

Heritage Statement

Filborough Farmhouse, Lower Road, Chalk, Gravesend, Kent, DA12 2NY.

Proposed replacement of the rear elevation windows with uPVC profiles to match the existing windows as closely as possible and repairs to the side and front elevation windows. Removal of a wall within the kitchen between the kitchen and toilet/pantry, bathroom furniture replacement and electrical rewire.

Entry Name: Filborough Farmhouse
Listing Date: 3 July 1975
Grade: II
Source: Historic England
Source ID: 1089020
English Heritage Legacy ID: 356381

ID on this website: 101089020
Location: Gravesham, Kent, DA12
County: Kent
District: Gravesham
Electoral Ward/Division: Chalk
Parish: Non Civil Parish
Traditional County: Kent
Lieutenancy Area (Ceremonial County): Kent
Church of England Parish: Chalk St Mary
Church of England Diocese: Rochester
Tagged with: [Farmhouse](#)

A restored timber-framed building with roughcast infilling, part of the ground floor rebuilt in red brick. Modern hipped tiled roof with pentice portion in the centre of the front. The west end of the 1st floor oversails slightly on the protruding ends of the floor joists. 2 casement windows.

Group value with barn to north west of Filborough Farmhouse.

Listing NGR: TQ6826373154.

The farmhouse is located with a small group of farm buildings including a timber frame barn to the northwest of the house and a Grade 11 listed Granary to the north of the Lower Road, Chalk. Listing details below:

ntry Name: Barn to North West of Filborough Farmhouse
Listing Date: 3 July 1975
Grade: II
Source: Historic England
Source ID: 1341481
English heritage tours
English Heritage Legacy ID: 356382

ID on this website: 101341481
Location: Gravesham, Kent, DA12
County: Kent
District: Gravesham
Electoral Ward/Division: Chalk
Parish: Non Civil Parish
Traditional County: Kent
Lieutenancy Area (Ceremonial County): Kent
Church of England Parish: Chalk St Mary
Church of England Diocese: Rochester
Tagged with: [Barn](#)

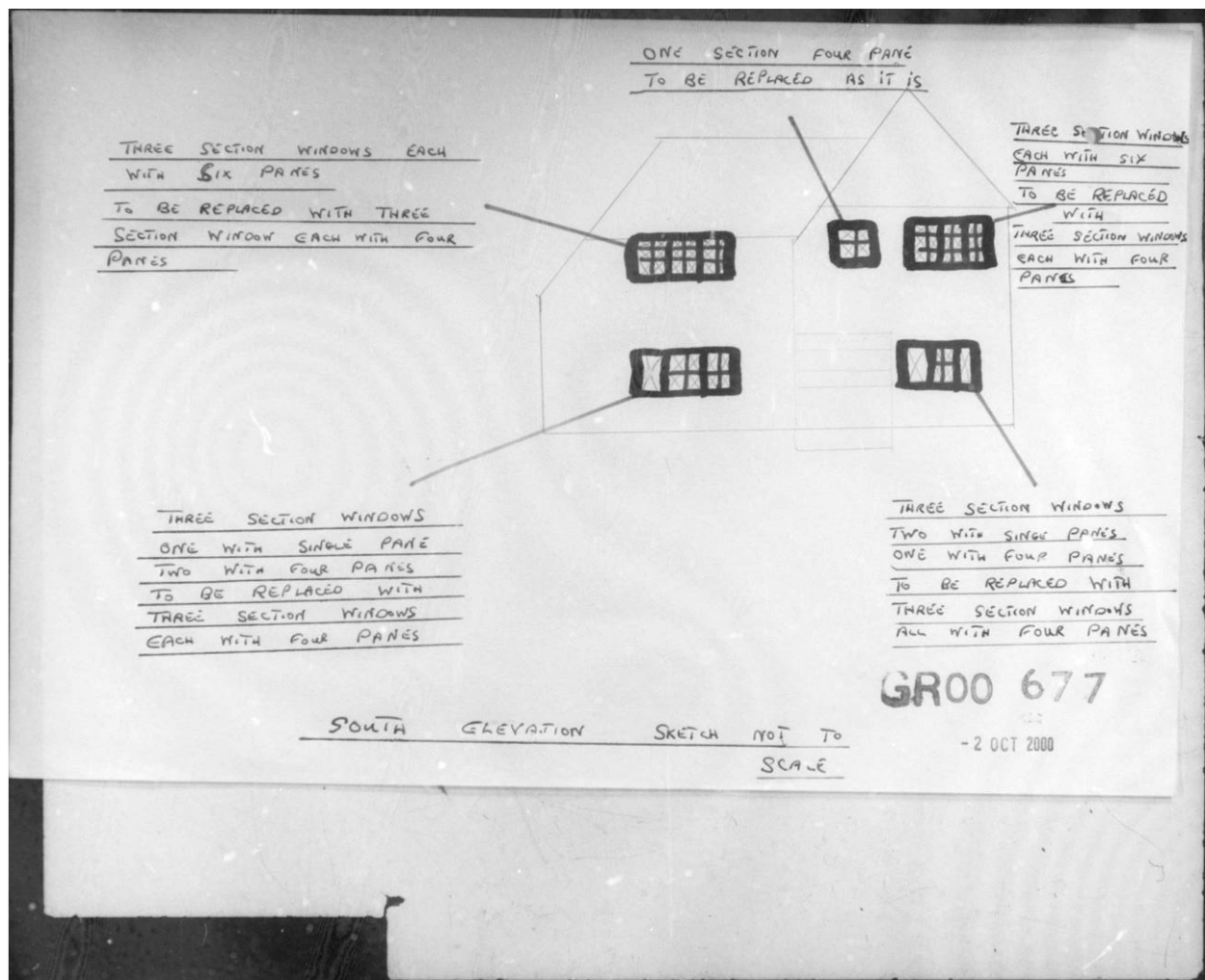
The farmhouse is Grade II Listed and dates from the 18th Century, with later additions constructed in circa 1938 as part of restoration works following fire damage. The house is oak timber frame construction with roughcast infill elevations and part solid brick.

The timber framed barn to the west of the farmhouse was granted consent to be re-built and converted into a four bedroom dwelling in 1999. This barn and the yard area to the south of this barn was sold away and is in different ownership. There is a brick wall between the barn and the farmhouse and a separate drive leads to the barn off the shared main entrance. Effectively, the barn has physical and occupational separation from the farmhouse although from the heritage viewpoint are seen as part of the former group of farm buildings.

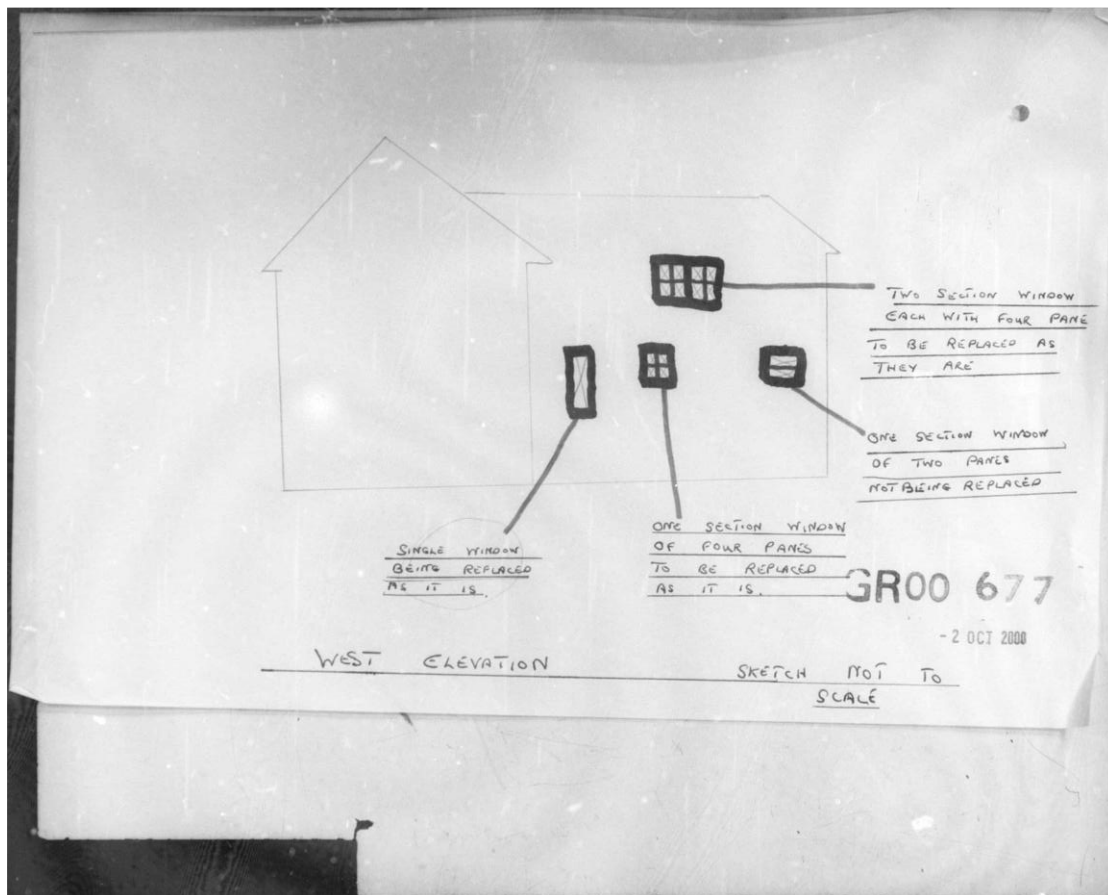
In the year 2000 listed building approval was granted for the replacement of virtually all the windows. We believe there was a change to the style of the windows at this time although very little detail was provided with the application to replace the windows and there were no drawings submitted showing the original windows or the replacement windows in any detail.

Despite having been replaced only 25 years ago, the windows to the rear elevation of the house are in poor repair and are unrepairable. Windows to the front and side elevations are to be repaired by splicing in matching timber where required and repainting.

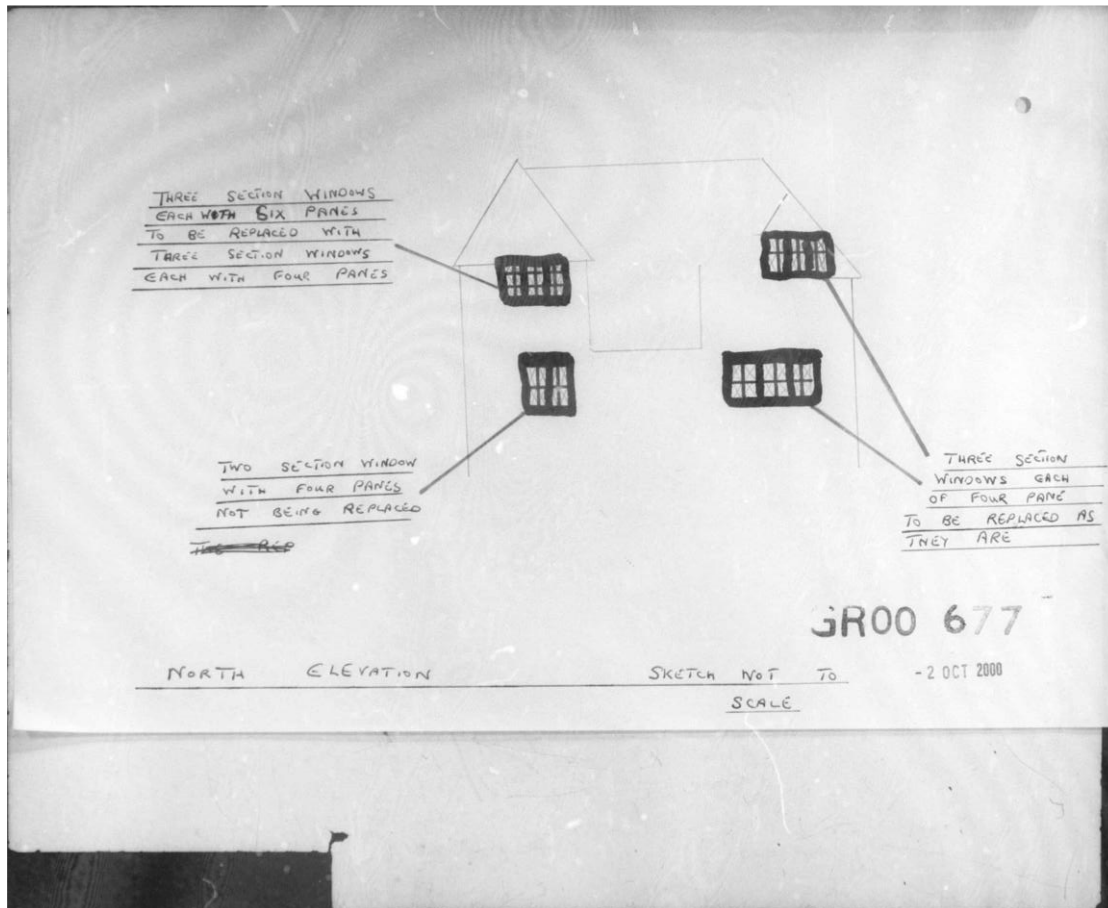
Drawings below show the windows approved in the year 2000 for replacement.



Rear elevation.



West side



Front elevation.

The application description for the replacement of the windows described the works as: The replacement of the two windows at ground floor and one at first floor level on the west elevation, one window at ground floor and two at first floor level on the north elevation and two windows at ground floor and three at first floor level on the south elevation and painting of the exterior stonework on the north and east elevations with white Sandtex exterior paint.

The replacement windows to the rear elevation will match the existing windows as far as possible and will be in uPVC.

The first floor bathroom is to be fitted with a new bathroom suite as the current suite is dated. No changes to the building fabric or pipe runs and drainage are required.

Rewiring is necessary due to the age of the wiring. The electrical rewire will cover the whole house with new wiring carefully fed through the existing walls and floors.

Impact on the listed building.

The proposed works will be in-keeping with the listed building and undertaken with care ensuring there is the least possible disruption to the listed building fabric as is possible. Repairs to plaster, where existing surface mounted fittings are removed, will be

undertaken using lime plaster, where existing walls are lime plaster. New wiring will be fed through existing wiring positions where possible and through floors, ceiling and roof voids. Wiring running in walls will be fed through lathe and plaster walls where possible in a careful and planned way to minimize damage. Studs can be detected with stud finder and by using fish tape or rods to feed cable through and flexible drill bits to create an opening in a horizontal stud, wiring can be run in lathe and plaster walls. Switches and plug sockets will need to be surface mounted on lathe and plaster walls.

Justification and impact on the listed building.

The current windows are replacement windows with windows to the rear elevation having reached the end of their useful life and now being uneconomic to repair. The rear elevation is not viewed from a public vantage point and are proposed to be replaced with uPVC made to match the existing windows visually and in section as far as is feasible. Other windows are to be repaired and redecorated using white paint.

Repairs and replacement of some windows is necessary to preserve the building to prevent water access and to maintain the appearance of the building.

Works to the kitchen are to the rebuilt area of the house after the fire and will have no external visual impact as this is to the rear of the house and to the facing brick section and the toilet door opening is within the rear porch, a more recent addition to the house although the age is unknown.

Rewiring is required on safety grounds.

END