

DESIGN, ACCESS & HERITAGE STATEMENT

FOR

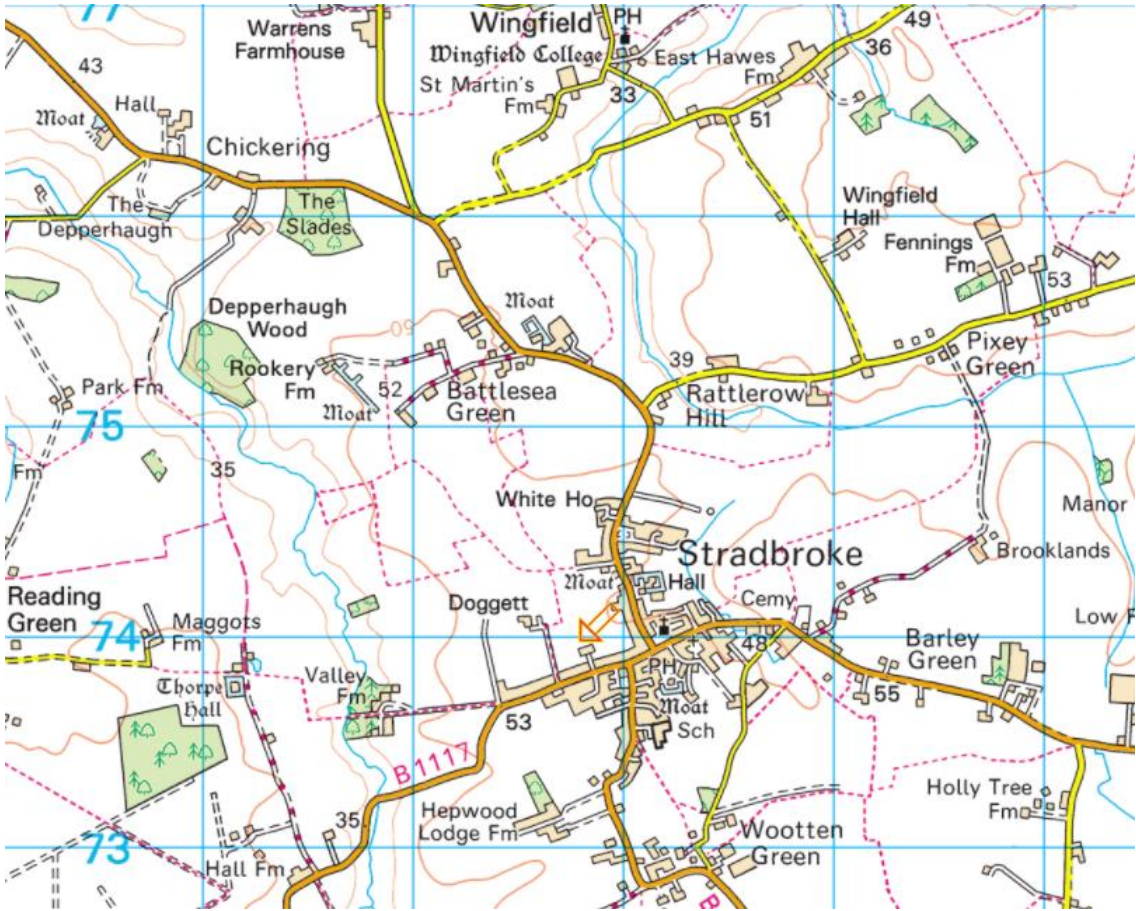
**DEMOLITION OF EXISTING OUTBUILDINGS AND
ERECTION OF NEW CARTLODGE AND GAMES
ROOM**

AT

**HILL FARMHOUSE, HILL HOUSE FARM,
STRADBROKE IP21 5NB**

JRT/2070

July 2023



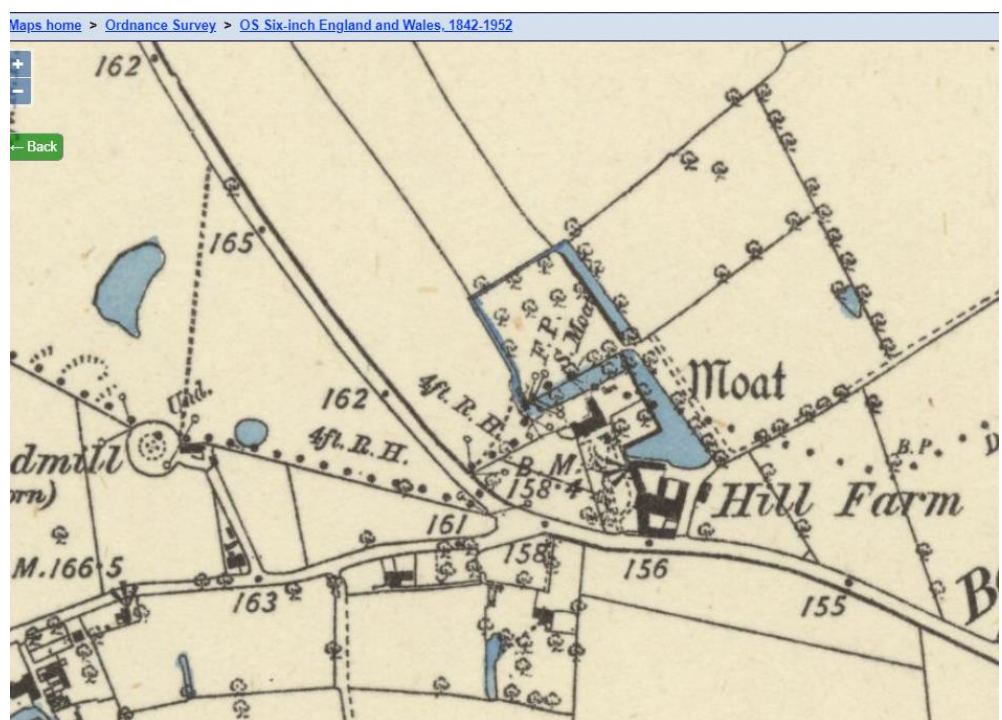
INTRODUCTION

This statement is prepared to accompany a Householder Planning and Listed Building application for the demolition of two single outbuildings (as shown below) and the erection of a new games room and cartlodge garage.

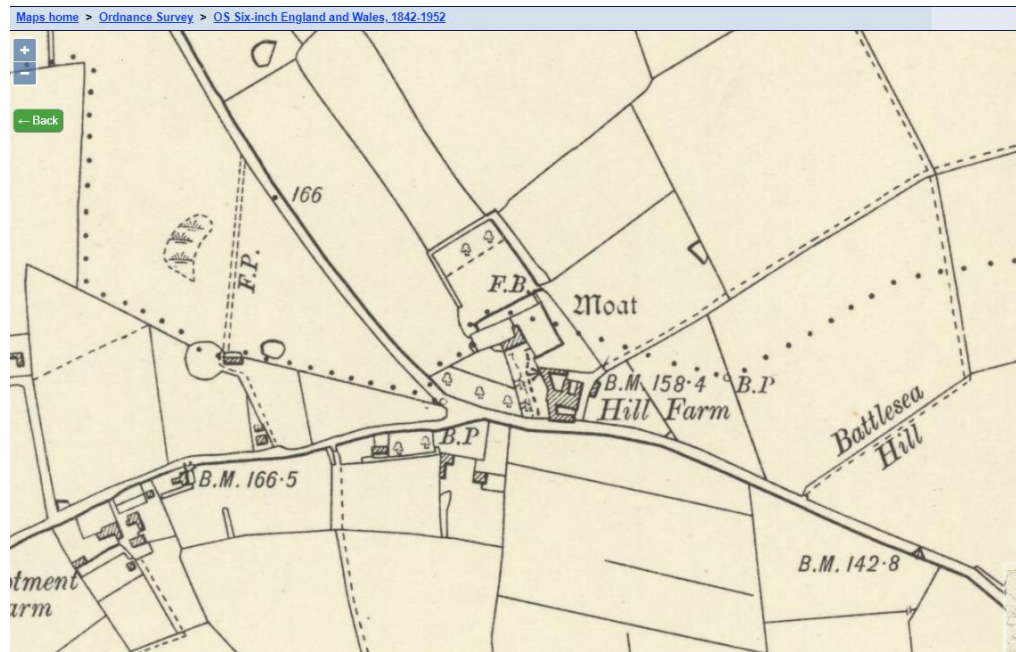


EXISTING BUILDINGS

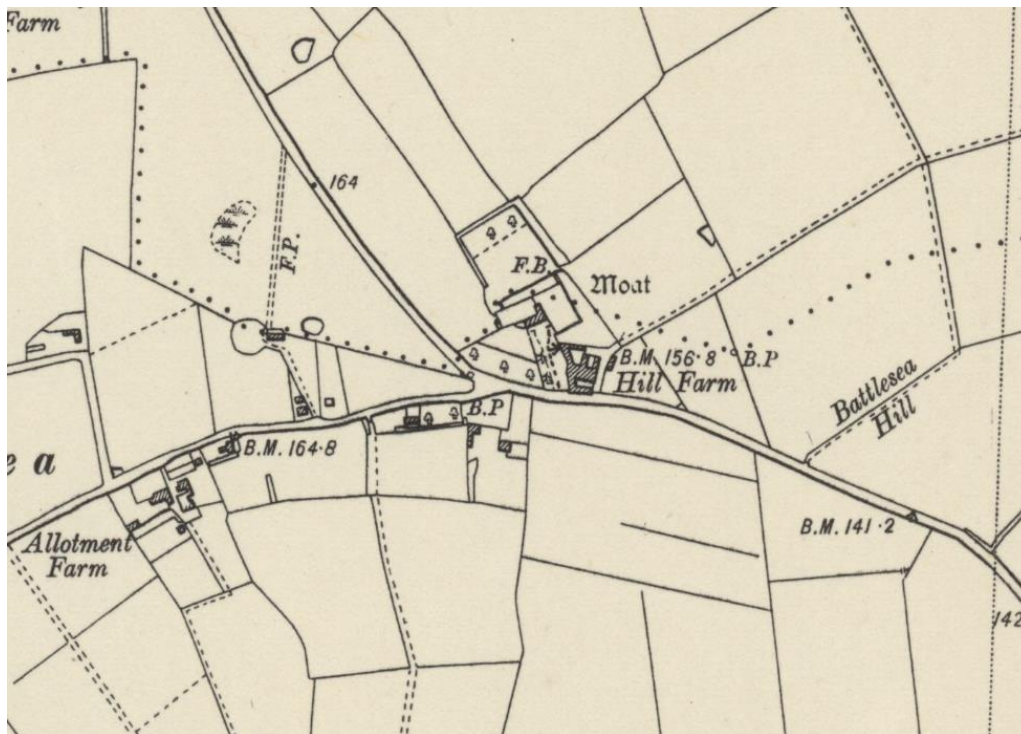
The existing outbuildings that will be demolished are not identifiable on historic OS maps extracts from 1950 and earlier - see below.



1885



1903



1950

It is therefore assumed that the outbuildings were erected after this date and in accordance with Historic England Advice Note 10, they are not automatically included within the listing associated with Hill Farmhouse.

“A listed building is commonly identified in the National Heritage List for England by an address only, although some more recent entries contain a plan showing a blue line around the listed building (including its curtilage and any structures associated with it). In either case, unless the list entry explicitly says otherwise, the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948”.

Proposed Unit

The new games room and cartlodge will provide an alternative entertainment area connected with the use of the main house and a fully enclosed parking space.

Most of the useable floor area will be provided at ground floor only, with a small amount of additional storage provided at first-floor level, accessed via a separate external staircase. Please see Drg. No. 20-70-200a.

In order for the outbuilding to be effectively used as ancillary accommodation, it must be sited in close proximity to Hill Farmhouse but, as shown on the drawing extract below, it will appear appropriately subservient in terms of overall height when compared to the host dwelling.



HERITAGE STATEMENT

The listing test for Hill Farmhouse describes the dwelling as a 16th Century manor farmhouse, with a Grade II* designation.

STRADBROKE BATTLESEA GREEN TM 27 NW

1/80 Hill House Farmhouse – (formerly listed as 29.7.55 Hill Farmhouse)

*-- II**

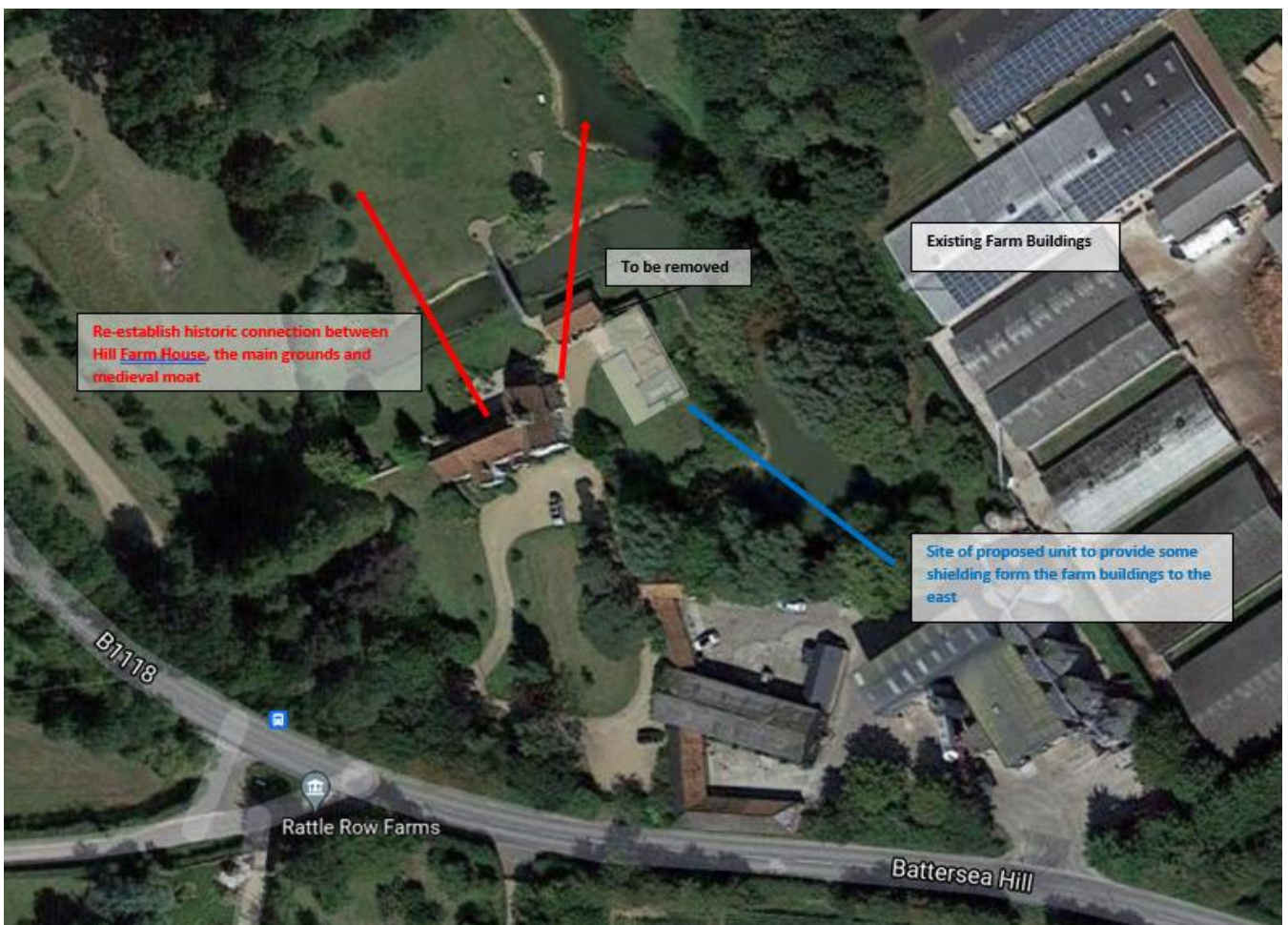
Manor farmhouse. C16, in 2 main phases. Timber framed and plastered, partly ashlar-lined. Roofs mainly plaintiled, with pantiles to rear of main range. Ridge tiles. 2 storeys and attic. A main range with projecting cross-wing to right and a 2-storey former porch to left of centre. Various old mullion and transom casement windows and 2 C16 windows with moulded mullions. C20 gabled porch with wide segmental-headed door in 2 leaves; within the porch a C19 6-panel door. At junction of the 2 main ranges is a fine stack with 6 octagonal shafts, each with moulded cap and base. Massive external stack to rear of main range, heating the end rooms, the upper section rebuilt mid C20 in plain form. Small probably C19 stack set against the former porch, with a rebuilt shaft of moulded brick. Earlier part of house, no later than mid C16, comprises hall and service cells: this is the left half of the main range with the former gable end wall now in the centre. There was probably a parlour cell, now lost. Fine heavy studding. Intact service partition with 4-centre arched service doorways and blocked doorway to service chamber stair. Fine hall ceiling with moulded cross-beams and joists, the latter with run-out stops. Moulded end cornice. Against the hall end wall is a C16 screen discovered in the service partition. Very closely-spaced plain joists in service cell. Good quality roof with a single row of clasped purlins and cambered collars with long solid arched braces. Remainder of main range and the cross-wing are mid-late C16, the studs not so closely spaced. Roof with clasped and butt purlins. The porch is late C16 or early C17. Remains of medieval moat.

Listing NGR: TM2258275410

This application does not seek to make any alterations to the internal or external structure of Hill Farmhouse and indeed much of the building’s historical significance comes from the internal fabric and impressive chimney shafts.

The proposed demolition of the more recent outbuildings will remove structures that contribute little to the overall setting of the heritage asset.

As shown in the picture below, the intention is to provide the additional space required by the applicant in a position that allows Hill Farmhouse to re-establish a clear link with the medieval moat and wider gardens. The proposed position of the unit will also provide some screening for Hill Farmhouse from the extensive range of agricultural buildings to the east that form part of Hill House Farm.



CONCLUSION

The benefits of the application in relation to the setting of Hill Farmhouse are as follows:-

- Removal of existing outbuildings that do not contribute positively to the setting of the heritage asset
- Re-establish connection between the farmhouse of the medieval moat and main residential grounds
- Provide the new space required in a better designed and more sympathetic form
- Provide some screening to Hill Farmhouse farm

Therefore, we do not consider the proposal would cause harm to the setting or significance of Hill Farmhouse.