relatively thin red brick. It is proposed that the yellow bricks above the roofline are taken down and replaced with a more appropriate red brick and pointed in lime mortar.

The cementitious mortar flaunching around the chimney at the roofline has failed and will require a tiled flaunch once the top of the chimney stack has been rebuilt and the roof has been re-clad.

Small chimney on the south elevation

The small chimney on the south elevation, and towards the east end of the house, has a broken flue pot that requires replacing with a like-for-like flue pot.

Structural reinforcement to existing timber-frame

The structural engineer has identified a number of internal areas that require steel reinforcement brackets at crucial support positions. See structural engineer's report pma 5291.

Fascia and soffits

The fascia and soffit to the north and south elevations of the main house are in softwood; soffits painted white, and fascia painted black. The proposal is to replace the existing fascia and soffit with treated softwood painted to the existing colour scheme, the fascia and soffit will be altered to create the correct set back with the ends of the rafters and the eaves of the roof.

Front (north) elevation guttering and downpipe

The pitch-fibre guttering and the downpipe to the front elevation are proposed to be replaced with cast iron gutter and downpipe painted black.

Porch to front (north) elevation

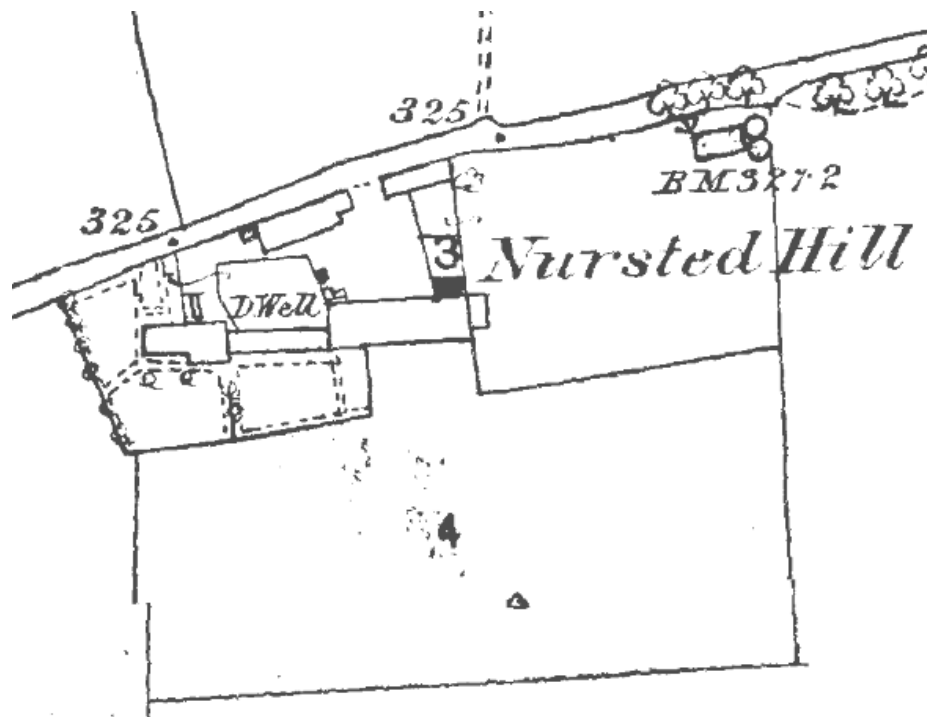
Minor work is proposed to the existing porch structure; splice repairs to the base of the corner posts and replacement barge-boards in a like-for-like manner. The porch is proposed to be redecorated in the existing colour scheme using breathable paints.

Planning history

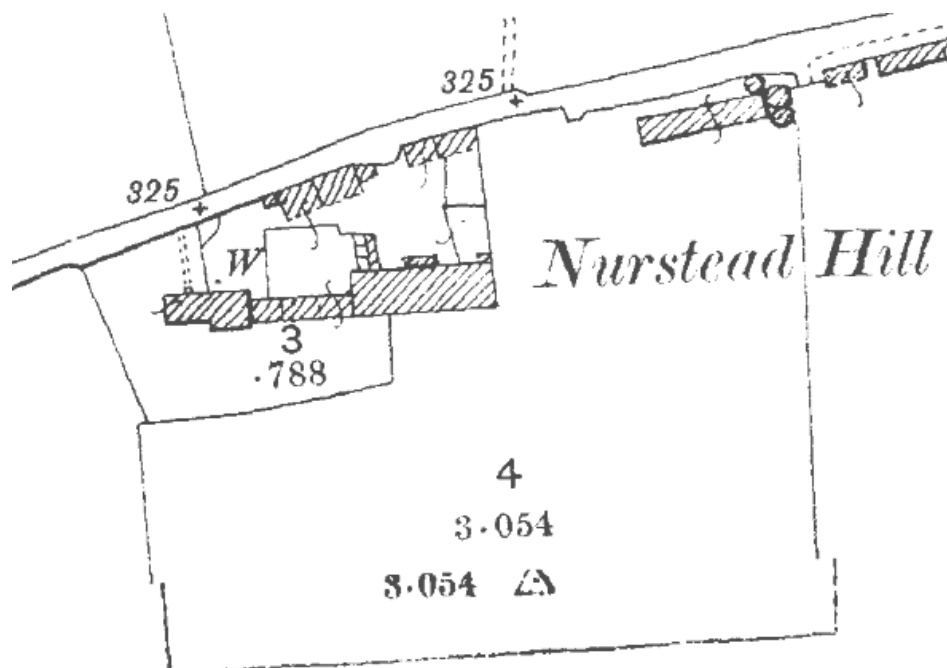
List of previous planning history obtained from Gravesham Borough Council planning website.

- Construction of dormer window in the rear roof slope
Ref. No: 20020165 | Status: Application permitted
- Listed building consent for erection of dormer extension and 1no. conservation roof light in rear roof slope.
Ref. No: 20000367 | Status: Application permitted
- Change of use from residential accommodation for holiday letting to residential.
Ref. No: 20000366 | Status: Application permitted
- Listed building consent for the conversion of stable to a holiday home.
Ref. No: 19990073 | Status: Application permitted

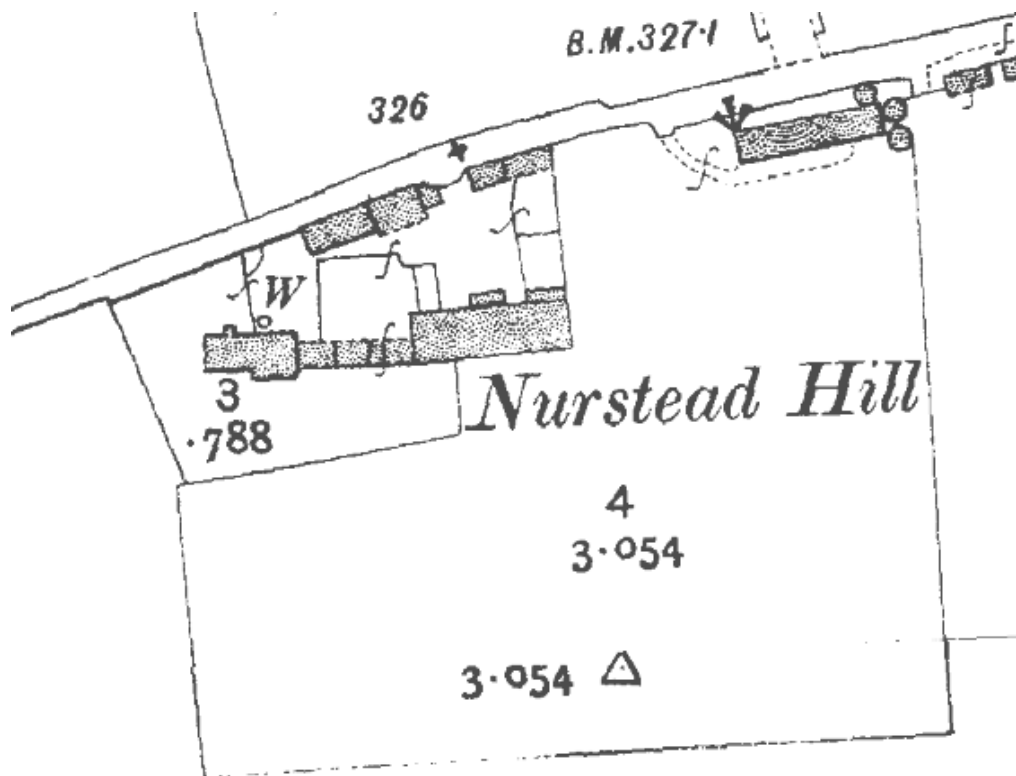
Historical map images of Nurstead Hall.



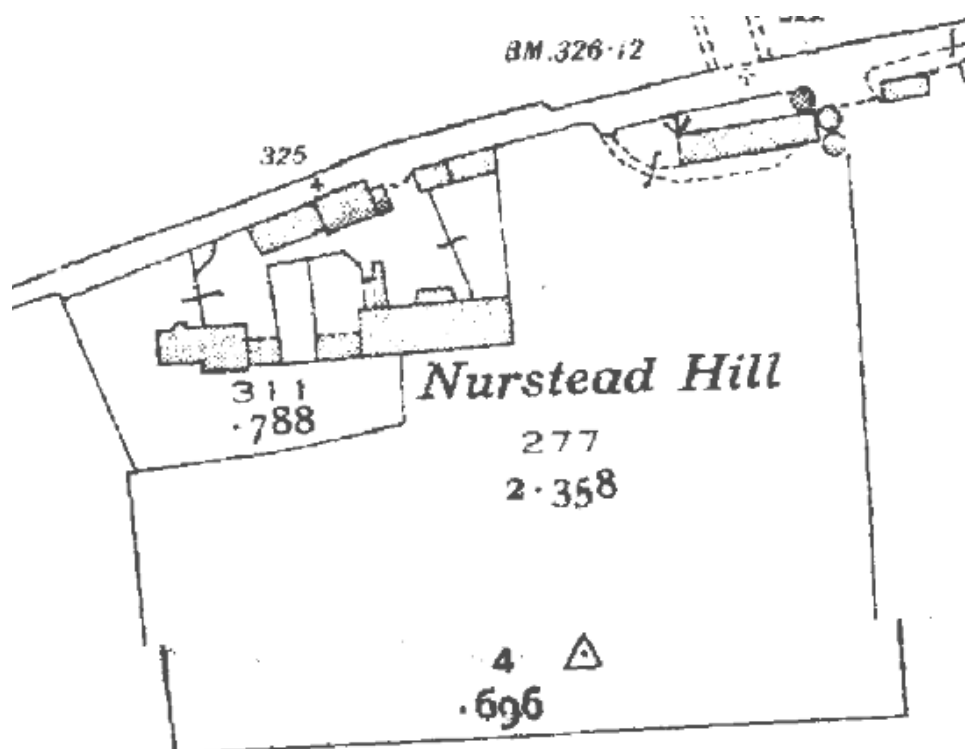
KCC Heritage Maps 1871-1890



KCC Heritage Maps 1897-1900



KCC Heritage Maps 1907-1923



KCC Heritage Maps 1929-1952

AMOUNT

There is no change in floor area with the proposal. However, there is a minor increase in volume of approximately 2.3m³ with the alteration from a flat-roofed dormer to a pitched-roof dormer.

LAYOUT

The existing layout of the site will remain unchanged.

SCALE

The proposal creates no increase in scale to the overall house but a minimal increase to the dormer construction on the rear.

LANDSCAPING

No changes are proposed to the existing landscaping.

APPEARANCE

Proposals are for repairs / replacements in a like-for-like manner therefore the appearance of the front elevation will not substantially change. To the rear elevation, the flat-roofed dormer will be replaced with a tiled, pitched roof dormer which will enhance the traditional appearance of this listed building.

ACCESS

No adjustment or improvements are proposed to existing access and drive arrangements. The proposals do not impact or alter existing access arrangements.

Existing photographs in Appendix A.

SIGNIFICANCE

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

- *Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces.*

The historic significance of the building lies in its age, primarily the C17 historic core; its timber-frame and its large axial chimney with back-to-back fireplaces on the ground and first floors. Of low significance is the front porch and front elevation joinery. Of no historic significance is the axial chimney stack above the roofline; the modern chimneys to the rear; the rear elevation extensions and joinery; rear elevation dormer window; the cementitious external render to the house.

- *Cultural significance – the role a site plays in a historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,*

Cultural significance is moderate, the house said to be one of five houses in Nurstead (a small civil parish of Meopham consisting of around 522 acres) according to Edward Hasted survey of 1797 and is located approximately 1 mile by road from the Grade I listed Nursted Court.

Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, special features of interest,

Its architectural significance is largely as a vernacular building, probably dating from the 17th century, it is built in local materials by local craftsmen for local people. Whilst the house retains a large proportion of its original timber-frame, the most crucial part of its construction system, it also has historic and modern extensions with modern materials and joinery. It has a relatively large unbroken roofscape that is currently in a poor condition with a mis-match of tiles, a high proportion of which are machine-made. Even though the north elevation joinery is relatively modern, their traditional style adds to the character of the front elevation.

- *Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains*

The evidential value and potential of Nurstead Hall lies primarily in the timber-framed elements of the surviving 17th century structure. The historic core of the building well illustrates a vernacular dwelling house of its construction period.

IMPACT ASSESSMENT OF THE PROPOSALS ON THE HERITAGE ASSET

The external joinery is mostly C20 and is in varying states of disrepair and decay. The amount of work proposed to be undertaken on the external joinery is aimed at providing a lasting repair, with the extent of the repair being limited to what is reasonably necessary to make failing elements sound and capable of continuing to fulfil their intended functions. While they have no real historic value, but due to their traditional style, the front elevation windows do contribute to the character of the elevation and are worth maintaining.

The repair and redecoration of the external C20 render is necessary to maintain the historic frame beneath the render as well as the character of the elevations. As with the windows, the extent of the repair being limited to what is reasonably necessary to make failing elements sound and capable of continuing to fulfil their intended functions.

The chimney stack above the roofline of the large axial chimney has been rebuilt at some point in the late C20 in yellow stock bricks, an inappropriate match of brick with the remaining original chimney construction. This part of the stack has no historic or architectural value and would benefit from being rebuilt in an appropriate red brick.

The dormer proposed to be replaced was built in the 21st century and has no historic or architectural value.

CONCLUSION

The proposed repairs will preserve and enhance the overall aesthetic and character of the building. An added benefit the external repairs and redecoration will be to maintain the primary fabric of the timber frame that lies beneath the secondary fabric of the roof-cladding and external render on the walls.

APPENDIX A



Bulge in external render on north elevation



Top coat of render removed where cracking occurred at bulge in north elevation wall, exposing the second layer of ashlar render beneath.



Inspection hole extended to the softwood laths showing the layers of render.



Inspection hole removing render build-up to expose framework behind.



Roof verges do not extend fully beyond the face of the rendered wall.



Image of chimney stack above roofline and existing dormer window.



Image of chimney stack above roofline and existing dormer roof.



Image of existing dormer window, internally.



Image of existing dormer window, internally.



Image showing some mis-matched roof tiles in the main range rear elevation roof-slope and broken flue pot.



Image of the east-facing elevation of the modern extension at the west end of the rear elevation.



Image of the west-facing elevation of the modern extension at the east end of the rear elevation.



Image of the crack above the bressummer in the ground floor of the axial chimney facing west.



Image of the cracking above the bressummer in the first floor of the axial chimney facing west.



Image of the inserted fireplace and infill brickwork below the bressummer in the first floor of the axial chimney facing west.



Internal image of the sliding sashes to the front elevation.



Internal image of the relatively modern axle pulley wheels and sash cords of the front elevation 'box-frames'.



Internal image of the storm-proof windows to the rear elevation.



Image of the front (north) elevation.