

The Moat Farm, The Street, Hinderclay, IP22 1HX

Property Listing:

Grade: II

Wrongly shown on O.S. map as Wattisfield Road. House. Mid C17, cased and altered C18, altered and extended C20. Timber frame, largely cased in red brick, all plastered. Steeply pitched pantiled roof. 3 bays, 2 cells with and stacks. 2 storeys and attic. Ground floor: original entrance was to left towards service end now blocked with a 2-light casement, entrance now to right of centre in a C20 gabled porch, to centre a 3-light glazing bar casement, to left an early architraved leaded casement, to right C20 2-lights. Sprocket eaves, two C20 2-light gabled dormers. Right end stack to parlour is slightly extruded with an offset, smaller left end internal stack, both axial on ridge; C20 cross axial ridge stack to right of centre. Offsets to left end and to rear right. To rear C20 1 and 2 storey additions. Interior: triangle and indented stop chamfered axial binding beam in parlour, first floor bar stop chamfered axial binding beam, lower butt purlin and upper clasped purlin roof.

Listing NGR: TM0248676758

The Existing:

Grade II listed, The Moat Farm consists of 2 main components. The main C17 historic house and a series of C20 extensions to the south. The property as a whole has fallen into disrepair due to a lack of maintenance. There are numerous signs of water ingress through-out the property partly due to slipped tiles and debris build up on the roof as well as the rendering on both the historic and the modern exterior walls beginning to crack and separate from the masonry substrate. All the timber surround windows within the C20 extensions show signs of rot and damage while the historic C17 casement windows to the front of the property are in need of careful maintenance.

The Proposal:

The property is not being subject to any extensive works with neither area loss or gain, simply a focus on the restoration of the building and its return to use as a family home while being respectful to its historical components, minimising any impact upon them. Any and all works to the historic building are to be kept to a minimum, with the majority of those done to be reparatory and minor alterations aim to restore the building to its previous state. All repairs to the historic are to use materials to match the existing while any changes to the C20 extensions will aim better compliment and enhance the historic portion of the property.

Historic Works:

The roof is to be cleared of moss and debris while any loose tiles are to be secured, any missing lead work is to be replaced to match. The exterior walls will be cleaned, cracks repaired with lime mortar and painted. All historic windows are to be cleaned and undergo general maintenance, no replacements are necessary. In order to improve the routes through the property a C20 timber stud wall is to be removed from the kitchen, improving the link to the living room and an existing window to the south with evidence in the masonry of historically being a doorway is to be returned to provide access from the kitchen to the C20 SE extension.

C20 Extension Works:

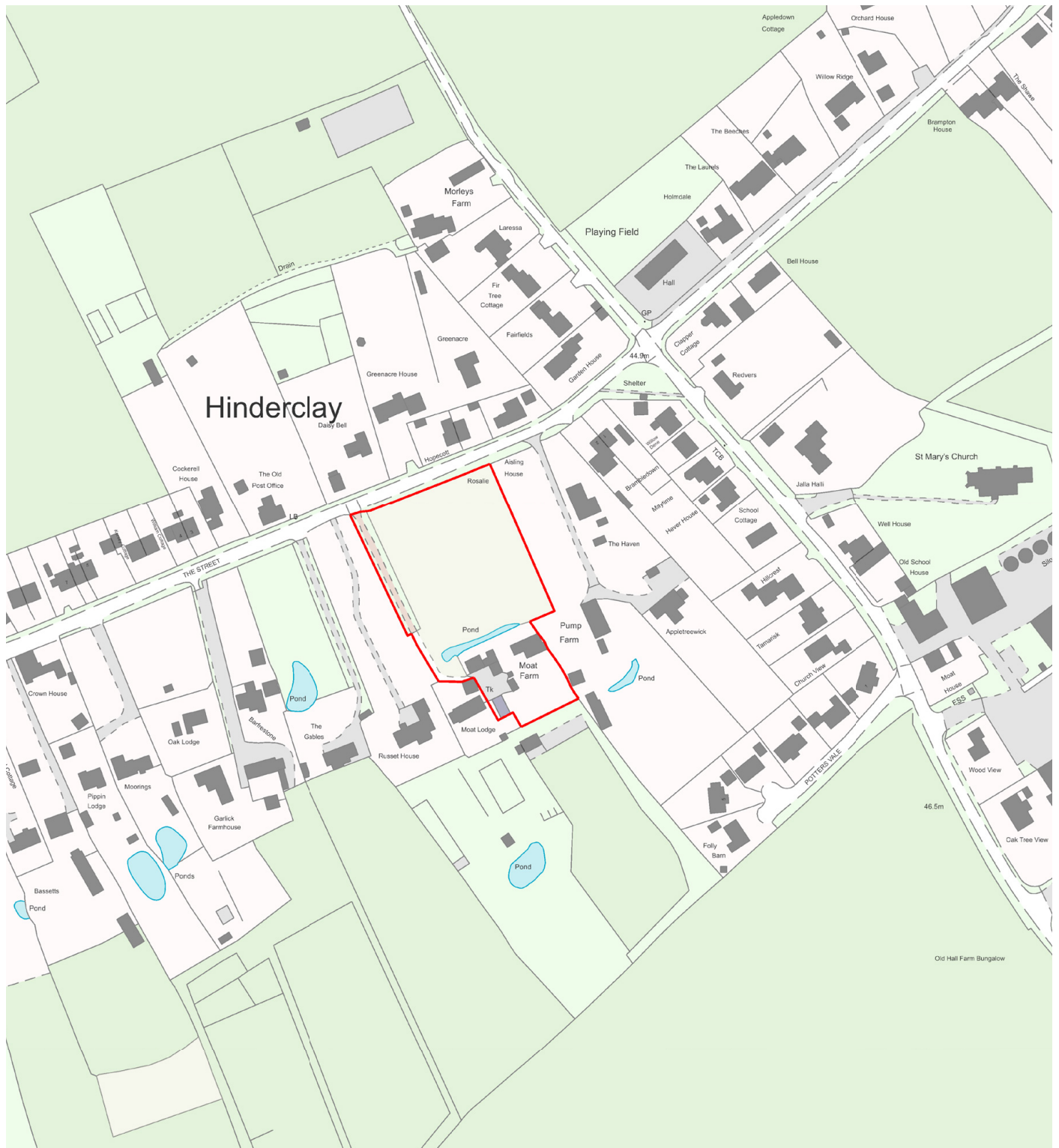
SE Sloped extension roof has suffered water ingress and is in need to be replaced, slate tile is proposed due to both its historic and aesthetic appeal. Two rooflights are to be installed to allow better natural light penetration into the kitchen to the front of the property. All timber window surrounds in the extensions are showing signs of damage and rot and are to be replaced with steel Crittall like substitutes. All external render repairs are to be done with lime mortar as with the historic portion. Evidence of an existing doorway in the SW extension is to be reinstalled to provide a more direct access point to the property from the car park.

Access:

The property is accessed via a private driveway owned by The Moat Farm with an easement in place for The Moat Lodge. Due to the minor nature of the works no vehicle larger than a 3.5t van will be required on site preventing any issues surrounding lorry access/waiting/turning causing disruption to the surrounding community. To further cut down on any impact on the immediate neighbours all but essential vehicles will be parked in the neighbouring field rather than in the on site car park reducing congestion.

This document is in response to planning enforcement documentation EN/21/00838, received 2022/12/15 regarding the renovation and refurbishment of The Moat Farm. The following information is to outline works done on the above listed property and answer queries/concerns raised by the planning authority. Photo locations can be found in accompanying documents A-1003 and A-1004

Site Location Plan:



Response to request for information received on 2022/12/15

Further to the planning Contravention Notice, I hereby supply the following information which is, to the best of my knowledge and belief, correct.

[A] What is your interest in this land?

Owner

[B] Please give the name and address of the owner of the land.

Timothy Raymond Baldwin
The Moat Farm, The Street, Hinderclay, IP22 1HX

[C] Please provide the names of all occupiers of the land.

Timothy Raymond Baldwin

[D] Is there in existence any lease or tenancy agreement relating to the land?

No

[E] Is there a mortgage or other charge over the land?

No

[F] Is there any other body with interest in the land?

No

[G] What permissions are you relying on for the works carried out on the listed building?

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[H] When did these works commence?

2021/02/21

[I] Who completed the works?

Self build

Below is the table of items provided to us detailing concerns associated with the renovation and refurbishment of The Moat Farm. A summary of works has been added to the right

	MD photo	LBC needed	support	comment	Summary Response
REAR EXTENSIONS					
Renewal of roof and s/s and 2/s extns	31	Probably not			Tiling was removed and roof repaired
insertion of 2 rooflights		Y	Y	Over the 'porch' ?	Installed into modern extensions during roof repairs
Replace corner window extn with door and window	31, 36, 46	Y	Y		Evidence of existing doorway during repairs, decision made to reinstate
Rear porch overhang of s/s roof	31, 49	Y	Y		Installed during roof repair
Re-render s/s and 2/s extns	31	Prob N		Assume material is same as previous	Repaired due to water damage, materials match existing
HISTORIC PART					
Render W gable and SW corner of S elevation; new barge boards and lead capping	31, 68	Y	N – should be lime; also needed for any timber repairs	This is possibly a brick gable, incorporating the large hearth, but the answer is the same.	Gable was rendered prior to ownership, new barge boards and lead capping replaced like for like.
Renew pantiles to main roof ?	31, 60, 61			I don't think this was done; the tiles are flat Roman, and photos show defects in the same place	Tiles were cleared and secured
Remove ceiling kitchen, expose timbers ?		Y	Possibly; depends on what we lost and what we gained	92ff are sitting room; 108 for kitchen	Plasterboard ceiling removed to expose existing ceiling timbers
Remove internal doorway and wall in kitchen ?		Y	Y	Clearly a modern insertion	Walls were modern stud work, decision made to remove
OTHER					
New door opening from porch to kitchen ?	36, 46, 50, 108	Y	Probably N	potential loss of historic frame; refuse unless clear evidence it was a previous opening; reinstatement might not be desirable.	An existing window, decision to convert to doorway to after uncovering evidence of previous doorway/failing repair
New rusty windows to extns	57 etc	Y	Y	replacing Crittal, and don't look bad	Existing timber window surrounds damaged, decision made to replace with similar to historic windows
Ecotherm foil + PIR insulation (at windows)	65		Only in the modern part	Where is that going ? voids in the frame ? definitely not supporting that.	Difficult to answer without photos, modern extensions thermal performance was upgrading with additional insulation.
Old farm building with render above boards	82 etc			Potentially curtilage listed; hole in roof, fleeking	Outbuilding are untouched with the exception of 2 that suffered extensive damage
Windows to historic part – replaced or reglazed ?	-> 100 etc	Possibly	Possibly		Windows in the historic portion of the property have been repaired

	MD photo	LBC needed	support	comment	Summary Response
REAR EXTENSIONS					
Renewal of roof and s/s and 2/s extns	31	Probably not			Tiling was removed and roof repaired

The C20 extension flat roofs were retained, cleaned of debris and repaired, however the SE sloped roof had sustained significant damage resulting in water ingress to the interior. The decision was made to re-roof it using a more aesthetically pleasing and historically sympathetic slate tiling.

Photo of existing - Taken from sales brochure 2020



Photo of current roofing condition



	MD photo	LBC needed	support	comment	Summary Response
REAR EXTENSIONS					
insertion of 2 rooflights		Y	Y	Over the 'porch' ?	Installed into modern extensions during roof repairs

During repairs of the SE C20 sloped extension we chose to install 2 rooflights to enhance the interior space and improve natural light penetration to the kitchen situated within the historic part of the property.

Photo of existing hi-lighting skylight location - Taken from sales brochure 2020



Photo of current roof light locations



	MD photo	LBC needed	support	comment	Summary Response
REAR EXTENSIONS					
Replace corner window extn with door and window	31, 36, 46	Y	Y		Evidence of existing doorway during repairs, decision made to reinstate

During repairs of the C20 SW extension walls and windows evidence was uncovered in the masonry that there had previously been external access. It was decided to restore this route as it created a more direct link to the external parking area and a more natural access point to the property.

Photo of existing - Taken from sales brochure 2021

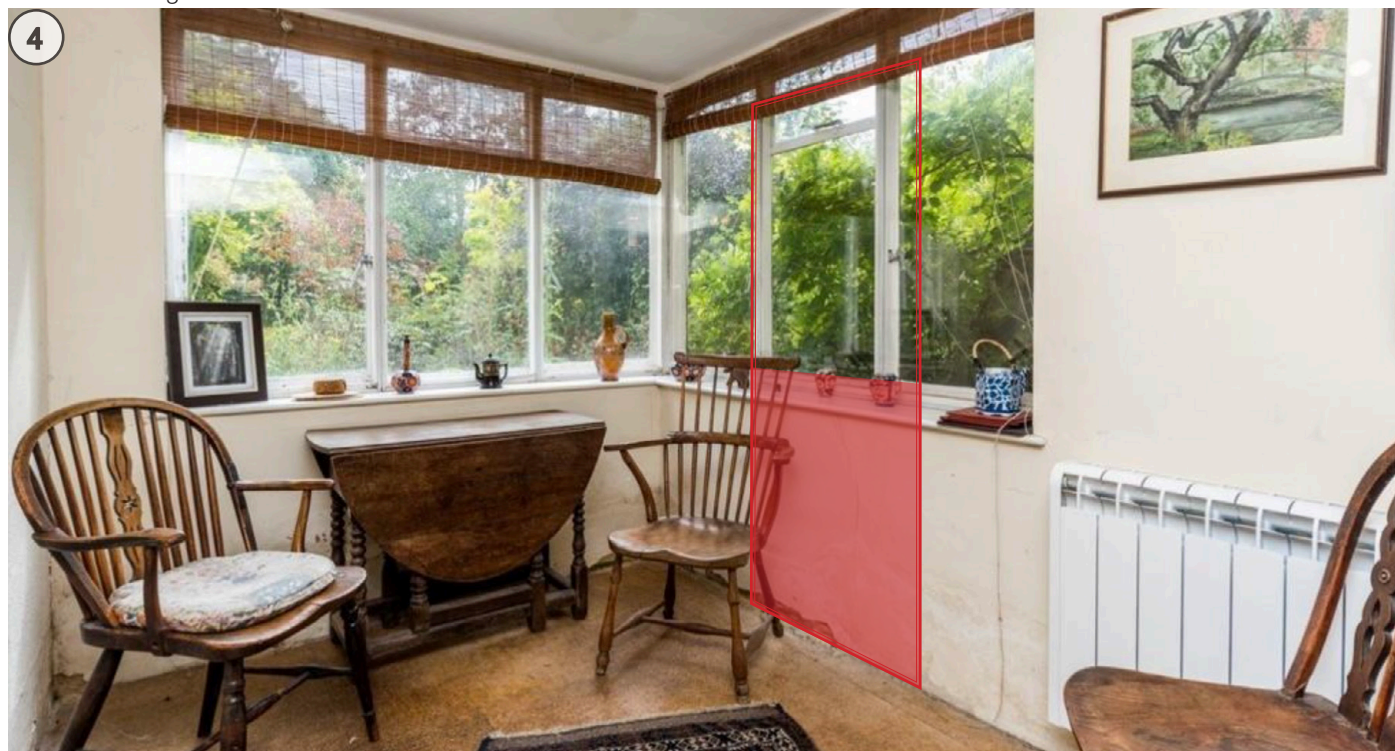
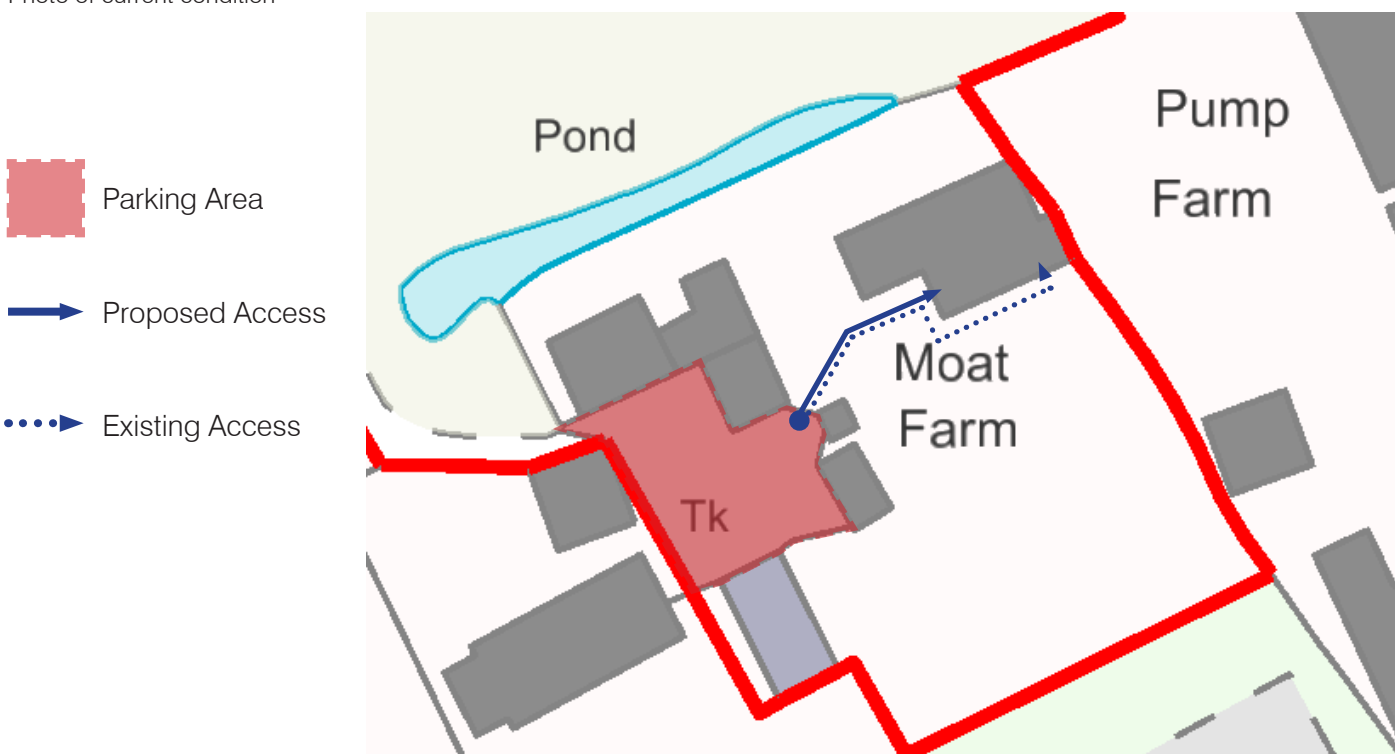


Photo of current condition



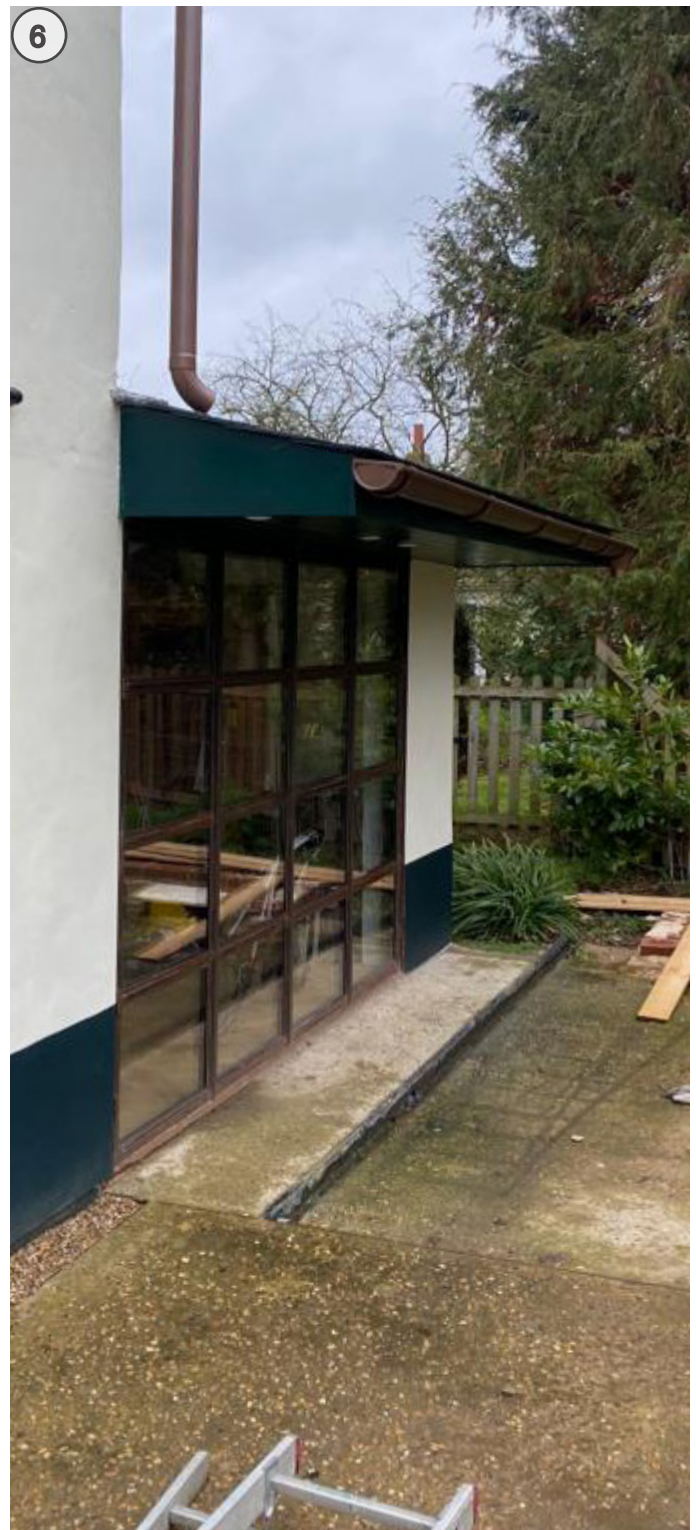
	MD photo	LBC needed	support	comment	Summary Response
REAR EXTENSIONS					
Rear porch overhang of s/s roof	31, 49	Y	Y		Installed during roof repair

Installed during the repairs of the SE C20 sloped roof. The overhang was built to provide additional solar shading to the glazed extension as well as protection from the elements when the doors are in use.

Photo of current condition



Photo of current condition



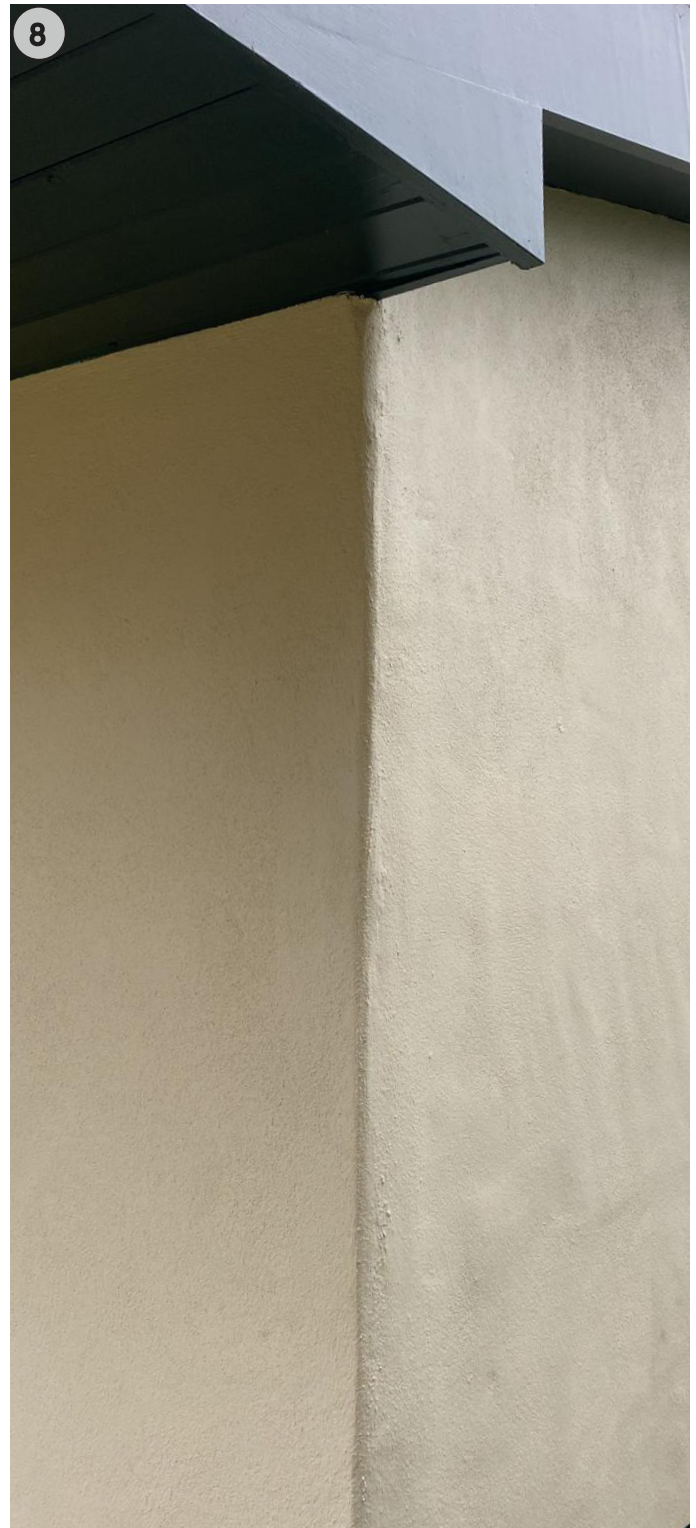
	MD photo	LBC needed	support	comment	Summary Response
REAR EXTENSIONS					
Re-render s/s and 2/s extns	31	Prob N		Assume material is same as previous	Repaired due to water damage, materials match existing

Extension's rendering showed signs of water ingress and was beginning to crack and separate from the wall. Repairs were made where possible and re-rendered where necessary using materials to match the existing condition

Photo of current condition



Photo of current condition - C20 SE Extension Render



	MD photo	LBC needed	support	comment	Summary Response
HISTORIC PART					
Render W gable and SW corner of S elevation; new barge boards and lead capping	31, 68	Y	N – should be lime; also needed for any timber repairs	This is possibly a brick gable, incorporating the large hearth, but the answer is the same.	Gable was rendered prior to ownership, new barge boards and lead capping replaced like for like.

W and SW gable were rendered prior to ownership, the assumption made that all prior works had been done using the correct historically accurate materials and in accordance with the listing.

Photo of existing - Taken from sales brochure 2020



Photo of existing - Taken from sales brochure 2021

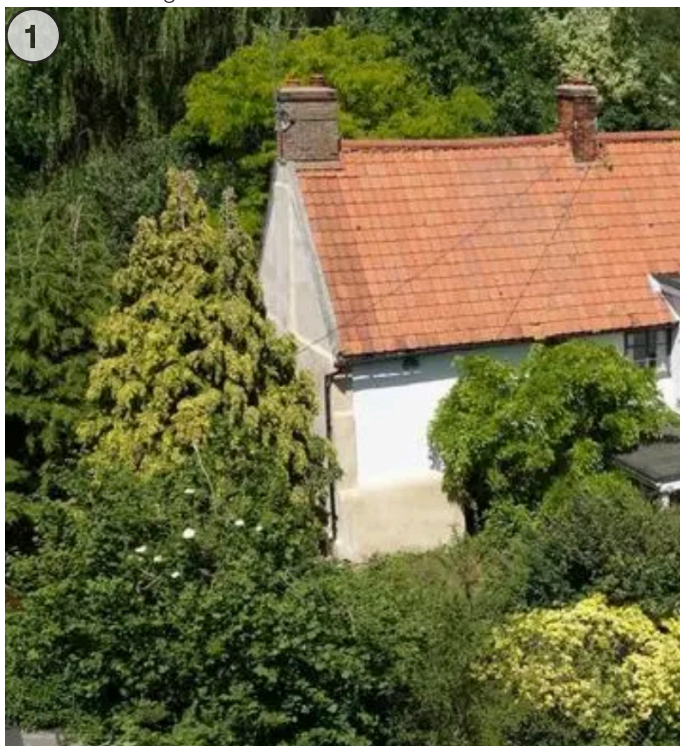
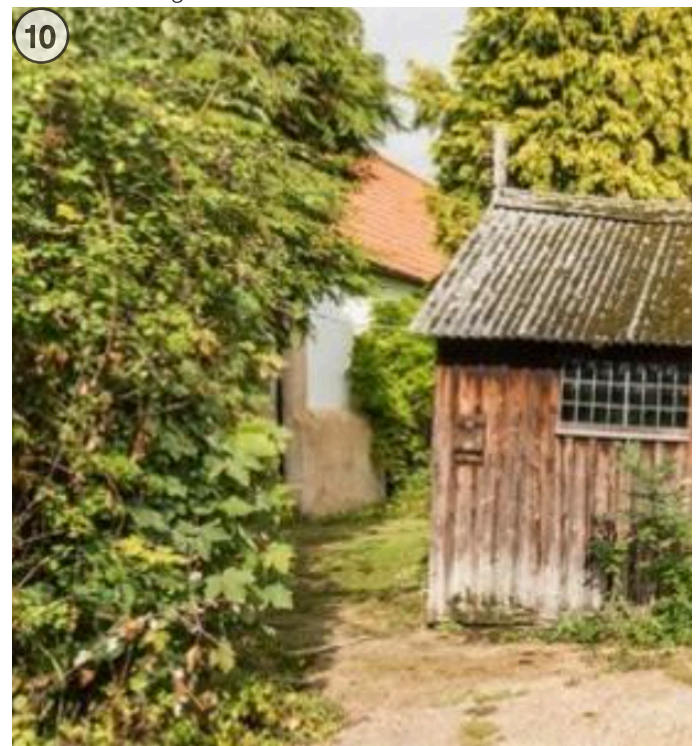


Photo of existing - Taken from sales brochure 2021



	MD photo	LBC needed	support	comment	Summary Response
HISTORIC PART					
Renew pantiles to main roof ?	31, 60, 61			I don't think this was done; the tiles are flat Roman, and photos show defects in the same place	Tiles were cleared and secured

Existing roof atop historic part had loose tiles and extensive moss growth on the N slope. Tiles were secured/relocated and cleaned of moss and debris.

Photo of existing - Taken from sales brochure 2021



Photo of current condition



	MD photo	LBC needed	support	comment	Summary Response
HISTORIC PART					
Remove ceiling kitchen, expose timbers ?		Y	Possibly; depends on what we lost and what we gained	92ff are sitting room; 108 for kitchen	Plasterboard ceiling removed to expose existing ceiling timbers

Plasterboard ceiling in the kitchen was showing signs of failure. During repairs works existing timber beams were uncovered and the decision was made to expose them due to both their historic and aesthetic appeal.

Photo of existing condition



Photo of current condition



Photo of current condition



	MD photo	LBC needed	support	comment	Summary Response
HISTORIC PART					
Remove internal doorway and wall in kitchen ?		Y	Y	Clearly a modern insertion	Walls were modern stud work, decision made to remove

Investigative works revealed interior dividing wall to be modern timber stud work and plasterboard. These modern interventions were removed to create a better connection between the kitchen and the living room.

Photo of existing - Taken from sales brochure 2020



Photo of current condition



	MD photo	LBC needed	support	comment	Summary Response
OTHER					
New door opening from porch to kitchen ?	36, 46, 50, 108	Y	Probably N	potential loss of historic frame; refuse unless clear evidence it was a previous opening; reinstatement might not be desirable.	An existing window, decision to convert to doorway to after uncovering evidence of previous doorway/failing repair

Existing window opening. During reparations to wall multiple masonry infill patches were uncovered, difficult to determine if it was a previous doorway or poorly repaired. Decision was made to remove the failing repair and convert to a doorway to provide a direct link from the kitchen to the extension and improve natural light penetration.

Photo of existing - Taken from sales brochure 2021

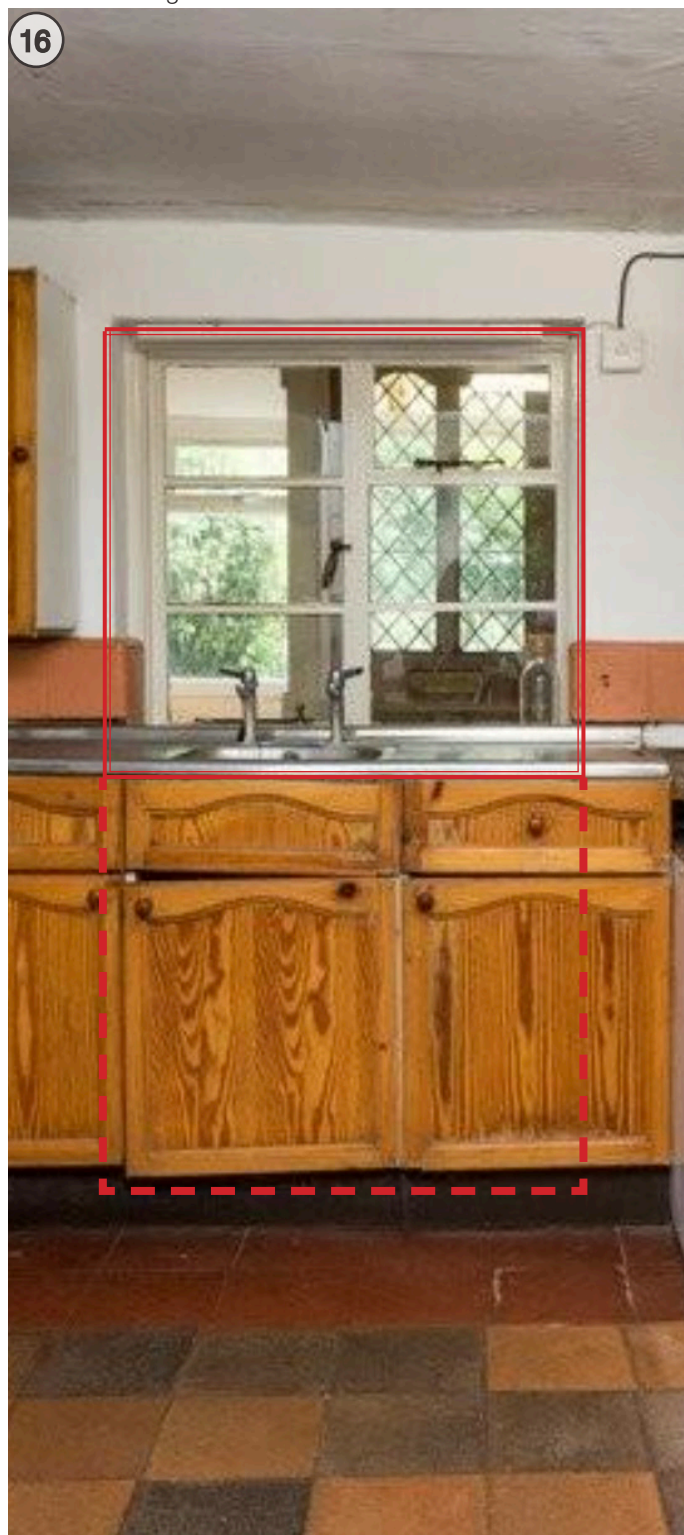


Photo of Current condition



	MD photo	LBC needed	support	comment	Summary Response
OTHER					
New rusty windows to extns	57 etc	Y	Y	replacing Crittall, and don't look bad	Existing timber window surrounds damaged, decision made to replace with similar to historic crittall windows

The existing timber surround Crittall windows in the SW and SE extensions had sustained water damage and as a result had extensive rot. The choice was made to replace with similar steel Crittall style windows.

Photo of existing



Photo of current condition



Photo of current condition



Photo of current condition



	MD photo	LBC needed	support	comment	Summary Response
OTHER					
Ecotherm foil + PIR insulation (at windows)	65		Only in the modern part	Where is that going ? voids in the frame ? definitely not supporting that.	Difficult to answer without photos, modern extensions thermal performance was upgrading with additional insulation.

The thermal performance of the C20 SW and SE extensions was upgraded during the course of the renovation works. Comment is difficult to accurately address without specific photo hi-lighting concern.

Photo of current condition around C20 SE Sloped extension



Photo of current condition around C20 SE Sloped extension



Photo of current condition around C20 SE Sloped extension



	MD photo	LBC needed	support	comment	Summary Response
OTHER					
Old farm building with render above boards	82 etc			Potentially curtilage listed; hole in roof, fleeking	Outbuilding are untouched with the exception of 2 that suffered extensive damage

Existing outbuildings have not been subject to any renovation works with the except of building B and C, hi-lighted below both of which had suffered years of neglect and no maintenance. B collapsed after heavy winds and C's roof succumbed to extensive water damage resulting in collapse. At present the remaining outbuildings are being supported by external scaffolding to prevent further damage/risk of collapse and are being cleared of intrusive vegetation.

Photo of existing - Taken from sales brochure 2021

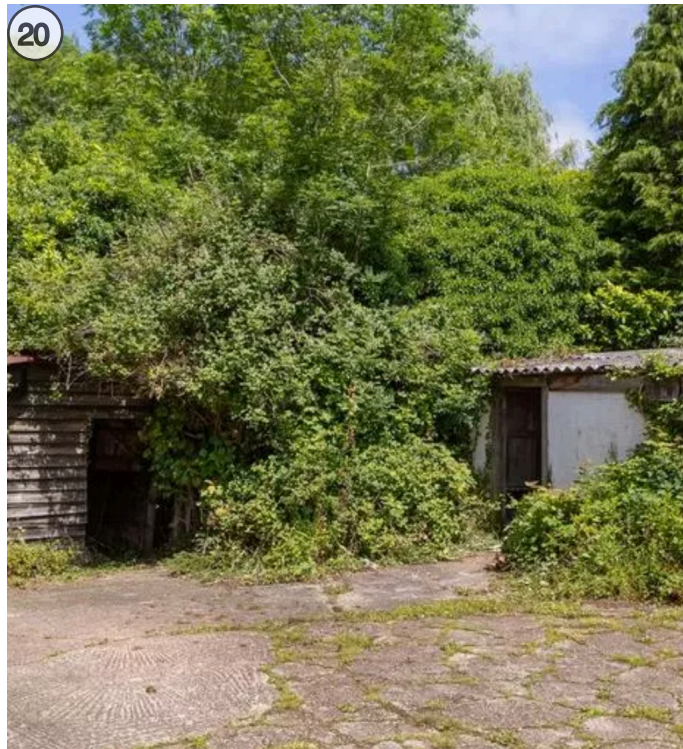


Photo of current condition



Site Plan hi-lighting Building B

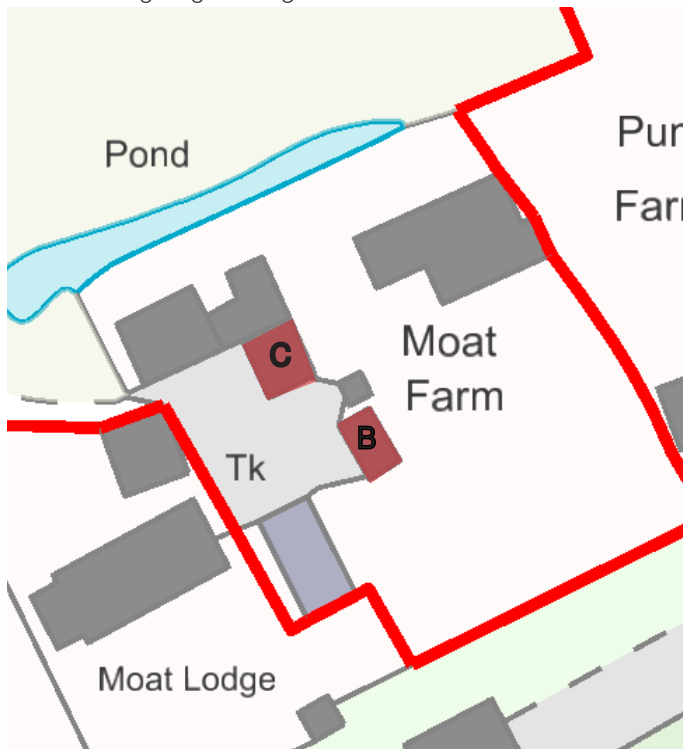


Photo of existing - Taken from sales brochure 2021



	MD photo	LBC needed	support	comment	Summary Response
OTHER					
Windows to historic part – replaced or reglazed ?	-> 100 etc	Possibly	Possibly		Windows in the historic portion of the property have been repaired

Existing window timber surrounds within the C20 extensions suffered from significant water damage and have been replaced with Crittall similar substitutes. No windows within the historic part were replaced or reglazed.

Photo of existing - Taken from sales brochure 2021



Photo of current condition



All information within this document to the best of our knowledge is accurate and correct.

Regards,

Tim Baldwin