

HERITAGE IMPACT ASSESSMENT A

Our ref: 6291

Application - Proposed farmhouse dwelling for farm's site manager.

Address – Trinity Hall Farm, Trinity Road, Walpole Highway, Wisbech, PE14 7SN.

Applicants – Mr Sam Markillie (Farm owner) and Mr Jason Esser (Farm manager).

Introduction:

A heritage statement is required to accompany this application under paragraph 128 of the NPP, as the adjacent building within the main farm is Grade II listed.

Trinity Hall, Trinity Road

Grade: II

List Entry Number: 1264136

Date first listed: 24 Jun 1987

WALPOLE ST. PETER TRINITY ROAD TF 51 SW

11/71 Trinity Hall

- II

House, c.1600, re-roofed 1880, restored and altered 1950. Brick with slate roof. Half H plan. 2 storeys. West facade of 3 central bays flanked by single bay projecting cross gables. Roll moulded set-off at first floor to whole facade. Gabled 1950 porch. One casement right and left and 3 to first floor, all iron casements of 1950. One window each floor to gable ends, casements as before. Gable heads on moulded brick kneelers. Gabled roofs, the main range with ridge stack right of centre. Cross wings project to rear, both with tumbling in heads. 2 ridge stacks to south wing, one to north wing. Fenestration and details C20. Enough internal evidence exists to show house originally a through passage plan. Solar winder stairwell survives in north wing, the stairs renewed. Jewel stopped spine beam and joists in lounge.

Listing NGR: TF5245011474

Introduction:

At present the application site is set to paddock, it is believed that the main curtilage of Trinity Hall is the existing fenced boundary, lined with trees and hedges, making the site barely visible from Trinity Hall.

Impact of the proposal upon the listed building:

The boundary between the application site (currently paddock) and the main front garden curtilage of Trinity Hall Farm is densely screened with trees and hedges helping to reduce impact of the proposal. The proposed dwelling has also been positioned on the linear build line of existing dwellings, close to No. 1 Trinity Road, a generous space between it and the listed building.

Many other locations in and around the farm were considered for the siting of the proposed manager's dwelling prior to submission of this application, and this was the most favourable in terms of impact upon the listed building and also impact upon future expansion of the farm.

As a result of the above, the proposal's impact upon the listed building and its setting is considered minimal, or at least no more harmful than that caused by No. 1 Trinity Road.