

PHASE 3 HILL HOUSE, FLAG HILL, GREAT BENTLEY
Demolition of remaining garages and construction of new garages and workshop
DESIGN ACCESS AND HERITAGE STATEMENT

Introduction

Hill House is a grade II listed red brick house located on the valley slope of Flag Creek, a tributary of the River Colne. The house has been the subject of extensive repair works and alterations, carried out initially under listed building consent application numbers 09/1237/LBC for phase I roof repairs. Phase II repairs and alterations, carried out under application numbers 10/740/FUL & 10/741/LBC, were completed in autumn 2013. The list description reads:

'House. C18 with later rear range. Red brick. Double range red plain tiled roof. 2 storeys. Left and right red brick chimney stacks. 2 storeys. Central band. 3 small paned vertically sliding sashes with segmental brick arches to ground and first floor. Similar arch to window over door, this with ornate spider web tracery and said to be made of brass. Shutters to ground floor windows. Reveal panels, moulded surround, frieze and flat canopy. 4 panelled 2 light door.'

Previously existing workshop and garages

Consent was granted on 3rd October 2014 under application number 14/01130/FUL for the demolition of garages and curtilage listed outbuilding and replacement with new garages. Listed Building Consent was also granted at the same time for the demolition works, under application number 14/01131/LNC. The outbuilding was in a dangerous condition and was demolished once consent had been granted. The trees proposed for removal immediately around the buildings have also been taken down, and the ground levels around the site regraded. The garages, which lie to the west of the listed house, have yet to be removed.



Remaining garages

They consist of a low range running north/south, with a shallow mono pitch roof covered in mineral felt. The rear, west, wall of the garages is the original nineteenth century garden wall. The wall aside, the garages are of no historic or architectural merit and not curtilage listed.

Between the remaining garages and Hill House is a courtyard, with the entrance to the south and Hill House to the east.



Rear of garages showing remains of C19 garden wall

SUMMARY OF PROPOSALS

The remaining garages will be demolished, apart from the nineteenth century garden wall to the west. The replacement garage and workshop follows the same L shaped footprint to that approved under application 14/01130/FUL, but with a simplified design.

Some re-grading of the access to the property and courtyard has already been carried out to allow easier access to the courtyard, which had a very tight entrance. Gravel surfacing to the new courtyard area will be completed.

Reasons for changes to proposal

The upper floor of the earlier proposal was designed as a viewing room, looking out towards the garden and river. The owner of Hill House, Peter Brown, wants to simplify the design to serve purely as a practical outbuilding, for secure storage of vehicles and to use as a workshop. He has a mobile home, which can be seen in the photograph above, and Peter would like this to be stored within the building. He also asked for PV panels to be incorporated on the south facing roof, to provide enough power for the house and workshop.

Design

The revised design is very similar to the previous proposal, with the following changes:

- ❖ The roof is now hipped on the south west corner;
- ❖ To accommodate the taller mobile home, the first floor is raised along the south wing. This is achieved within the existing volume, using a raised tie structure. Access for the vehicle is via double doors in the east gable end;
- ❖ The staircase to the upper floor is now in the west wing;
- ❖ Balconies and viewing platforms to the first floor have been omitted; now there is a simple gable end window facing north, and two roof balcony windows to provide light to the upper level workshop;
- ❖ Some adjustments to the width and height of doors has been made, for better vehicle access; and
- ❖ PV panels have been shown along the south roof elevation.

As before, the design of the new building has been kept very simple and traditional; walls of the internal courtyard will be clad in natural oak weatherboarding, with vertically boarded, ledged and braced garage doors. New walls to the external face will be red brickwork to match the existing garden walls. Windows will be simple and modern, double glazed and without glazing bars.

Impact on Listed House

The principle of a replacement outbuilding has been established and approved in the previous application. The latest design changes simplify its appearance by reducing the number of windows and balconies in the upper storey, making the workshop more utilitarian in character. The building's simple, vernacular design and traditional scale and materials will complement the site and reinstate the courtyard group, which has for many years formed the setting to Hill House. The significance of the listed house will not be impaired or harmed in any way.

Ecology

Anglian Ecology's report for the previous application did not set out any specific measures for enhancement but suggested that this could be discussed once the new building is in position. Such measures will include encouraging bats into the new building by incorporating bat access tiles into the roof coverings. Materials used in the roof will be safe for bats, for example any underlay will be Type 1F felt rather than a breather membrane. Under eaves swift boxes will be placed on the west and north elevations, where the building is at a higher level relative to the ground levels, and away from the glare of the sun.

Access

As stated above there has already been some re-grading to reduce the steeper gradients on the access drive. The entrance to the courtyard will be wider and less steep to ease access for vehicles. The courtyard level will be much the same as existing, with level access to the garages. The access will therefore be no worse than the existing state and in fact has been improved by the re-grading of the drive.

Hilary Brightman
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