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Heritage Statement
for
NORWOOD FARMHOUSE
Norwood Lane, Meopham DA13 0YF

16th January 2026

1.00 Introduction:

- 1.01 Norwood Farmhouse is located on the North side of Norwood Lane approximately 350m to the East of its junction with Wrotham Road.
- 1.02 The house is two storeys tall + attic and a cellar with elevations constructed in brick all beneath a peg tile roof.



South-west (principal) elevation fronting Norwood Lane.

- 1.03 The building was Listed on the 5th August 1982; the Listing Number is 1039912 and the Listing description reads as follows:

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.

- 1.04 My Clients wish to replace the timber windows which are believed to date from the 1990's together with uPVC windows and French doors.
- 1.05 This application for Listed Building Consent is accompanied by drawings NFM/1125/01, 02 and 03.

2.00 Historic building assessment:

- 2.01 This assessment is limited to the parts of the building where alterations are proposed.
- 2.02 A date of 1650 is given in one of the previous applications and whilst this may not be entirely accurate it isn't far off given the style of the brickwork and the inglenook fireplace complete with bressummer in the dining room.
- 2.03 A house of C17th construction would almost certainly have been glazed with leadlights and, in the case of Norwood Farmhouse, this appears to be confirmed by the 1960's photo which shows cruciform frames to the North-west elevation albeit missing their leadlights.



1960's photograph with cruciform windows to flank wall



Google Street View image (October 2024)

As can be seen from the 1960's photograph, the windows to the principal elevation had been replaced with box frame sash windows set flush with the brickwork. The sashes are a six-over-six format resulting in panes of glass which are almost square; I speculate that the sashes may have been changed from eight-over-eights.

The central first floor landing window has been extended downwards which is evident from the queen closer bricks indicating that the original aperture was about half the height.

- 2.04 The house now has modern windows throughout and, with the exception of dormers, landing, cloakroom and basement windows, are all sash windows but with spiral balances rather than sash boxes resulting in narrow timber margins/framing and [horizontally] stretched glazing proportions.

- 2.05 Extensive alterations (application Ref: 19820274) including the reconstruction of the catslide to rear were undertaken in the early 1980's (the application is dated 22nd April 1982 which, oddly, is before the Listing date given on the Historic England website).

Unfortunately, no elevations as existing are amongst the online documents for this application. The existing floor plan is present, albeit very faint, and this shows the original plan form including the service accommodation beneath the subsequently removed catslide.



1982 photo of the SW & SE elevations



1982 photo of the principal (SW) elevation

- 2.06 Various other applications including for internal alterations, front and rear porches, a conservatory and a wood burning stove are on the Council's website but these aren't pertinent to this application.
- 2.07 Three applications have been made to replace the windows of Norwood Farmhouse and these are as follows:
- 1 Application Ref: 20180531 for replacement windows and French doors; Refused 17 January 2019.

The reason for Refusal stem from the Conservation Officer's comments which were:

The proposal by virtue of the design, detailing and double glazing of the timber windows and the material, design, detailing and double glazing of the uPVC windows and doors would be unauthentic and unsympathetic replacement windows and doors that would cause harm to the architectural and historic interest of this grade II listed building. As such, the proposal is contrary to Policies CS19 (Development Page 3 of 5 and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014, saved Policy TC2 (Listed Buildings) of the Gravesham Local Plan First Review (1994) and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF)

- 2 Application Ref: 20230979 for replacement of all windows and French doors; Refused 22 December 2023.

1:5 scale sash window joinery details accompanied this application.

Whilst no comments were received from the Conservation Officer, the Planning Officer has included the Conservation Officer's previously submitted comments and proceeds to observe that the existing windows have been replaced since the house was Listed.

- 3 Application Ref: 20240514 for replacement of uPVC windows and French doors; Refused 05 August 2024.

1:5 scale casement window joinery details accompanied this application.

This application was then subject to Appeal (Ref: APP/K2230/Y/24/3355524) which was subsequently dismissed, on the 14th of March 2025, as far as the replacement windows and French door were concerned.

- 2.08 The present windows are not particularly well detailed having mouldings and section sizes (such as clumsy/heavy glazing bars) which are not appropriate for an historic building. Since the windows are modern, there is no historic glass nor re-used items of window furniture.
- 2.09 The external doors are also all modern with timber doors to the front and rear halls and uPVC French doors to the North-east elevation.

3.00 Design Statement:

- 3.01 This application is to replace all windows with purpose-made timber windows including the use of slimline type double-glazed units to maintain broken reflections as well as improving the thermal performance. The uPVC French doors are also to be replaced with purpose-made timber doors.
- 3.02 The 2023 and 2024 applications were accompanied by 1:5 scale joinery details but this scale is limited in the detail it conveys. This application is accompanied by drawing NFM/1125/03 which is a full-size joinery detail provided with the aim of demonstrating how double-glazed units can be incorporated without detriment to the Listed building.
- 3.03 The proposals include a mix of sash windows and casements to reflect the status of the elevations ie. sash windows are provided to the front elevation and casement windows to the rear elevation. Further casement and sash windows are included in the flank elevations depending on the size/proportion of the window apertures but also taking in to account the original (leadlight) fenestration evident from old photographs.

Thus this application includes the partial reinstatement of cruciform windows but fitted with opening casements and fixed fanlights rather than leadlights.

Sash windows are proposed solely to the principal (South-west) elevation and these are set almost flush with the brickwork. As illustrated by the joinery detail (drawing NFM/1125/03) true sash boxes are proposed and the detail also shows the position of the joinery relative to the brickwork.

Whilst the window pane proportion of replacement six-over-six sashes would be improved by virtue of the additional width of the boxes, the geometry is nonetheless

uncomfortably square. Consequently, the proposed elevations on drawing NFM/1125/02 are for eight-over-eight sashes to the principal elevation which creates better proportions for the glazing and is a closer match to the pane size for the central first floor landing window - this again reinforces my belief that the sashes in the 1960's photo had been changed.

- 3.04 Drawing NFM/1125/03 is a partially complete joinery detail provided with the aim of demonstrating that the inclusion of double-glazed units can be achieved without significant change to the joinery profiles (compared to single glazing) since the extra thickness is accommodated in the sashes and the glazing bars are 17mm wide rather than 15mm which might be more commonly expected for Georgian glazing bars; thus there is minimal change to the appearance of the proposed windows.

The drawing shows the existing window joinery profile in heavy ink and the overly heavy glazing bar profile is clearly visible together with the reduced size of the frames fitted with spiral balance springs.

Ground floor sash windows would be fitted with shutter mouldings and the first-floor sash windows with architraves as indicated on drawing 03.

Casement windows would not have external architraves or shutter mouldings to reflect their lower status.

If the use of slimline double glazing is approved in principle, drawing 03 will be completed to include a section showing the head and cill sections and separate joinery drawings, also showing slimline units, will be prepared for the casement windows and French doors.

- 3.05 Internal treatment to window and door openings will include timber reveal linings to the head and jambs (such a lining board is shown on drawing 03) in place of the existing [modern] plain plaster. Such boards are typical of historic windows rather than plaster which is another giveaway that windows are modern.

The apron panels beneath the two ground floor sash windows of the principal elevation will be retained.

- 3.06 In Historic England's Advice Note 18 (HEAN18) Adapting Historic Buildings for Energy and Carbon Efficiency <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/heag321-adapting-historic-buildings-energy-carbon-efficiency/> paragraph 81 (page 20) states that slim profile double glazed units will generally be acceptable even in historic windows providing they do not include historic glass. This advice note was published in July 2024 after the previous application for Listed Building Consent had been considered.

The following paragraph 82 (page 21) then states "replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable"

This guidance is repeated in another Historic England publication "Traditional Windows their Care, Repair and Upgrading" <https://historicengland.org.uk/images-books/publications/traditional-windows-their-care-repair-and-upgrading/>

books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/ , dating from 2014, where Section 5 on page 60 is relevant.

Since the existing windows, and their glass, at Norwood Farmhouse are modern, it would appear that the guidance provided by Historic England would support their replacement with the inclusion of double glazed units.

3.07 The uPVC French doors are to be replaced with a pair of timber French doors with each leaf having a small solid panel beneath the lock rail and the glazing divided by two horizontal glazing bars being a typical C19th arrangement.

3.08 It is understood that the Conservation Officer has some reservations regarding the use of double-glazed units citing double reflection. With this in mind, this application includes some additional improvement works namely the replacement of the modern and inappropriately detailed front and rear doors which will be implemented if LBC is Granted for double glazing.

3.09 The existing front door is a framed door with narrow boards between and is clearly modern. The earlier door is not apparent from the old photographs but it may have been a panelled door.

The proposed front door is a six-panel door with the upper two panels glazed to provide a little natural light to the entrance hall.

3.10 The back door is another modern [stable] door and is also framed with narrow vertical boards and a vision panel.

The proposed back door is a half-glazed door with two panels beneath the lock rail and the glazed area divided in to nine panes of glass.

3.11 The proposed joinery will be constructed in Accoya (a treated timber guaranteed to be rot-proof for 50 years when used above ground) except the internal linings and window boards which will be in joinery quality softwood.

3.12 The glazing will be in 12mm slimline units fitted within proper glazing bars thereby ensuring that reflections are broken (ie. not on the same plane which happens when glazing bars are applied to a double-glazed unit occupying the entire sash); toughened and laminated glass will be used in doors where it is required to comply with Part N of the Building Regulations.

3.13 The joinery will be painted both externally (in gloss) and internally (satin) with off-white rather than the existing brilliant white which only became available in the 1920's when titanium dioxide (the essential pigment for brilliant white) was produced in industrial quantities. Door leafs may be in a colour such as green, yellow, blue or red.

4.00 Access Statement:

4.01 The proposals have no effect on access arrangements.

5.00 Conclusion:

- 5.01 The variety of window types allows for a better understanding of the evolution of the house particularly the reinstatement of cruciform framed windows to the flank elevations.
- 5.02 The proposed slimline type double glazing is in accordance with the recently published Historic England Advice Note HEAN18 whilst the design of the joinery is little different to that for single glazing and includes the use of proper glazing bars and glazing which maintains broken reflections which are important in giving 'life' to the windows.
- 5.03 The proposed replacement doors further enhance the appearance of the house.
- 5.04 The proposals preserve and enhance the architectural and historic interest of the Listed building.