

Planning, Design and Access 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. Internal alteration to remove a wall between the kitchen and toilet/pantry.

Filborough Farmhouse is Grade II Listed. Listing details are shown below.

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:

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 Finborough Farmhouse.

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:

Entry Name: Barn to North West of Filborough Farmhouse

Listing Date: 3 July 1975

Grade: II

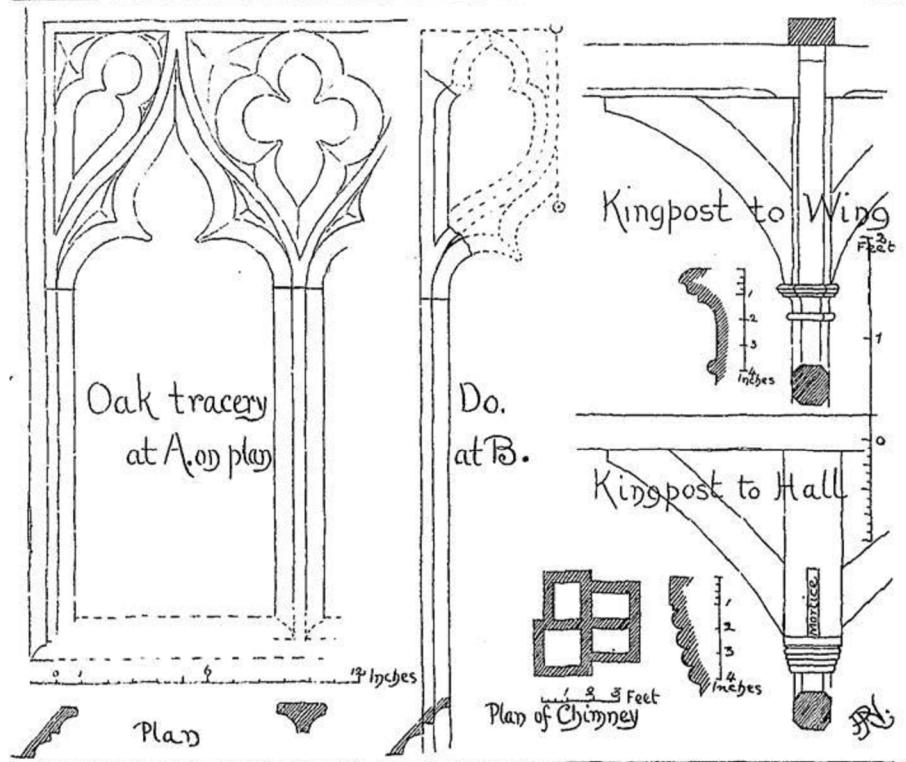
Source: Historic England

Source ID: 1341481

English Heritage Legacy ID: 356382



FILBOROUGH, KENT



Image

above taken from FILBOROUGH FARMHOUSE, EAST CHALK,

GRAVESEND BY GEORGE M. ARNOLD, F.S.A.

The farmhouse suffered a fire sometime around 1938 and was partly rebuilt in brickwork to the side and rear elevations. The rear part of the house is more recent, and a rear porch has been added, age unknown. We noted that the rear elevation is stretcher bond brickwork whilst the east side brickwork is English Bond.

The sketch drawing above taken from text by Mr Arnold also seems to show that the house extended further on the west side than it does now.

Mr Arnold oversaw some investigation into the history of the house and recorded that there have been many alterations made over the long history of the building. He concluded that the house was originally a hall house and that part of the first floor structure was built over the hall along with alterations to the fireplace and chimney. The sketch drawing of the house shows an addition rear section to the house with a catslide roof sloping to the east and with an attached barn to the rear of the house. time.



Rear elevation.

The windows to the rear elevation are the most decayed with extensive rot throughout. A carpenter has assessed the windows and has advised the applicant that they are uneconomical to repair and need to be replaced. The applicant would like to replace

these windows with timber look white uPVC windows and with a timber effect uPVC door to the rear porch. There rear porch is a more recent addition to the house judging by the flat roof.





Side and front elevations

The windows to the side elevations and the front of the house are in better condition and can be repaired by scarfing in new timber to match where required and redecoration to the windows.

Repairs and replacement of the windows is necessary to preserve the farmhouse. The building requires careful repair and maintenance. These works will enable the house to be occupied again.

Removal of the internal wall between the kitchen and wc/pantry

The kitchen is within a more recent section of the building than the original hall house structure. There is a brick wall between the toilet which is accessed via a door from the rear conservatory currently so is effectively an outside toilet and a pantry accessed via a door from the kitchen. By removing this wall, the kitchen can be enlarged.



Kitchen. Proposal is to remove the wall behind the base and wall units show in the centre of the photograph. To the right side of these units is the door leading to the pantry. Left side is the door to the rear of the house going out to the rear porch.

Design

Repair works to the side and front windows will be in keeping with the design and will not alter the design and features of the windows.

The replacement uPVC windows will be in the same style as the current windows. The applicant will identify a manufacturer that can make the windows to very similar profiles such as Timberlook Windows.



Example of a timber effect uPVC window. This image doesn't show the actual proposed windows, but does shows that slim frames and opening windows that sit flush with the frame with slim beading is achievable in uPVC.

Removing the wall to the kitchen enables the kitchen to be enlarged. This part of the house is more recent than the original timber frame hall house and is of little architectural merit. This alteration doesn't negatively impact the listed building.

Access

This application is for repair and alterations and so access to the house is not altered by these works.

END.