



Fig 0.1: East Elevation of Hall Farmhouse from front garden - barn is to the left

PHOTOVOLTAIC INSTALLATION TO
HALL FARMHOUSE
86 HIGH STREET
GREAT ABINGTON
CAMBRIDGESHIRE
CB21 6AE

20.433.1 - 498 C

MAY 2023

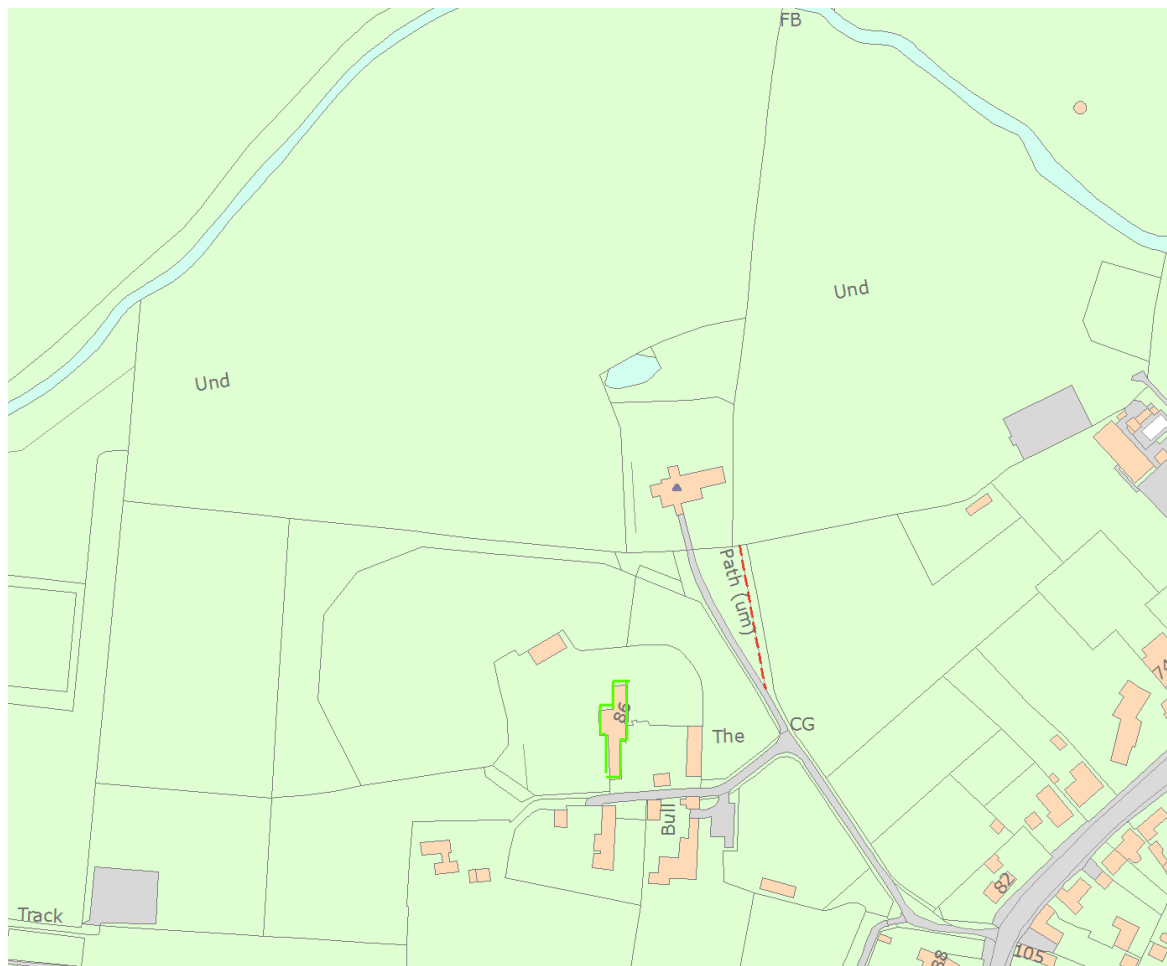


Fig 0.2: Listing map showing the modern link connecting Hall Farmhouse and adjacent barn. (historicengland.org)

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REV A: 22/03/22 DRAFT ISSUE
 REV B: 28/03/22
 REV C: UPDATED PV ISSUE



- 1.1 HISTORIC ASSET
 Historic England Listing NGR:
 TL5319348560
 Name: Hall Farmhouse, 86 High St, Great
 Abington
 Grade: II
 Date first listed: 30 Sept 1985

Listing Description: “House, formerly a farmhouse. Early C16 with late C17 and C20 alterations. Timber-framed and plastered; plain tiled roof, tall rectangular planned red brick ridge stack. Two storeys with attic and cellar, a surviving part of a larger building (map 1687), that extended further to south-west. Main entrance in modern flat roofed extension to left hand; three first floor and three ground floor C20 casement windows. Interior: Exposed, substantial timber-frame of four bays divided by a closed truss with a truss to the south-west framed originally beside a chimney stack. Stop-chamfered ceiling beams, four-light first floor window with moulded mullions (qv Abington Pottery and Linton Guildhall). Late C17 inserted stack, partitions and cellar. Late C17 staircase door.”

The listed does not mention the barn.

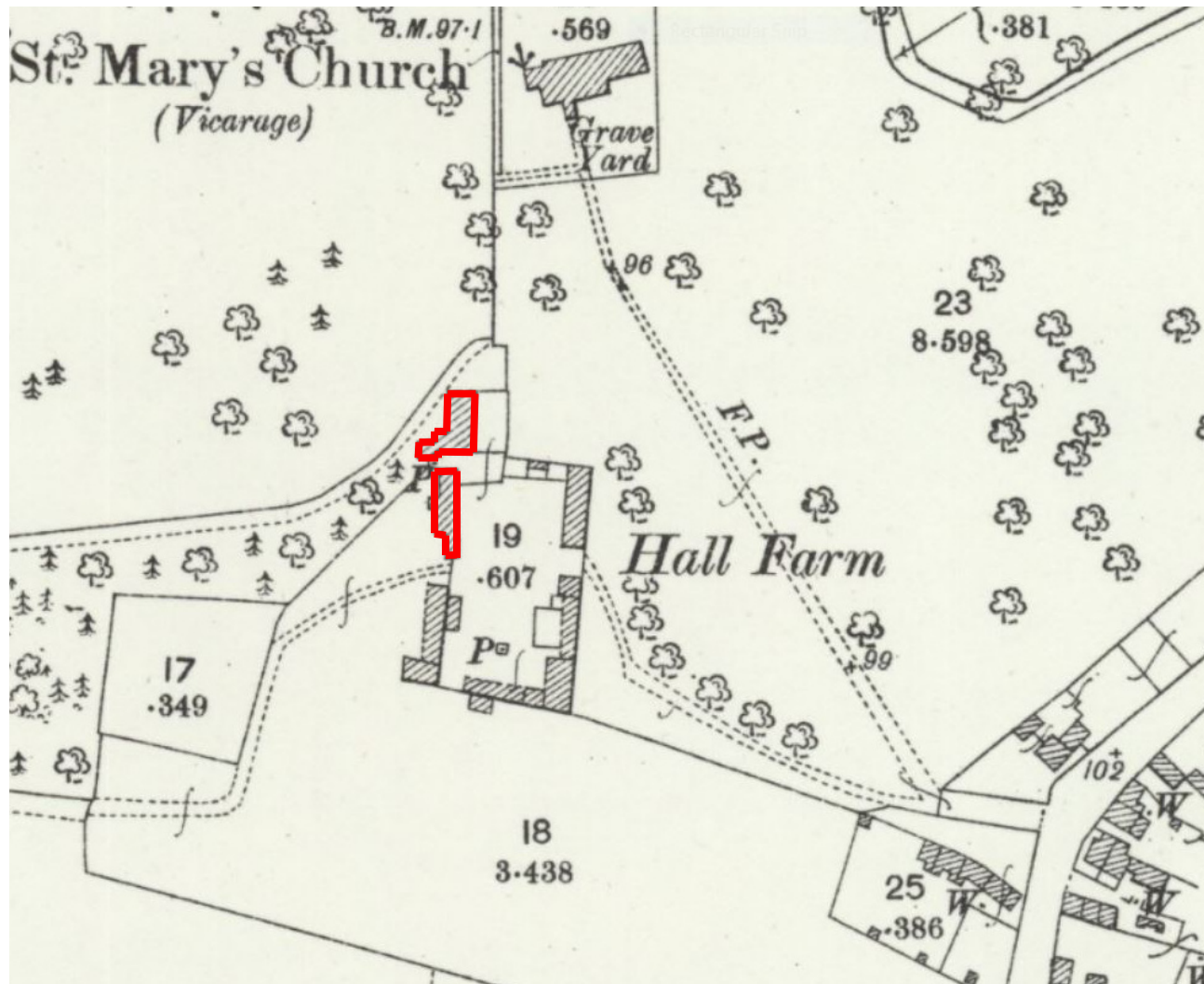


Fig 1.1: 1886 OS map (detail) showing Hall Farmhouse and the adjacent barn highlighted before the construction of the modern link.



Fig 1.2: .plan of the 6 elements to the current site; 1.The farmhouse. 2. Converted barn. 3. Link 5. Garage 6. Pool house



Fig 1.3: Image of the converted stables (red barn) and the garage



Fig 1.5: Image of the pool house



Fig 1.4: view of West elevation showing the hierarchy of house, barn and link and the simple forms,volumes and material palette of the house and barn

1.2 HISTORY AND DEVELOPMENT

See Appendix A for historical record of the property as prepared by 5th studio in June 2021. This record includes photographs documenting significant historic fabric along with a copy of the notes of the meeting with the County Historic Buildings Advisor in October 1979 ahead of the conversion works and prior to the building being listed.

1.3 DEVELOPMENT IN THE 20C





At the beginning of 1980 works were carried out to create a large family dwelling. The farmhouse with its attached lean-to outbuilding was connected to the adjacent brick barn [Fig 1.1] by the construction of a single storey flat roofed link and the barn was converted into habitable accommodation. No significant alterations have been made since 1980 and the house remains a family dwelling.

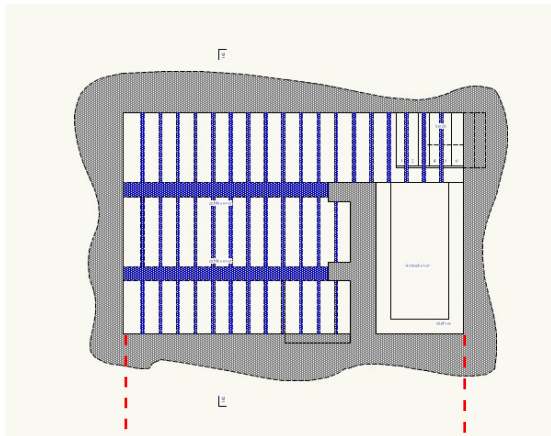
1.4 THE OUTBUILDINGS

The outbuildings consist of a modern two bay garage [Fig 1.4] and a modern pool house [Fig 1.5] in the rear garden of Hall Farmhouse.

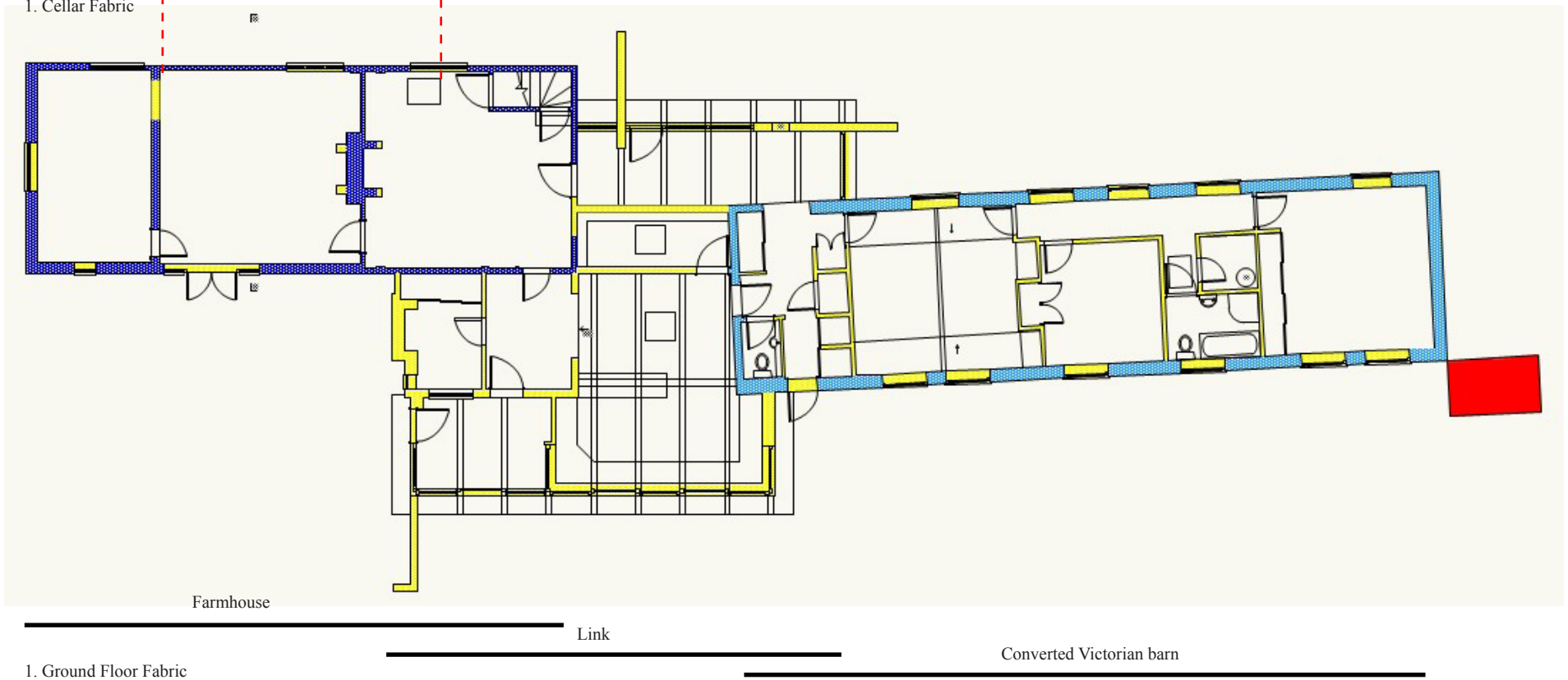
1.5 ENERGY EFFICIENCY

As part of the 1980 conversion glass fibre insulation was included between the studs of the Farmhouse and insulation was fitted within the upgraded barn walls. The loose laid glass fibre insulation within the loft spaces has been increased over the years. There is no insulation within the ground floors. Windows are double glazed

KEY (Significance)	
	High
	Moderate
	Neutral
	Detremental

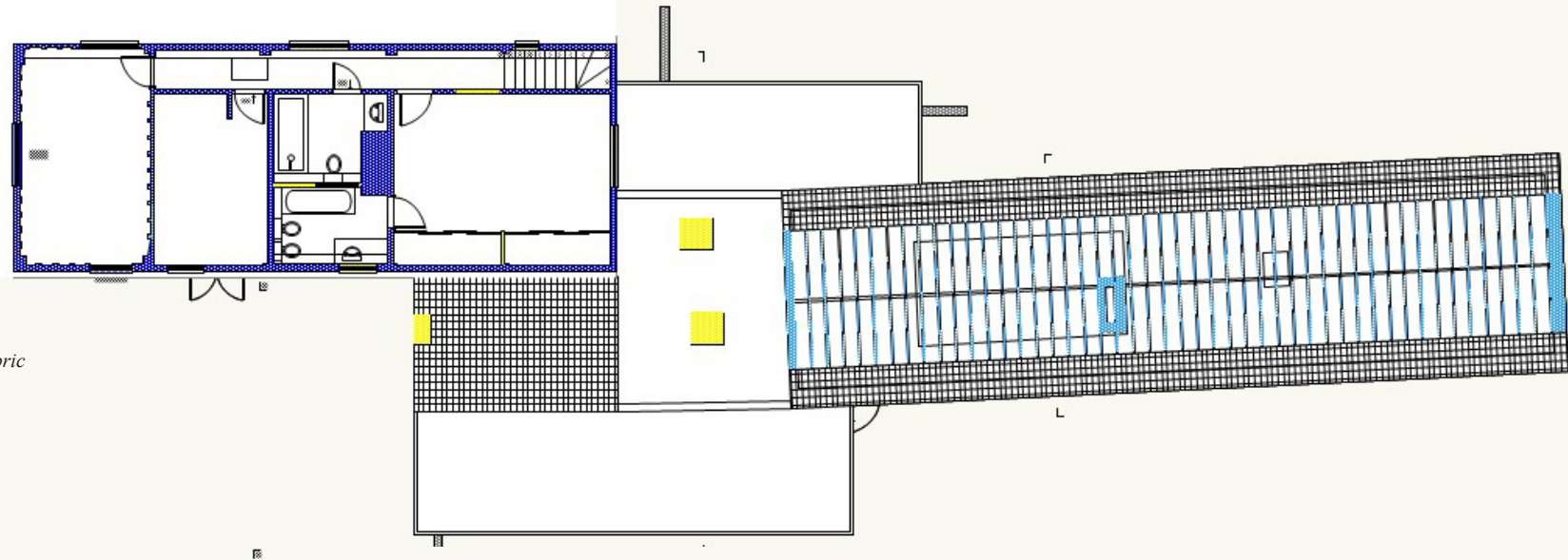


1. Cellar Fabric

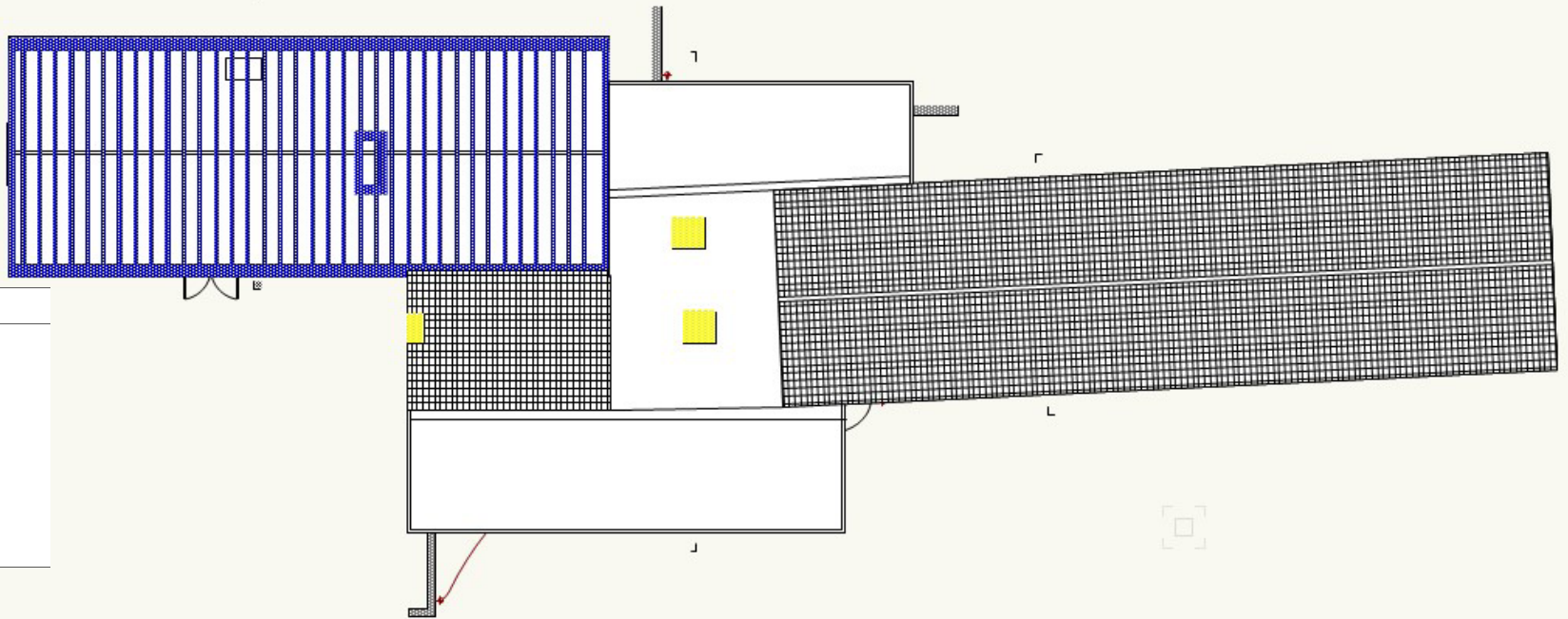


1. Ground Floor Fabric

3. First floor fabric



3. Loft fabric



KEY (Significance)

- High
- Moderate
- Neutral
- Detremental



Fig 3.1 View of the barn from the south west from the private garden.



Fig 3.2 View of the barn from the south east showing limited views of the farmhouse due to the walnut tree.

softwood and are reaching the end of their lives. This means the level of insulation is well below modern standards. The heating and hot water system is fuelled by oil which is stored in an oil tank at the southern end of the barn.

3.0 PROPOSALS

3.1 RENEWABLE ENERGY

The permitted PV array on the barn will be increased to cover both slopes of the roof up to the intersection with the link roof. A distance of 7.5m will be retained between the Farm House gable and the start of the PV array.

TABLE OF AFFECTED FABRIC					
FEATURE & LOCATION	DESCRIPTION	SIGNIFICANCE	PROPOSED WORKS	IMPACT	JUSTIFICATION OR MITIGATION
BARN - EXTERNAL					
ROOF	Modern clay pantile roof covering. Part of the 1980's conversion & extension works	Neutral	Fit PV panel array to both east and west roof slopes, see drawings	No loss of heritage fabric. Completely reversible. See Design & Access Statement for further information	Part of the works to improved the sustainability and energy efficiency of the property.

HISTORICAL RECORD SCANS



above right - Particulars for the sale of the Abington Hall and estate. 6 November 1929
 above left - Hall Farmhouse is Lot 13

HISTORICAL RECORD SCANS



above - Plan of the relevant part of the estate showing the Farmhouse as part of a wider group of agricultural buildings (highlighted in red)

HISTORICAL RECORD SCANS

- 3 -

PARTICULARS OF SALE

Lot 1 HALL FARM GREAT ABINGTON

This property dates from the 17th century and is substantially constructed of part brick heavy timber frame, lath and plaster under a part tiled roof with Victorian brick and flint extensions. Although offering good ground floor accommodation the first floor is limited to three bedrooms, but is capable of being extended if required. The accommodation, which is on two floors, is as follows:

GROUND FLOOR	
ENTRANCE HALL	13'9" x 5'5" with double radiator, GPO telephone, door giving access to stairs to first floor.
DINING ROOM	17'7" x 12'9" with open brick fireplace, brick hearth, 2 wall light points, meter cupboard, 1 double 1 single radiator. Heavy timbered ceiling. Trap door to CELLAR.
DRAWING ROOM	19'7" into bay x 18'0" with open brick fireplace, casement door, double radiator, two fluorescent lights, heavy timbered ceiling, four wall light points, door to
STUDY	17'0" x 10'0" with coppered fan convactor, tiled floor.
KITCHEN	13'6" x 10'6" containing single drainer sink with cupboards under, ample worktop space, two wall units, fluorescent light, plumbing for washing machine, fireplace recess containing Wilson Wallflame 90,000 btu oil fired boiler. Small cupboard to one side, tiled floor giving access to
REAR HALL	with quarry tiled floor, fitted cupboards, door to cloakroom with high flush WC.
PANTRY	10'10" x 6'9" with fitted shelving and brick floor.
ON THE FIRST FLOOR	All the first floor rooms are heavily timbered
LANDING	with radiator giving access to
BEDROOM (1)	17'6" x 13'0", double radiator, two cupboards
BATHROOM	with lobby area giving access to airing cupboard with lagged hot water cylinder fitted with immersion and shelves. The bathroom contains washbasin, low flush WC, fitted panelled bath with shower attachment and heated towel rail.
BEDROOM (2)	13'6" x 9'3" with radiator, washbasin.
BEDROOM (3)	17'7" x 10'6" with beamed walls and ceiling, washbasin.
OUTSIDE	on the southern side there is a general OUTBUILDING measuring overall internally 15'5" x 15'4" with side door. Adjacent

Continued.....

above - extract from particulars for the sale of the Hall Farm House and Barn. 27 June 1979

HALL FARM, GREAT ABINGTON, CAMBRIDGE

Notes of a meeting held on 29th October 1979 with Mr Black, the County Historic Buildings Advisor, and Mrs Newman - South Cambridgeshire District Council Historic Buildings Representative

- Listing
Mr Black confirmed that the DoE was surveying their list of historic buildings and that this farmhouse would be a Grade II listed building. Consequently, Historic Buildings Consent would be required but the plans and documents deposited for Planning Approval would cover this. His Department would, however, like to be informed of any changes to the proposals.
- DPC and damp-proofing
Methods of damp proofing were discussed and it seemed that a thorough investigation of the sole plate and brick plinth would determine the best course of action.
- Structural frame
From observation of the frame, the building appeared to date from around 1600 (a date was visible on the pargetting to the east elevation of 1633). The bracing of the main posts had in all instances been removed and their function was now probably being performed by the studs of the dividing bays.
As far as structural soundness was concerned, the building appeared to be safe and although there was evidence to suggest movement in the structural joints of post and beam, this could be halted by strapping.
- Windows
Should the client want to remove the lead glazing cases it was suggested that glazing bars could be inserted in the larger windows on the east elevation which would be more sympathetic than clear glass.
The small window to the end bedroom on the west elevation was original and should be retained in its entirety.
The steel window on the east elevation should be replaced with timber if possible.
Frames which needed replacement should be timber.
Moulding around the staircase window should be retained.
The bay window on the west elevation was a recent addition and its insertion had meant the omission of a storey post. It was thought that a steel beam had been inserted under the timber and that this had been concealed so forming the existing bulkhead.
Differing window sizes should be retained.
- Roof
Inspection to be made at a later date.

above - Notes of meeting with Historic Buildings Advisers 20 October 1979

CURRENT SETTING

The current setting of Hall Farm House is as part of a group of once-rural buildings around a central yard space. Originally probably all part of the one farm, the various buildings has now passed into a number of separate ownerships - split by the East-West branch of the lane.

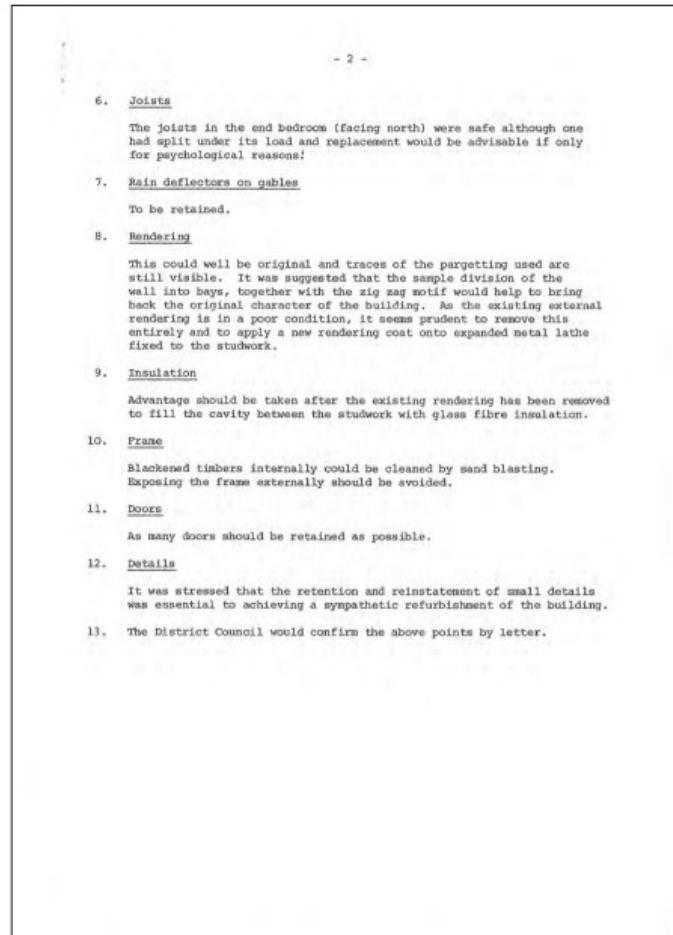
Notes on Heritage Significance

Within this split site the Farm House, with the converted barn, stable-block and garage form a discrete grouping around a yard that is all under one ownership and so, by consistency of treatment and management is evocative of the coherence of the original farm yard setting and, on this basis, as well as the retained isolation of this group of buildings between the High Street and the Church, has some heritage significance in terms of townscape and the history of the landscape enclosures.



left *aerial view of whole farm grouping, split by the access lane with the Farmhouse, Barn, Link, Stable Block and Garage north of the lane and forming a coherent grouping around the Farm court*

below *aerial view of the current location of the Farm - freestanding in open land between Abington Hall and the village of Great Abington. It is thought that a second village street used to run south from the church and that the Farm House would have occupied a site on the cross roads south of the church and a side road linking back to the current High Street.*



ELEMENTS OF THE SITE

There are six elements to the current site:

1. The House
2. Converted Barn
3. Link
4. Converted Stable Block
5. Garage
6. Swimming Pool

With the exception of the Stable Block (4), which lies outside the current study, these are considered separately below in terms of their history, extant fabric and construction together with the potential impact on the historic significance and values of proposed measures to reduce the energy consumption and carbon emissions



HALL FARMHOUSE

Generally

On 29 October 1979, the current owners' architects met the County Historic Buildings Adviser and the Historic Buildings representative from South Cambs. They were advised that the house would be listed Grade II (this did indeed happen but not until 1985 - by which time the proposed works had been completed) and described the scope of acceptable works.

The records of this advice are set out below but, to paraphrase:

- the small leaded light window at the west end (first floor) should be retained in its entirety but that otherwise glazing bars should be designed into the larger pane, softwood windows proposed, in order to make these more sympathetic to the lead glazing came to be removed
- The rain-deflectors (shedding rails) should be retained
- The rendering could well be original and there were visible traces of the pargetting with a zigzag motif, divided into bays. As this was all in poor condition, the removal of this in its entirety and replacement with a modern render coat on expanded metal lathe (eml) seemed prudent.
- Insulation should be installed behind them eml
- The blackened internal timbers could be cleaned by sand-blasting. The frame should not be exposed externally

Generally

The house was extensively refurbished and renovated in the 1980s. This work predated the listing by some 5 years - and while it did carefully conserve the form and simple materiality of the house together with some external features: the shedding board features to the gable ends and two leaded light casements at the North end over farm office, almost all of the earlier external construction and cladding has been removed and most of the externally visible construction including the Portland cement rendered walls, and double-glazed softwood windows, etc - date from this period. The construction of the link block at the same time, included the construction of an unsightly flue to the west elevation.

Notes on Heritage Significance and potential impacts

These notes suggest that although the house was not then listed, there were clear priorities in terms of conservation concerns, with an emphasis on retention of the timber frame - exposed internally - and of the few external features of note or significance (shedding boards and leaded light windows).

The heritage significance of the building exterior lies predominantly in its simple form and materiality along with the gable features and retained leaded-light windows



above view of West elevation showing the hierarchy of house, barn and link and the simple forms, volumes and material palette of the house and barn
below view of East elevation



Walls

Internally, the exposed timber frame has been almost completely retained, sand-blasted and treated.

It is clear that the refurbishment work to the exterior walls included (note from architects drawing)

'hack off render

*Insulate between studs with fibreglass and re-render on building paper on eml
2 coats Sandtex paint*

Vapour barrier, plasterboard and skim to inside face'

The use of Portland cement render is now regarded as unsympathetic to historic buildings. This hard and inflexible cladding was thought, as recently as the 1980s, to be the ideal finish to all sorts of historic solid and timber framed walls because it was thought to be waterproof and impervious to vapour.

Subsequent evidence has proved that this material is completely inappropriate for use on historic buildings as, lacking flexibility, the render cracks, admitting water into the construction which cannot then escape - leading to the risk of build up of interstitial moisture and the creation of conditions for mould to develop in the wall construction (through spore germination or mycelium growth).

This is particularly the case where OPC render is used on, inherently flexible, timber-framed buildings, which can be extremely susceptible to decay induced by the build-up of interstitial moisture and this may have been exacerbated by the installation of fibreglass insulation between the timber frame elements and the use of a vapour barrier with the plasterboard internal finish.

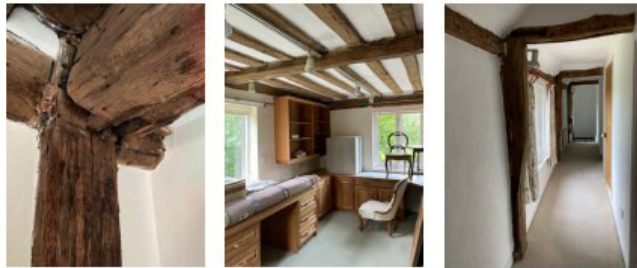
Anecdotally, the timber frame was completely cleared of all infill and repaired and treated at this time. The work seems to have been carried out to a high standard and the walls appear to be sound and dry, there is little evidence of rot or timber decay, and the slenderness of the new infill construction has allowed the historic timber frame to be exposed on the inside.

Notes on Heritage Significance and potential impacts

In order to retain the visibility of this timber frame, any upgrading of the thermal performance of the walls should probably involve increasing the thickness of the walls to the outside, over-cloaking the framing with, preferably vapour-open, insulation externally before re-rendering in lime-render on lath. This work would involve re-setting the shedding boards to the gables and agreement on the details of a deeper reveal to the two retained historic leaded-light casement windows.

Internally the vapour barrier and plasterboard should be replaced, ideally with an air-tight membrane and lime plaster on lath. This would enhance the historic character of the rooms

The impressive expose timber structure includes some notable examples of timber frame jointing and for this as well as for its age and condition is considered to have high heritage significance only vitiated by the C20th installation of panel heating radiators and exposed copper distribution pipework. In addition, the flatness of the external render and the hollowness and planarity of the internal plasterboard mitigate the historic character of both the house exterior and its internal spaces.

HALL FARMHOUSE - *cont*

top views of exposed historic timber frame to Hallway and Sitting Room. The latter also showing the flatness and character of the C20th wall finishes
 middle left details of notable timber framing joint,
 centre/right views of framing to old farm office and to first floor corridor
 below views of framing to south bedroom with retained leaded-light windows, and other bedrooms with limited or no exposed framing

Windows

The windows are an array of variously sized, plain, red-stained, sw windows with double-glazing. These have decayed and distorted and the draught or weather seals no longer function. These require replacement, as a matter of maintenance and repair - with new double- or triple-glazed casement lights with high-performance draught and weather seals. The historic leaded lights should be retained.

Roof

The roof construction - above the irregular level of the exposed internal roof structure - appears to have been straightened during the refurbishment works - the planes of the clay tiled roof and line of the ridge certainly belie the C16th origins of the house.

Ground Floor

Much of the ground floor construction is raised above a cellar with wide boards on Victorian joists, with a solid concrete slab to farm office, probably uninsulated.

Fireplaces

The fireplaces of the house are of various ages and are a significant source of uncontrolled ventilation.

Open fires were a key part of the environmental system of historic houses, heating the surfaces and occupants by radiation and drawing air in through sub-floor voids and other rooms to ventilate these and so managing issues of moisture, stuffiness, etc

As it is not proposed to return to open fire heating, the use of these flues within an installation of mechanical ventilation system with heat recovery (MVHR) would be a way of integrating sustainable ventilation into the rooms and delivering a contemporary holistic system to the benefit and comfort of both the occupants and the building fabric.

Notes on Heritage Significance and potential impacts

As long as the variety of size and shape of window is retained (see 1979 Planning Advice) and any new windows maintain the frame dimensions and sightlines of the existing windows, replacement of the windows with new thermally broken frames and double or triple glazing can probably be undertaken without any compromise - or real change - to the appearance and heritage significance of the house exterior. The historic leaded-light windows should be retained but could have secondary glazing installed to the inside of the bedrooms.

Although the historic timber framing up to ceiling level is significant, the new C20th roof has little character or significance beyond the simplicity of its form and materials, and that this will not be affected by any proposal to increase the insulation or air-tightness of the roof build up.

The character of the 1980s roof suggests that a proposal to add a roof-integrated photovoltaic array into the west-facing roof slope - invisible from any publicly-accessible land - would not represent a diminution of the significance or character of this elevation.

Increasing the thermal performance and air-tightness of the floor - replacing the solid slab with an insulated slab and by creating an airtight line to the underside of the raised floor joists and insulating the joist depth. These works would have little effect on the heritage significance of the building.

This work could enhance the current state of the fireplaces and chimneys by restoring their role within a holistic view of the environmental control of the building and the comfort of its occupants and fabric.



top views of the East elevation showing variation in window shapes and sizes within C20th flat cement render walls and new roof structure
 above left view of South elevation showing the leaded-light window and shedding boards retained/reinstated within the C20th reconstruction
 above right view of West elevation showing the leaded-light window are retained/reinstated within the C20th reconstruction

BARN

Generally

The Barn - now linked to the house by the 1980s construction - is not listed.

Walls

The white-painted fair-faced brick walls have been tidied up during the refurbishment works and have lost any rustic character.

Windows

The dark-grey stained, double-glazed sw windows are in need of replacement with higher performance glazing and weather and draught seals. This could probably be done

Roof

The pantile roof is of 1980s construction, and as abstractly planar as the house roof. .

Floor and Internal Walls

The barn has a solid concrete floor - which may be uninsulated, together with an array of internal partition walls of blockwork, which all date from the 1980s refurbishment work.

Notes on Heritage Significance and potential impacts

The simplicity of its form and materials are a part of the group character of the 'farm yard' and these characteristics should be retained.

The simplicity of the window openings and dark grey engineering brick cills create a simplicity of form which, importantly, maintains the subsidiarity of this building in relation to the house.

Replacement of the windows with new thermally broken frames and double or triple glazing can probably be undertaken on a like-for-like basis in terms of proportion and framing without affecting the appearance or character of the building.

A proposal to add a roof-integrated photovoltaic array into the west-facing roof slope, which is invisible from any publicly accessible land, would not represent a diminution of the character of this elevation

Replacement of the existing slab with an insulated slab with underfloor heating, would not compromise the character of the interiors. Similarly the 1980s blockwork walls and could be replanned/relocated without detriment to the buildings character.

LINK



top left views of the West elevation of the Barn at junction with the link building
 top right the barn from the farm court
 above the barn can be seen to form a 'servant' building to the house, addressing the vegetable garden and providing a setting for the oil tank
 below the late C20th interiors retain little of the former agricultural character of a barn



Generally

The link block designed and consented in 1979 by Cambridge Architects, is not listed. The current building meets the original and new brief for the house in terms of spatial provision (particularly of storage provision) but has significant failings in terms of structural, fabric, environmental and thermal performance.

- The 'layered' detailing has created a very draughty construction with lots of linking shadow gaps/leaks to internal and external soffit boards.
- Structural cracks to brickwork walls over drain connection and all way down flue
- The polymeric membrane roof is at the end of its life
- Large d/g panes in windows have distorted the sw frames and the louvre-lights between cantilever joist ends add to the poor air-tightness
- Mainly quarry-tiled floor on uninsulated slab with vinyl to kitchen.
- A lack of shading to west facing windows - to Kitchen - creates significant over-heating problem
- Conversely, the design of the conservatory - an extension to kitchen space - does not admit enough sunlight for this to work for plant propagation.

These failings could be addressed either on an item-by-item rectification within the existing form or by the entire replacement of the existing construction with a new, better detailed and performing link block. The latter would be very difficult to achieve within the particularities of the existing aesthetic. The former would require planning consent and now, in the context of the listing, a listed building consent.

Notes on Heritage Significance and potential impacts

Whether the existing link is repaired or replaced, the subsidiarity of this element to both the barn and, more significantly, the house, should be retained together with a modest scale and comparative simplicity of form and materiality that is congruent with the setting and adjacent fabric.



above - view of Link block from West - successfully forming a tertiary element with in the overall grouping, subsidiary to both the Barn and with that, in turn, to the House

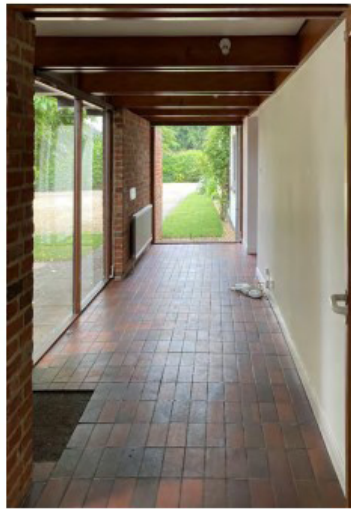
GARAGE

Generally

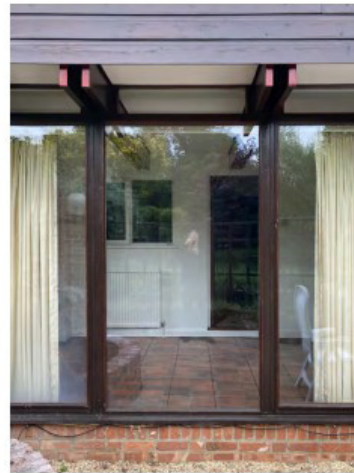
This simple, utilitarian, building is not listed and is the smallest in the ensemble around the farm 'yard'. The simple gable-roofed form has pantiled slopes facing north and south and a blank wall facing directly onto the lane.

Notes on Heritage Significance and potential impacts

The addition of a photovoltaic array into the south-facing roof slope of this relatively unimportant building element - albeit one that is visible from the lane - should not compromise the character of the farm 'yard' or the setting of the Farm House itself



above view within hall of link block showing large glazing areas and exposed timbers of the roof construction
 top right the roof timbers continue through the elevation forming "cold-bridges"
 middle right the kitchen with louvred vents between the joist ends and distorted and decayed large opening lights
 below left to right details of shadow gap abutments of ceiling, roof timbers and recessed strip lights - forming draught penetrations of the construction.
 Single ply roofing with uv-degraded polycarbonate 'turret' rooflights



SWIMMING POOL

Generally

This pavilion - constructed in the early 2000s - is visually separated from the Farm House by dense planting belt at the end of the garden and forms part of the occupation of the field behind the site rather than of the setting of the listed Hall Farmhouse - although it does not address this landscape either.

The building has a flat vented metal deck, insulated roof and glazed walls looking, indirectly, towards the house and solid walls to all other elevations.



Notes on Heritage Significance and potential impacts

This pavilion does not form part of the setting of the listed building

This building is of little heritage significance and could provide a setting for roof-mounted PVs and a home for an energy-centre for the whole house - linking the various elements of renewable generation provision (pvs to house, barn and garage and ground source boreholes to field behind)



SUMMARY OF SIGNIFICANCES

Evidential

A study of the site, largely through the written evidence and local archives, suggests the presence of a building on this site since the C17th.

The extant C17th timber frame structure of the house reinforces this dating for the current form of the house - though this and the retained leaded-light windows - are the only elements of fabric that have survived probably many iterations of maintenance, repair and alteration and then the wholesale reconstruction of the 1980s.

In terms of the simplicity of form, materiality and its setting within a grouping of secondary agricultural buildings around a farm 'yard' the form and development of Hall Farmhouse represents that of a typical historic rural farm building in this part of the County.

It is this evidence and survival of a simple tradition - that comprises the major component of the Evidential Significance of Hall Farmhouse.

Aesthetic

The house does not represent any significant aesthetic quality beyond the ensemble effect of its setting, the simplicity of its form and materiality and the exposed C17th timber framing.

Historical

Illustrative

Hall Farm House provides an illustration of an entirely typical rural farmhouse in south east rural Cambridgeshire. It's longevity in its current form owes something to its listing but probably more to the fact that it was tied to the Abington Hall estate and not sold off separately until the early C20th.

From this point, the evolution of the house into a private dwelling - no longer tied to agriculture - illustrates not only the changes in farming practice and the depopulation of agricultural landscape but also the history of development around Cambridge, the effect of the Green Belt in creating pressure to domesticate all buildings to housing to support the late C20th growth of the city.

The extant timber framing is illustrative of C17th rural building although - because of the relative profile of this as a tied farm - of probably better quality than might typically be expected. Because of the wholesale rebuilding of the rest of the current building fabric in the 1980s, there is little evidence of the iterative alterations, extensions, and repairs that normally characterise homes of this age and, apart again from the timber frame the house has a largely contemporary and neutral character.

Associative

As the timeline shows, the house has been continuously occupied and developed since the C17th but it is probably only the period during which the farm formed part of the Abington Hall estate under (pre-civil war) the Earls of Oxford that is of any associative significance.

Communal

The Farm House, its ancillary buildings (even if no longer under one ownership) and its site clearly are of some significance within the village and to the history of Great Abington. The position of the Farm between the Hall and High Street is evocative of a pre-enclosure form of village development.

The idea that the village may have had another street - parallel to the High St - is intriguing although it is not clear why this would have been abandoned and the form and orientation of the Farm House does not add to this conjecture.

Over-Arching

Although evaluated above against the conventional criteria and range of significances identified in the Historic England 'Conservation Principles, Policies and Guidance, study of the form, fabric and evolution of Hall Farm House suggests that the most important aspect of its heritage significance, lies in the simplicity of its form and materials and the survival of the C17th timber framing.

The almost complete reconstruction of the house around the retained timber framing, the refurbishment of the Barn and contemporary construction of the Link building in the 1980s, has removed any other evidence or patina of age or the cumulative impacts of iterative alteration, repair and maintenance.

If the timber frame and other historic elements along with the simplicity of form and materials are clearly safeguarded, it should be possible for the house to go through another period of retrofit without compromising its historic significance.