

DESIGN & ACCESS/HERITAGE STATEMENT

Project: Proposed ancillary accommodation, adjacent
CAGES FARM, TUFFIELDS ROAD, WHEPSTEAD, IP29 4TL
Ref: MR & MRS J MARTYN – 4477
Date: July 2021

Cages Farm is a Grade II Listed Building and the description is as follows:

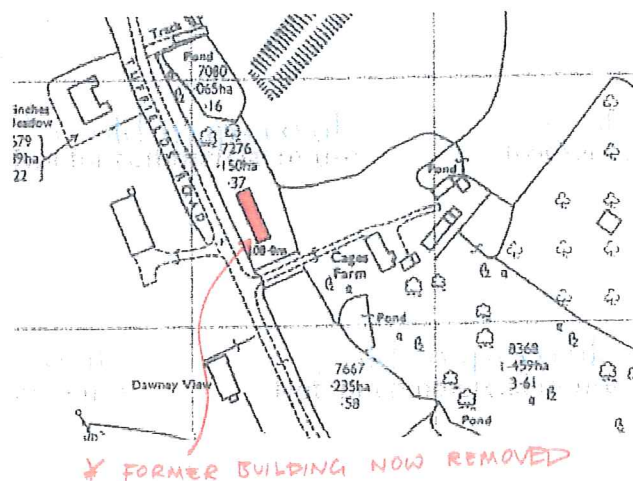
TL 85 NW WHEPSTEAD TUFFIELDS ROAD

4/153 Cages Farmhouse

House, formerly farmhouse, late C16. 2 storeys, 3 cell lobby entrance plan. Timber-framed and roughcast rendered in panels. Asbestos-slatted roof with axial and gable chimneys of red brick. 3-light mid C20 casements. Panelled entrance door and C20 cabled timber-framed porch. Back-to-back open fireplaces to hall end parlour. An unusual example of a one-build house of rectangular plan, but with a higher eaves-line at the parlour end to give a parlour chamber with full headroom. The roof structure was replaced and the eaves raised mid C20. A diamond mullioned window exposed and evidence for others.

Listing NGR: TL8377955725

Our proposal is for a single storey, traditional outbuilding styled structure which will provide ancillary accommodation to Cages Farm itself. The siting of the new building is at some considerable remove from the Listed Farmhouse and it will sit on the footprint of a previous building that was removed at some point in the last part of the 20th Century. We attach a copy of the Ordnance Survey Plan 2500 from 1978 which clearly shows the building.

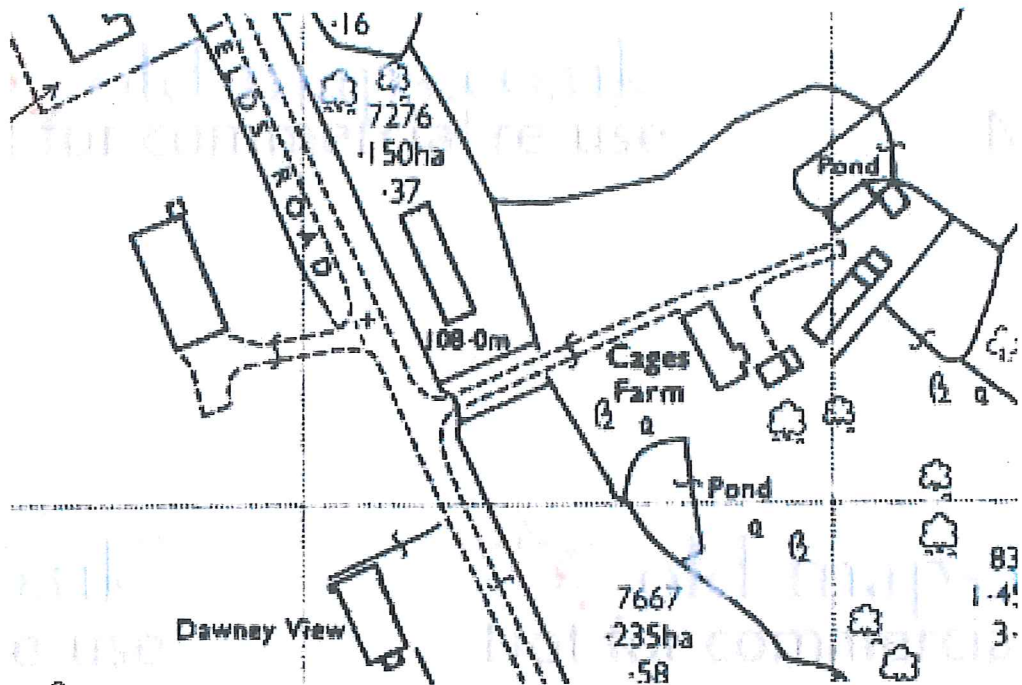


The location of the site is well screened from Tuffields Road itself and none of the hedging will be disturbed or removed as a result of these works. There are other trees around the site which will also be retained as shown on the Arboricultural Report. Whilst the building will be visible from Cages Farm itself it is well over 36m from the main house and sat off to one side. Being single storey and given the existing planting around the site will be largely unseen.

We are proposing a traditional pallet of materials of boarding and clay pantiles and purpose made timber joinery.

For the above reasons we do not believe the building will have an adverse impact on the setting of the Listed Building.

----- **BROWN & SCARLETT** -----



Listing Text

The following entry:-

TL 85 NW WHEPSTEAD TUFFIELDS ROAD

4/153 Cages Farmhouse

shall be amended to include the grade:-

TL 85 NW WHEPSTEAD TUFFIELDS ROAD

4/153 Cages Farmhouse

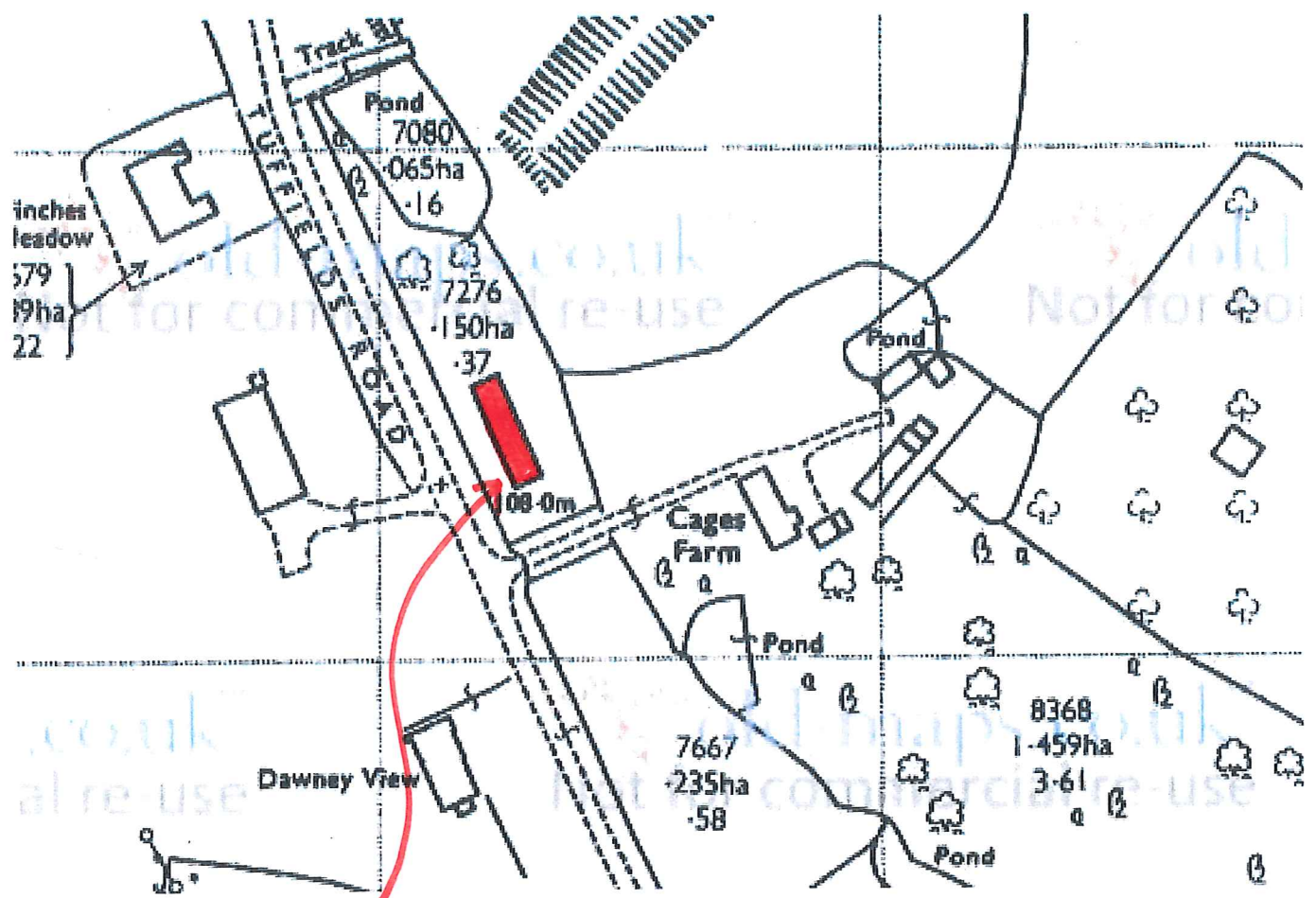
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*** FORMER BUILDING NOW REMOVED**