



HERITAGE DESIGN AND ACCESS STATEMENT -18Q-02 – NOVEMBER 2023



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

Scope of proposals: Removal of one rear elevation modern chimney and reduction in height of one rear elevation modern chimney. Repairs and new balanced flue outlet to modern east wall.

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 alteration

Small rear elevation, boiler room chimney

The rear chimney to the boiler room is approximately .44m x .44m in cross section and approximately 1.3m high above the roof line. The chimney is built in modern LBC bricks and laid in cementitious mortar.

The old oil boiler is due to be replaced by a new Grant Vortex boiler inside the boiler room which will have a balanced flue exiting the east wall. The boiler room chimney will then be redundant.

This chimney is proposed to be removed to below the roof line and tiled over so no part of it projects through the roof.

This is a proposed alteration to an existing modern chimney.

Proposed balanced flue on east elevation

The new oil boiler is proposed to be sited on the east wall of the boiler room. The horizontal, round, low-level balanced flue will exit the east wall at approximately 1.1m above internal finished floor level, and be fitted with a stainless-steel flue terminal guard.

The east wall is part of the mid-late C20 extension(s) and is constructed in lightweight Thermalite blockwork to the first floor and brickwork to the ground floor.

This is a proposed alteration to exit a balanced flue through a modern brickwork wall.

Tall rear elevation chimney, adjacent to boiler room chimney

The tall rear chimney is currently tied back to the roof and is approximately .44m x .44m in cross section and approximately 3.6m high above the roof line. The chimney is built in modern LBC bricks and laid in cementitious mortar.

The chimney is unnecessarily high and is proposed to be reduced in height by approximately one

third to maintain the minimum required distance from the roof covering in order to reduce the slenderness ratio of the chimney.

This chimney is proposed to be reduced to just below the roof line and rebuilt in an appropriate multi-red brick and pointed in lime mortar. The chimney is proposed to be rebuilt to maintain a minimum distance of 2.3m from the flue terminal to the existing tiled roof covering.

This is a proposed alteration to an existing modern chimney.

Replace existing concrete lintel(s) above DG6 on the east end wall of the main house.

As mentioned earlier, the east wall is part of the late C20 extension(s) and is constructed in lightweight Thermalite blockwork to the first floor and brickwork to the ground floor. The existing concrete lintel has inadequate end bearing as can be seen on the exposed wall construction internally. This has been assessed by the structural engineer and it is proposed to be replaced with lintels of a suitable depth and length to allow adequate bearing for both ends of the lintel.

This is a proposed alteration to exit a balanced flue through a modern blockwork wall.

Render and masonry cracking on the east end wall of the main house.

This modern blockwork wall has a number of cracks in the external render and when a small area of the cementitious render was removed for inspection, it could be seen that the Thermalite blocks had also cracked. The vertical crack through the blocks run in line with the vertical mortar joints of the bonded courses above and below creating a crack through the blockwork and, consequently, the applied render.

The structural engineer has recommended that the cracked masonry be reinforced with Helibar to strengthen the wall. The engineer suggested that an option to prevent future cracking of the render is to board this elevation to isolate the finishes from the blockwork substrate. However, this is not an option the applicant wishes to explore and he accepts that the render may crack in the future. Therefore, the proposal is to patch repair the existing render following the installation of the Helibars and paint white to match the existing render.

This is a proposed reinforcement of existing modern blockwork wall.

Planning history

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

- Application for the variation of condition 2 attached to planning reference 20230670 for an application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be change for the roof tile manufacturer from Spicer tiles to Tudor tiles.
Ref. No: 20231130 | Status: Pending consideration.
- Application for a non-material amendment to planning permission reference number 20230669 to allow the change of roof tile manufacturer from spicer tiles to tudor tiles.
Ref. No: 20231131 | Status: Application withdrawn.
- Erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.
Ref. No: 20230669 | Status: Application permitted.

- Application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.
Ref. No: 20230670 | Status: Application permitted.
- 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

DESIGN AND ACCESS CONSIDERATIONS

AMOUNT

There is no change in floor area or volume with the proposal.

LAYOUT

The existing layout of the site will remain unchanged.

SCALE

The proposal creates no increase in scale to the house.

LANDSCAPING

No changes are proposed to the existing landscaping.

APPEARANCE

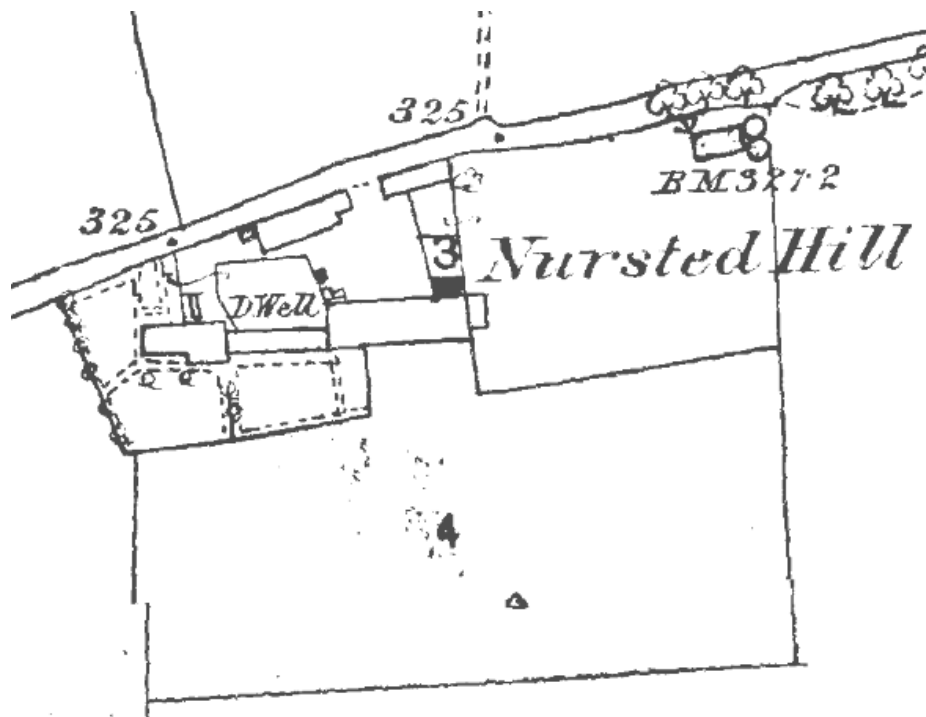
Proposals are for reinforcement of an existing modern wall and reduction in two narrow chimneys and therefore the appearance of the building will not substantially change, but will serve to enhance the traditional appearance of this listed building.

ACCESS

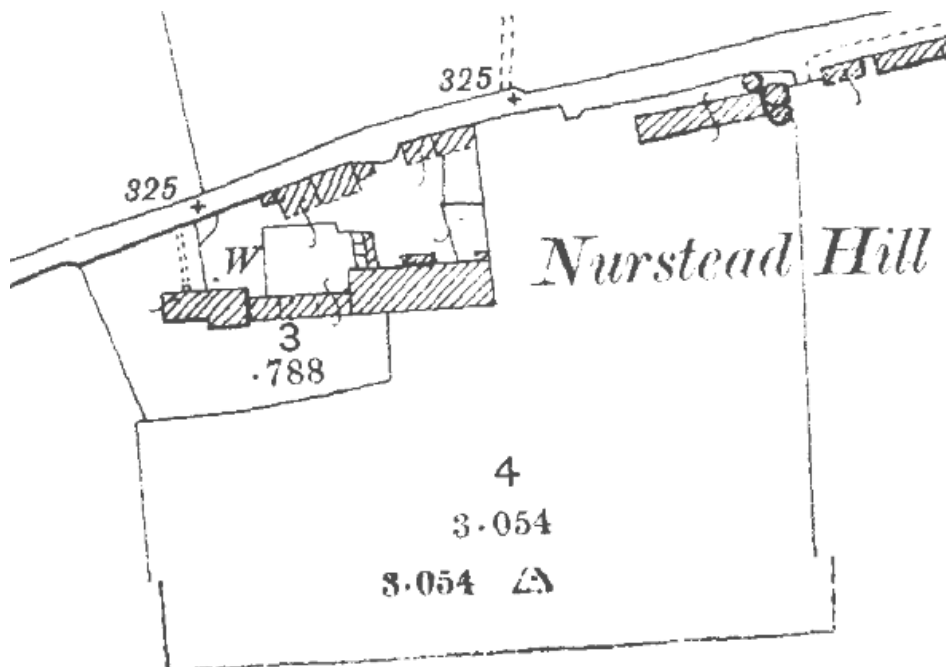
No adjustment or improvements are proposed to existing access and drive arrangements. The proposals do not impact or alter existing access arrangements.

Existing photographs in Appendix A.

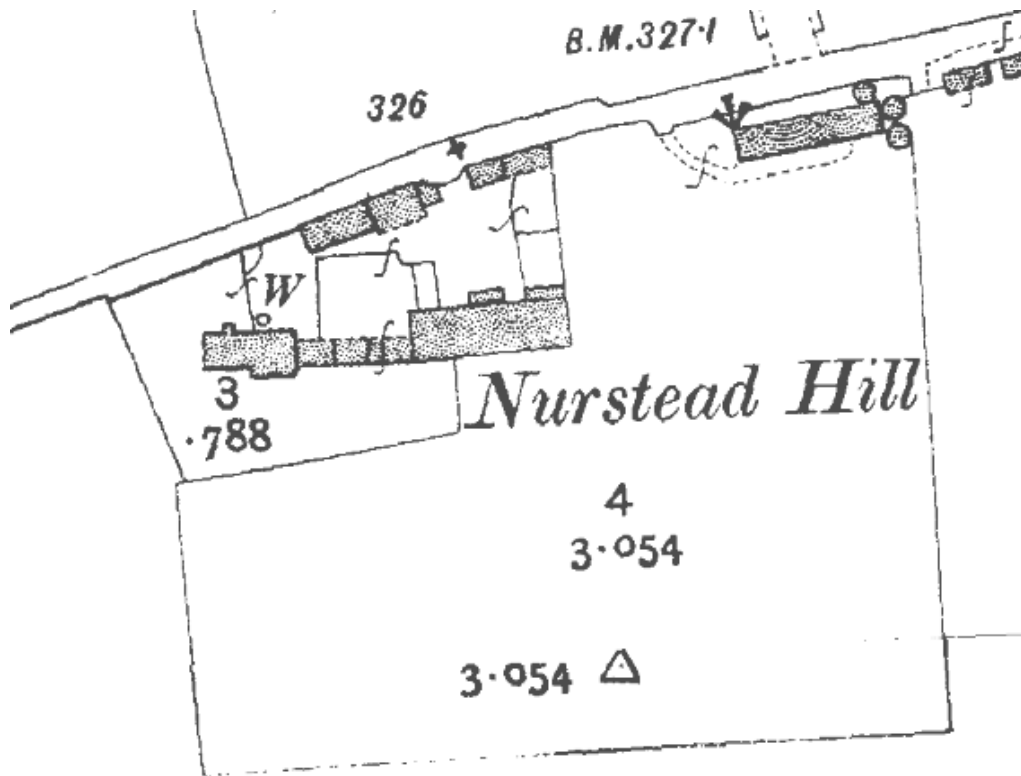
Historical map images of Nurstead Hall.



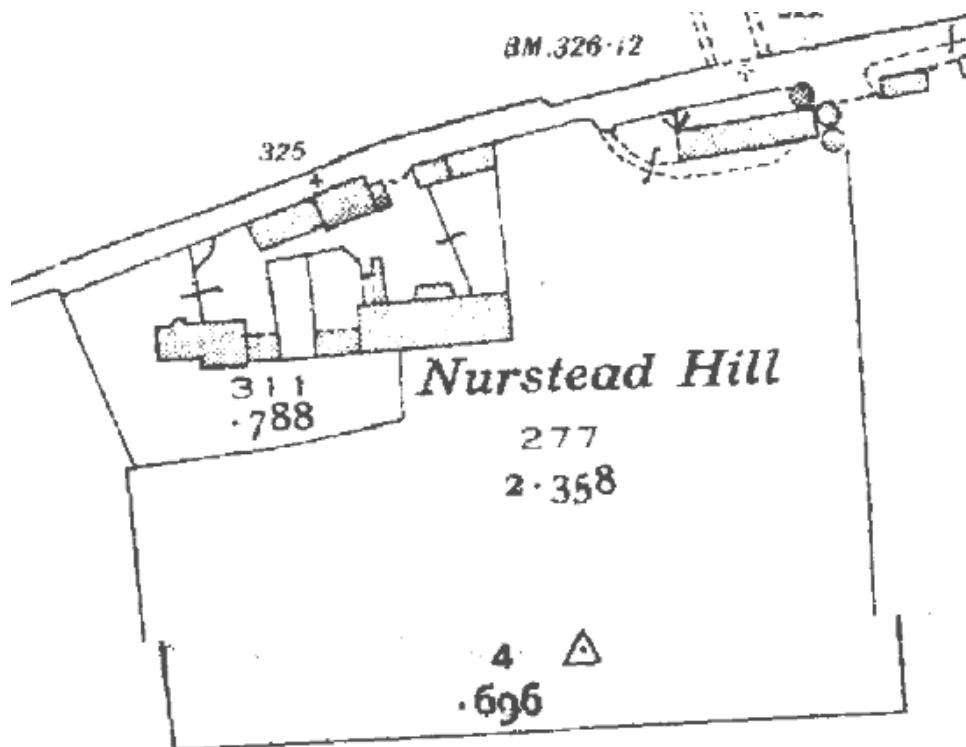
KCC Heritage Maps 1871-1890



KCC Heritage Maps 1897-1900



KCC Heritage Maps 1907-1923



KCC Heritage Maps 1929-1952

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 narrow chimneys to the rear are late C20 in construction, the materials used to build these are contemporary with this date. Modern LBC bricks are laid in sand and cement mortar and are located well away from the historic fireplace, built only for the boiler flue and range cooker. The proposal seeks to remove the boiler flue chimney completely and rebuild the range cooker chimney to terminate at a lower height and be laid in a traditional brick and lime mortar.

The current construction and arrangement of the rear chimneys detract from the overall aesthetic

of the house, their removal / rebuild will not result in the loss of any fabric of intrinsic value or loss of character from the elevations.

The east wall is a mid-late C20 construction of cementitious render over lightweight block wall construction to the first floor and brickwork to the ground floor. The proposal is to repair the cracking to the wall and replace an existing concrete lintel to help limit the amount of future cracking to the wall. The proposed new balanced flue has a low profile and will not have any significant impact on this elevation.

The proposals to the east wall repair / alteration will not result in the loss of any fabric of intrinsic value or loss of character from the elevations.

CONCLUSION

The proposed repairs and alterations will preserve and enhance the overall aesthetic and character of the building. An added benefit of the rear chimney proposals is to remove modern bricks and mortar and replace them with more traditional and sympathetic materials.

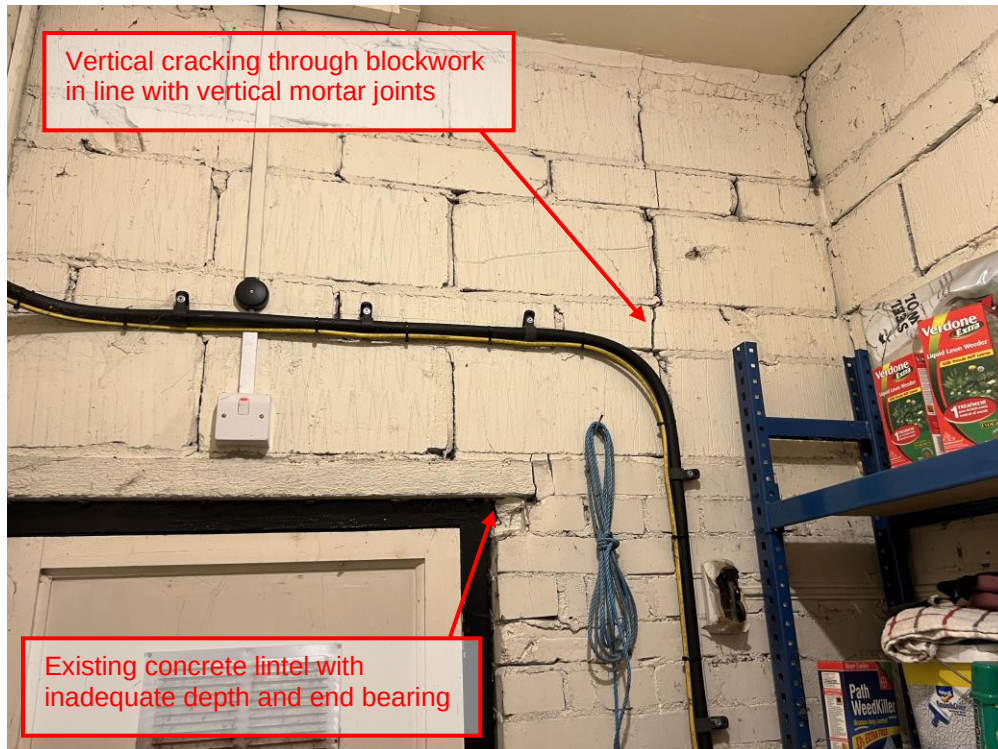
APPENDIX A



The two rear chimneys of modern construction.



The rear tall chimney of modern construction proposed to be rebuilt using traditional materials and to a reduced height.



Internal view of east end wall viewed from the boiler room



Close-up photo of bearing end of concrete lintel to be replaced



Position of new balanced flue



Inspection hole removing render to expose cracked blockwork and mortar joints behind.