

HERITAGE STATEMENT

To accompany an application for a detached double garage at Nurstead Hall, Nurstead Lane,
Longfield Hill, Kent, DA3 7AN



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 storeys with half-hipped tiled roof.

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 timber framed 17th century sits on a low-level masonry plinth. The easternmost end has 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.britishhistory.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.*'

The property is currently undergoing restoration work covered under separate applications. (Repairs to external render and joinery. Structural reinforcement internally to timber-frame and chimney. Re-roof main house and add insulation to roof). Also, to include replacement of flat roof dormer with tiled, pitched roof dormer to rear (currently on application number 20231274/5 pending consideration).

The roof tiles, fittings and battens are 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; 'Jubilee tiles' hand-made clay tiles, manufactured by Tudor tiles Ltd.

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.

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

Scope of proposal: To erect a detached double garage.

The proposed garage would be temperature controlled to house 2 prestigious vehicles.

EXTERNAL APPEARANCE

White cementitious flat render to main exterior walls on masonry plinth painted black and a tiled half hipped roof to match that of the main building 'Jubilee tiles' hand-made clay tiles, manufactured by Tudor tiles Ltd.

LAYOUT

The proposed garage location would be in the large garden area to the west of the house away from it and set back. but aligned with the existing front elevation.

SCALE

The proposal to set the garage away and back from the house is to minimise its standing to the listed building.

ACCESS

There is already a setback splayed entrance to the driveway/hard standing areas to the front of the property which currently serves generally for 4-5 vehicles. The proposed garage would have access to the driveway directly to the side of the house.

LANDSCAPING

Flower beds would be reformed either side of the proposed structure. No changes are proposed to the rest of the landscaping.

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 being restored. 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

We believe the proposed detached garage would be more of a requirement for the modern day and given the house and site size the addition of the garage would not be out of keeping. And with following the house design an outbuilding should blend in sympathetically.