



Old Applecroft Farm
Great Henny, Sudbury

Design & access statement

June 2021

**project
orange**



Entrance view sketch

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Introduction

This project involves the remodelling, refurbishment and extensions to the group of buildings that comprise Old Applecroft Farm, Great Henny. The objective is to create a new homestead that will be both a family home and a working base. The original main farmhouse is Grade II listed.

To achieve this, we propose to remove the majority of the non original structures attached to the Listed Farmhouse. The North block is to be retained for renovation, internal alteration and extension.

This design intends to reinvigorate the complex of buildings by liberating the Listed farmhouse from unattractive 20th century additions and effectively linking it to a renovated North block to create a functional and beautiful modern home.

This document should be read in conjunction with the Heritage Impact Assessment, prepared by the Architectural History Practice, submitted in support of this Application.

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Site location

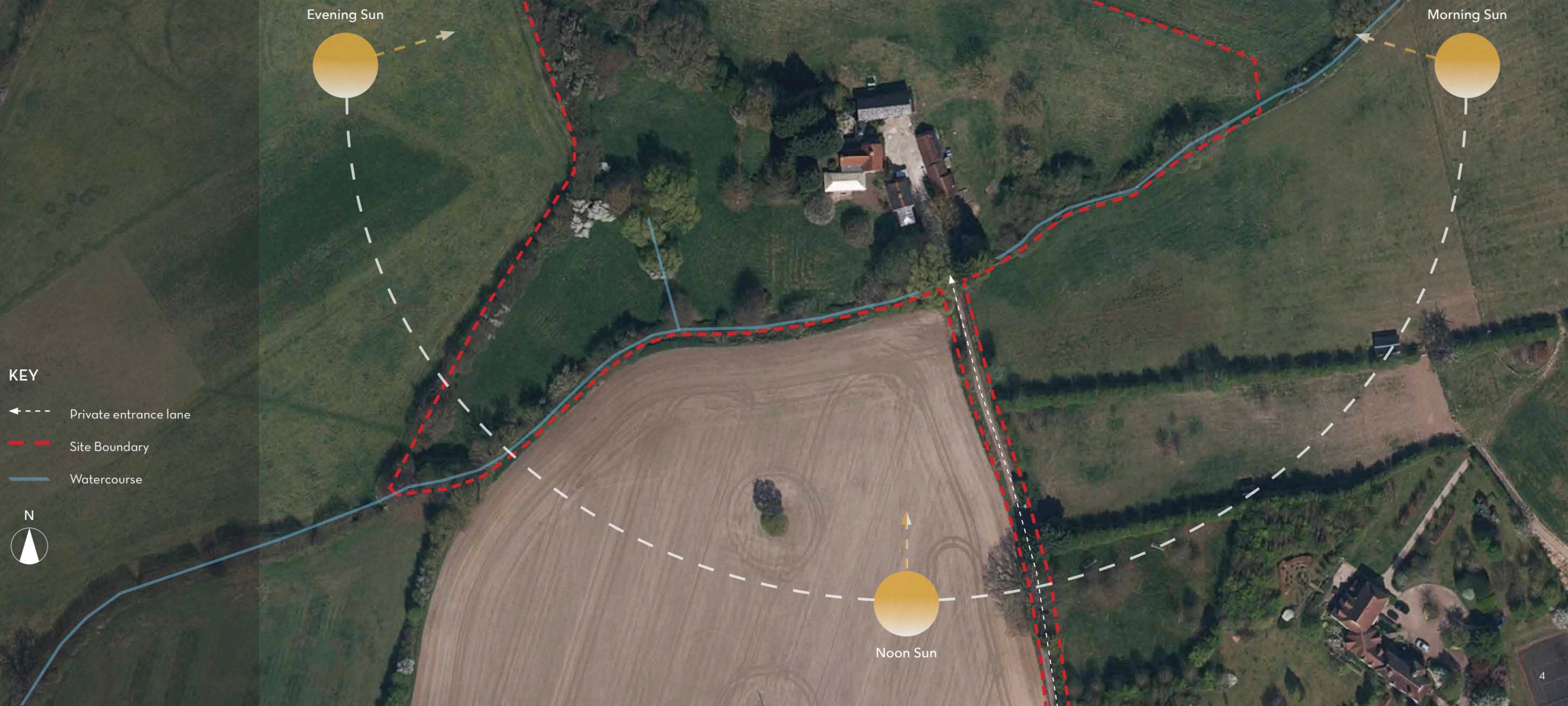
Aerial view

The 5.3 acre site lies in a picturesque dell. There are panoramic views of the surrounding countryside which are most attractive to the north east.

The site is accessed by a private lane from the south and there is a small stream that runs along the southern boundary.

The terrain is a combination of gently undulating grassy levels with a concrete yard at the centre of the complex of buildings.

The site is surrounded by fields and there are no near neighbours. The nearest substantial settlement is Sudbury which is a 10 minute drive north.



KEY

- ← - - - Private entrance lane
- Site Boundary
- Watercourse



Existing complex

The site contains a tight knit complex of buildings built in various eras and in differing styles. What remains is a relatively modest proportion of a more substantial range of buildings apparent in late 19C maps of the area.

The Heritage significance of all aspects of the complex are covered in detail in the accompanying Heritage Impact assessment.

1. Original Farmhouse

The original farmhouse a Grade II listed building, built circa 16th century but re-clad in the 19th century with flint work, brick and quoins. The farmhouse sits elevated above the cottage to the southeast and is relatively tall compared to the other buildings in the complex, which gives it a sense of prominence.

2. Pool hall conservatory

To the south of the farmhouse sits a large conservatory that houses a small redundant swimming pool. It was built in the 1980s and is of no architectural merit. Its scale and form blocks views of and is extremely harmful to the setting of the original farmhouse. Linking the conservatory to the south elevation of the original farmhouse is a non original lean-to brick section. The construction of the lean-to and subsequent conservatory involved the removal of a large section of the southern ground floor facade of the original farmhouse which this application proposes to reinstate.

3. Single storey link

The North block is connected to the original farmhouse by a single storey link building. This link is clad in dark stained horizontal timber boarding and has a black glazed pantile roof. Also, there is a lean-to brick section added to the north elevation of the farmhouse that opens into the link. To the west of the link is a walled courtyard. The link is of negligible architectural merit and provides an inadequate connection from the North range to the farmhouse.

4. North Block

The North block is shown on early maps of the site but has been almost completely rebuilt over the years. It consists of red brick at ground floor level and dark stained horizontal timber boarding at 1st floor. The ground floor contains stores while the 1st floor is bedroom accommodation.

5. Cottage

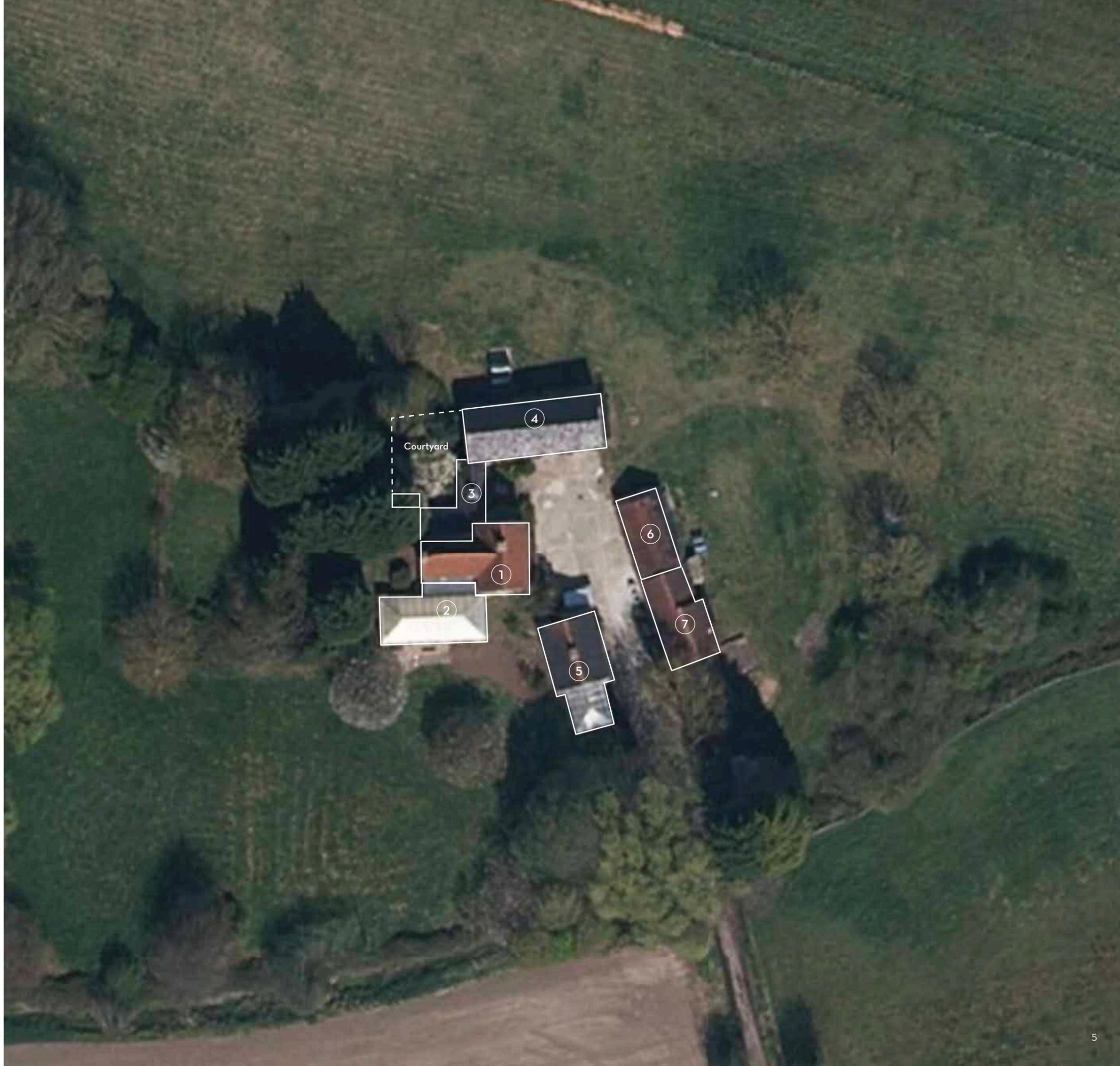
The cottage is a small 2 storey block with a late 20th century conservatory added to the south. It is partially clad with flint work to the west. The other façades include dark stained horizontal timber boarding and white brick. It has a small porch to the east. It is of negligible architectural merit.

6. Outbuilding 1

This is a single storey red brick building used as a store. It is of negligible architectural merit.

7. Outbuilding 2

This is a single storey red brick building with dark stained horizontal timber boarding and is used as additional accommodation. It has been largely reduced and re clad over the years but retains some original timber framing internally. It is of negligible architectural merit but of modest heritage significance due to the internal timber.





Site photos

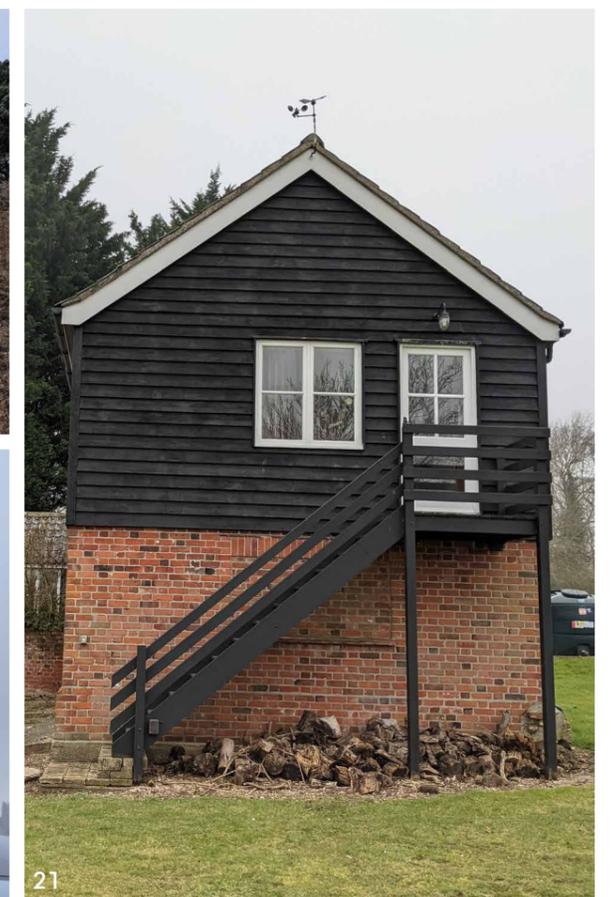
We have included a series of site photos to provide a clear understanding of the existing complex of buildings. We believe this demonstrates that while the listed farmhouse is a modest yet attractive feature, it is shielded from view by the large conservatory to the south which detrimentally detracts from the farmhouse's appearance. This ancillary element, along with other unattractive 20th century features, have damaged the setting of Old Applecroft farm, in particular the settling of the original farmhouse. The current modern link that connects the North block to the farmhouse is inadequate and leaves the dwelling feeling disjointed and outdated to the degree that it does not function as home fitting a property of this size.

There is now an opportunity to revitalise and enhance the complex through considered architectural intervention that creates a more attractive and functional relationship between the listed farmhouse and the north range while simultaneously replacing unattractive modern additions.

1. Full complex from the north east
2. Private entrance lane looking south
3. Original farmhouse, link building and front yard
4. Original farmhouse from the north east
5. Original farmhouse east facade
6. Original farmhouse from north block 1st floor
7. Original farmhouse and north block
8. Original farmhouse west facade and lean-to extension
9. Original farmhouse west facade
10. Original farmhouse and pool conservatory south facade

Site photos

11. Pool conservatory from the south west
12. Pool conservatory patio looking east
13. Pool conservatory interior
14. Link building east facade
15. Link building west facade and walled courtyard
16. Link building and walled courtyard from the north west
17. North block west facade
18. North block from the north west
19. View from the site to the north east
20. Garage entrances on the north block south facade
21. North block east facade with existing staircase





Site photos

22. Cottage from the south east
23. Cottage east facade
24. Cottage north facade
25. Cottage west facade
26. Cottage south facade
27. Cottage and cottage conservatory junction
28. View of pool conservatory from cottage
29. Outbuildings from the north
30. Outbuilding 2 east facade
31. Outbuilding 1 brick wall to the west
32. Outbuildings from the south
33. Outbuilding 2 from the south west
34. Outbuildings west facade