



CHARTERED SURVEYORS

HULSE GROUND FARM
LITTLE FARRINGTON
LECHLADE
GLOUCESTERSHIRE
GL7 3QR

Design and Access Statement

December 2023



HULSE GROUND FARM | DESIGN AND ACCESS STATEMENT

Design & Access Statement for Listed Building Application

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1. Executive summary

Hulse Ground Farm House dates from the early 18th century. Little original fabric survives.

The proposals in overview look to replace modern internal features such as floors that carry no significance.

Additionally a phase of lime pointing and lime plastering are proposed to help aid damp by replacing cementitious modern materials, which do not hold significance.

2. Summary History of Hulse Ground Farmhouse

Hulse Ground Ground Farmhouse is believed to date from the early 18th century, although there is little surviving physical evidence to confirm this other than the presence of mullioned windows with hood moulds on the two short 'cross-wings', the style of which could also place the building's origins a little earlier, in the 17th century. The date of the two cross wings is, however, rather uncertain.

Hulse Ground Farmhouse was listed at Grade II on 30th March 1989, a designation which recognises its significance and 'special architectural and historic interest.' This significance primarily derives from the building's early date and surviving fabric of that date.

However, this fabric is largely limited to the building's external envelope, including the historic masonry walls and the stone-mullioned windows in the front elevation, with a stone-flagged floor remaining in the northern cross-wing. Internally, very little original or otherwise historic material has survived the various phases of alteration to which the building has been subject, particularly those of the late 20th and early 21st centuries.

No historic staircase survives and the only surviving bread oven fireplace has been subject to some alteration. There are no original doors, ironmongery, other fittings or decorative treatments.

On the ground floor, three original masonry walls have been substantially removed, including the wall dividing the original two rooms in the central range, part of the rear external wall dividing one of these rooms from the outshut, and the rear wall of the southern cross-wing. These works have removed physical evidence for the original plan. Parts of the roof structure have been renewed and original ceilings have been taken out. The building was greatly extended to the rear in 201

In terms of internal features of note, the list entry makes reference to the bread oven in the remodelled fireplace and the stone-flagged floor.

Since 1989, there have been further significant changes to the building, including its substantial extension to the rear, the opening-out of the ground floor and the reconfiguration of the first floor.

These changes have cumulatively had a relatively high degree of impact on the building's significance and 'special interest', and it is clear that, today, the interior of the building retains very little that contributes to significance. There is still some ability to 'read' the original plan despite the removal of the internal walls that expressed it, while the stone-flagged floor represents the primary surviving internal historic fabric. The former bread oven and fireplace, though altered, still provide some evidence for the original use of G1. Other than these elements, it is evident that much that might have provided useful dating evidence has been lost.

3. Name and address of proposed development site

Hulse Ground Farm House
Little Farringdon
Lechlade
Gloucestershire
GL7 3QR

4. Listing Description

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1053356
Date first listed:	30-Mar-1989
List Entry Name:	HULSE GROUNDS FARMHOUSE
Statutory Address:	HULSE GROUNDS FARMHOUSE, LECHLADE ROAD

Details

LITTLE FARINGDON LECHLADE ROAD (North-west side) SP20SW Hulse Grounds Farmhouse 1/125 - II

Farmhouse, now house. Probably early C18 with later additions and alterations. Uncoursed limestone rubble; stone slate roofs, cross-wings with moulded coped verges to front and hipped to rear. U-plan comprising main range with gabled cross-wings truncated to rear. 2 storeys. 1:2:1 windows, 3-light chamfered stone mullions with C18 casements and dripstones to wing and to left on ground floor of main range, latter moved out from original front wall when lean-to built between wings. Remainder are C19 except for C20 casement in position of infilled central doorway; lean-to open to centre and right bays. Present entrances through boarded door in right side of solid lean-to and in left return of right cross-wing. Integral end stacks to main range largely rebuilt in concrete. 2-storey outshut behind main range, ground floor formerly housing dairy. Interior. Cross-wings are now only one-room deep with stone-flag floor to that on right. Bread oven to remodelled fireplace in right room of main range. C20 lean-to attached to rear of left cross-wing is not of special architectural interest. [2434]

Listing NGR: SP2320802004

5. Relevant Planning Policy:

Hulse Ground Farm House is a Grade II listed building, therefore the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposals.

Policy EN1 of the Local Plan covers the Built, Natural and Historic Environment and states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by: ensuring the protection and enhancement of existing natural and historic environmental assets and their setting, proportionate to the significance of the asset; and ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN10 covers the Historic Environment: Designated Heritage Assets. It states that in considering proposals that affect a designated heritage asset or its setting, great weight shall be given to the asset's conservation, and that the more important the asset, the greater the weight should be. It also states that development proposals that sustain and enhance the character, appearance, and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.

Finally it states that proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm, and that any such assessment will take account of the importance of the asset, the scale of harm, and the nature and level of the public benefit.

6. Summary of proposed development

Key alterations include:

- New floor coverings that replace modern floor coverings
- The careful conservation repair and repointing in lime of the historic study floor
- Staircase alterations. The removal of the post and replacement of the balustrade
- External lime pointing replacing cementitious mortars
- Internal lime plastering replacing cementitious plaster
- Timber lintel replacements of two timbers with new oak lintels
- The cleaning of timber lintels back to timber. Careful consideration needed to ensure the method of cleaning does not harm the timber lintel.
- New joinery throughout
- Replacement of modern doors with new doors
- New bathroom fittings
- One new internal stud non structural wall in the boot room

7. Design Components

7.1 Proposed use

The use of the property is unchanged.

7.2 Amount of new development

There is no increase

7.3. Layout

The layout remains as existing apart from the introduction of one new stud wall in the boot room

7.4 Scale

There is no increase in scale

7.5 Landscape

There are no proposed works to the landscape

7.6 Appearance

The proposed works are an enhancement to the property

7.7 Degree of access

There is no impact to the access

8. Overview Photograph showing the site:

