



Design & Access Statement

Proposed Detached Cart Lodge Garage
Hill Farm House, Lavenham Road, Brent Eleigh, Suffolk.

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01. Introduction: Background to listed building application

Hill Farm House is a privately owned Grade II Listed Building which comprises of a detached farmhouse set upon a hilltop site of approximately 11 acres. The original circa 16-17th Century farmhouse has been significantly altered and renovated, with changes in the 1960's adding large modern extensions to the rear (South) side of the property.

This application relates to a detached cart lodge garage to be positioned to the south west of the property. Close to the location of a previous outbuilding known to have existing on the site in the 19th and early 20th Centuries. See map figure 4 & 6 below.

This statement adds supplementary information relating setting and context of Hill Farm House and the proposed cart lodge garage.

02. Setting of Hill Farm House

Setting of Hill Farm House

Hill Farm House is set on an isolated hill top site, just over half a mile from the village of Brent Eleigh and 1.3 miles from Lavenham. The house sits within 11 acres of gardens and meadows and is largely screened from surrounding views by mature trees and hedges. The site (fig 1) is primarily surrounded by arable farmland, and can be characterised as follows:

North: Beyond the gardens, orchard and main drive lies a large arable field, leading into the valley floor where the River Brett and A1141 run.

East: Tennis court and gardens leading to wide and open arable fields, looking towards Brent Eleigh itself, including the prominent Brent Eleigh Hall and Church.

South: Beyond the property's meadow lies a large lake and woodland area, leading to arable land and Cock Lane.

West: The wider Hill Farm site, including the aforementioned residential barns, and new light industrial units currently under development.

Hill Farm House's relationship with the wider Hill Farm site (fig 2), is to form part of the 'residential' components of the site. The house, listed barns and a granary building form a small residential enclave

atop the hill. The farmhouse is detached and set away from the old farmyard and sits on a private access road.

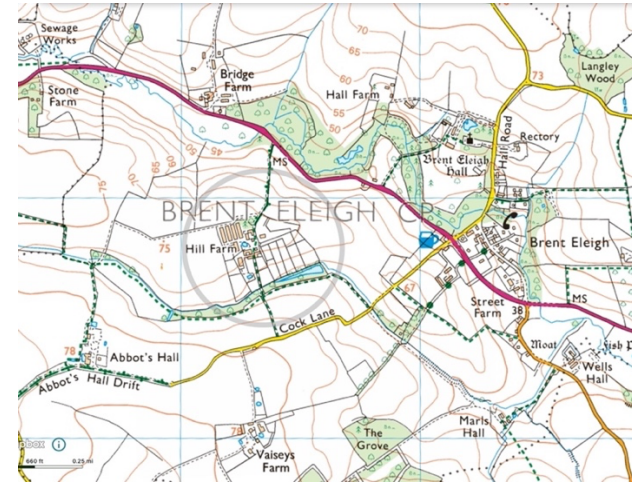


Fig 1: Site in relation to wider landscape (@OSGB)



Fig 2: Wider 'Hill Farm' farm site

03. Historical Overview

The original house is said to date back to around 1535 (unconfirmed) and was allegedly built as the summer residence of the Bishops of St Edmundsbury monastery, as a place to escape the heat and disease of the town environment in Bury St. Edmunds.

The land upon which it sits was monastic land until it was owned by the Rushbrook Hall estate and later became part of the 6000 acre Brent Eleigh Hall estate in the late 16th century.

The Brent Eleigh Hall estate remained intact until the early 20th century when the seven farms, of which Hill Farm was one, were lotted up for sale and sold to tenants, along with the village pub.



Fig 3: Hill Farm House, North frontage. 1965 (source: IoC UK)

04. Historical Evolution

Hill Farm House has been modified and extended throughout its lifetime. Historical mapping shows the shape of the house change, but few if any records of those changes remain. The house underwent significant renovation during the 1960s, which added substantial modern extensions to the South and Eastern elevations.

Map Regression

Fig 5 below, from 1885 Ordnance Survey maps shows the farm setting, orchards and drive to the North. At the time the house has a pond and several smaller buildings surrounding it. Note the building circled is also the approximate location of the propose cart lodge garage.



Fig 4: 1880s Historic Map showing Hill Farm showing an alteration to the original timber dwelling to the rear.

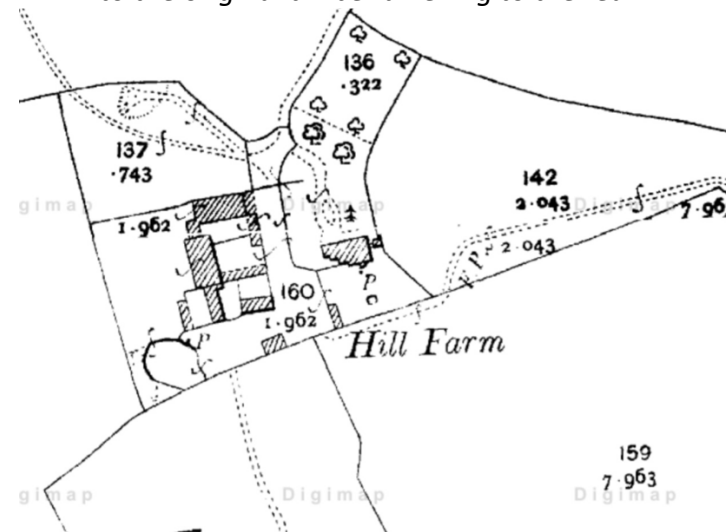


Fig 5: 1900s Historic Map showing Hill Farm unchanged from the 1880s.

By 1924 (Fig 6.) the site remains largely unchanged, but towards 1940s (fig 7) the main farmhouse had started to change shape. Although a low-fidelity representation of the house, the Southern and Eastern sides appear to be smaller. This would coincide with the change of ownership of the property and the Howards well documented modernisation of the farm. The book "Peter Howard, Life and Letters" written by his daughter, Anne Wolrige-Gordon, tells of the near-derelict and overgrown farm. She writes:

"Howard decided to invest in a farm four miles from his cottage at Preston. In September 1939, he bought Hill Farm,

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Brent Eleigh, near Lavenham, for £10 an acre: "Much of it was in a tumble-down state. The hedges marched out across the headlands and were tall with years of neglected growth. The fields were hungry, and in some cases starving. The land was hilly and awkward. The ditches were full and many of the drains blocked." "We bought the farm in a fit of enthusiasm, and often afterwards thought it was a mad thing to have done. We had a romantic idea that the stream of money which for so long in Britain had poured from the land into the cities should be diverted back to the countryside again."



Fig 6: 1940s Historic Map showing Hill Farm showing an addition of unknown date to the south-east.

Lastly, the most recent mapping shows the shape of the building being more representative of its current shape. The wider farm site is also now much larger, with the modern agricultural buildings being shown to the West, and in more detail.

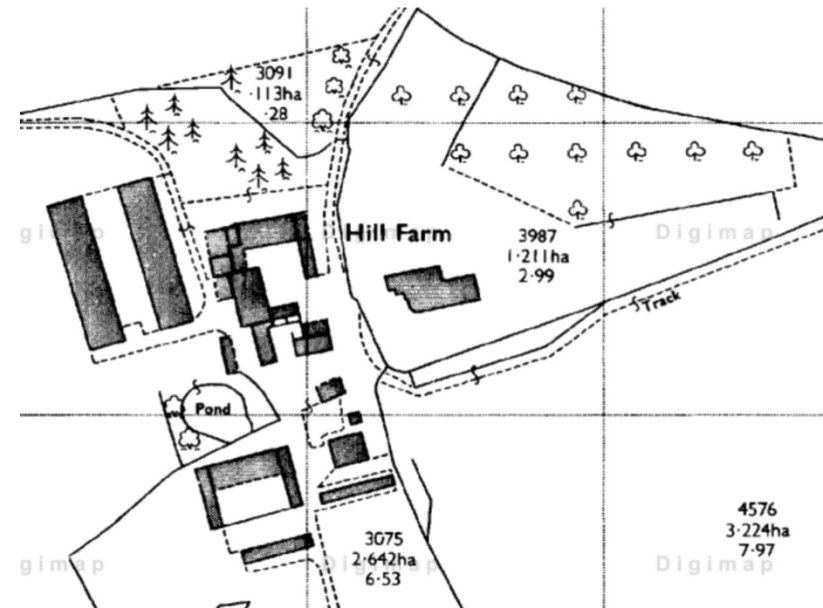


Fig 7: 1970s Historic Map showing Hill Farm. Showing the modern extension to the south.

Note the outbuilding (circled, Fig 6), in the approximate location of the proposed cart lodge is visible on the maps from 1880 to 1940, but is no longer shown on the 1970s map.

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Modern 20th Century Extension

The dividing line that separates the old part of the building from the new is represented in the plans below (fig 8 & 9), with the red section showing the original c. 16-17th century building, while the blue areas show the contiguous 1960's extension. The West gable end of the older part of the building is a modern concrete block and render, supporting a modern brick chimney attached to the outside, and a modern door, shown on the plan. The Eastern gable end is entirely concrete render to the outside at ground and first floor level. On the south western end of the older part of the building is of modern materials, window and bay window to the first floor, added in the '60s works.

The proposed cart lodge will be situated to the South and West of the property, as shown on the site plan included. It will therefore only be read in the context of the 20th Century extensions to the main house. The 16th Century 'frontage' of the main house faces to the North and into an enclosed garden area.

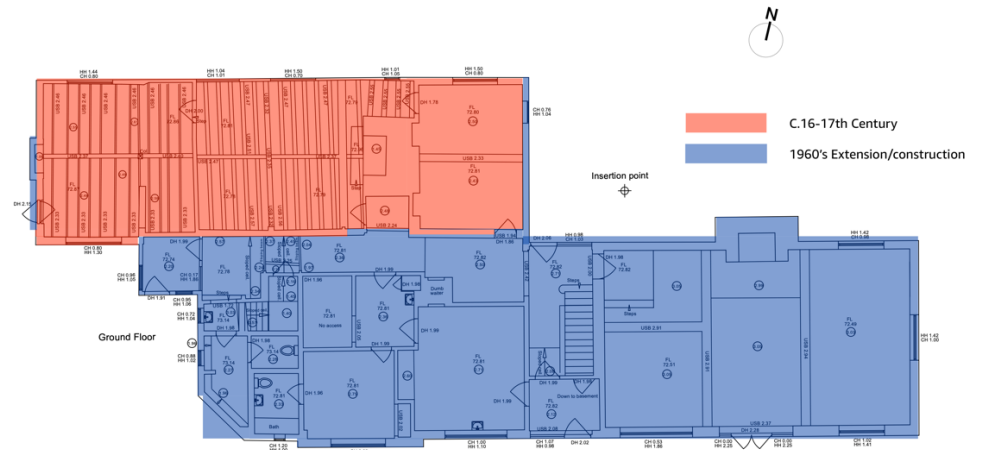


Fig 8: Ground floor dividing line between old and new

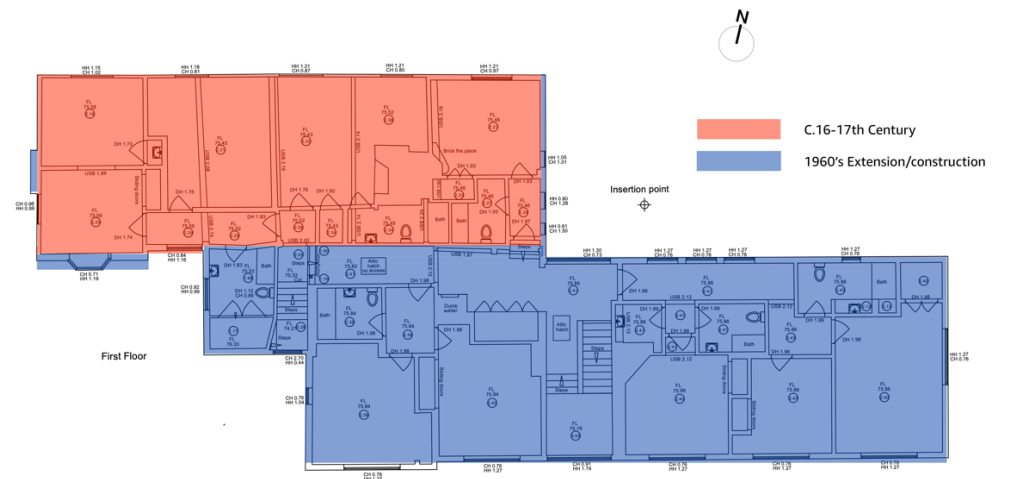


Fig 9: First floor dividing line

05. Proposed Cart Lodge

The proposed cart lodge is a detached garage for use with the main dwelling, to be used as storage & garaging for the enjoyment of applicant who is the occupier of the dwelling.

Amount and Scale

The proposed cart lodge will be a 3-bay design, with two open bays and one enclosed. The latter will provide secure storage.

The proposed cart lodge will relate well to its surroundings, being of a form and design that is appropriate for the site, and will be read in the same context of the surrounding historic farm buildings nearby.

The proposed building is based on a traditional form & appearance. The style, size and height of the proposed cart lodge is based on traditional proportions and will relate well to the form and character of the built environment nearby. The mid-section gable replicated the same design utilised on the nearby traditional farm barns.

The form and materials for the proposed building have been selected to give the buildings the aesthetic of an outbuilding, being subservient to the host dwelling. The proposed structure use a palette of traditional materials and detailing. The proposed materials are natural wood cladding and clay pantiles which will ensure the new building sits recessive in the landscape and allow the main dwelling to remain the dominant structures.

Dimensions

- Overall building footprint: 9000mm wide x 6000mm deep, with additional 1500mm wide x 4000mm deep outshot to RHS/North (external dimensions).
- Ridge height: Max. 6000mm.
- Ground floor clearance Height to front eaves beam: 2200mm.
- Roof pitch: 45° (main roof only. Log store 40°).
- Roof Style: Gabled. Additional lean-to gable above central bay, with lean-to log Store/dog run in north outshot
- Ridge orientation: Flank to flank.

Materials

Structure (inc. cladding)

- Base 6000mmx9000mm: Excavate 450mm wide by 1000mm deep strip foundations. Pour 775mm of GEN1 mass fill concrete. Excavate to a depth of 250mm. Pour 100mm thick RC30 concrete oversite, reinforced with 1 layer of A142 mesh on 150mm thick compacted sub-base.
- 225 mm high (3 courses) x 215mm wide brickwork plinth using red multi bricks (or similar) laid in Flemish bond with white mortar.
- 150mm x 75mm oak sole plates secured with 12mm diameter threaded bar chemically fixed into brickwork plinth, with associated square plate washers and nuts.
- 150mm x 200mm oak central tie-beams.
- 150mm x 150mm oak eaves beams and posts elsewhere.

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- 47mm x 100mm softwood infill studwork, at 600mm c/c.
- 32mm x 175mm treated softwood natural featheredge boarding with associated 50mm x 50mm corner posts.
- 47mm x 100mm treated face-fixed softwood studwork bracing.
- 47mm x 150mm treated softwood roof rafters @ 400mm c/c.
- 25mm x 100mm treated face-fixed sawn softwood rafter bracing.
- Internal timber stud partition. Outer face clad in natural featheredge boarding, as above.
- 150mm x 150mm x 225mm high straight-sided, granite staddle stones for independent posts.
- Curved oak knee braces.
- Octagonal kiln-dried oak pegs.

Roof

- Breathable roofing membrane and treated roofing battens.
- Plain clay tiles with matching ridge tiles.
- All necessary lead flashings, valleys, and mortar work.
- White painted wooden dove-cote, with lead roof, to centre of ridge.
- Black PVC half-round rainwater goods connected to existing below ground drainage system.

Siting and Access

The proposed cart lodge will be located to the south and west of the main dwelling in order to provide easy access to the back door of the property and to remain out of site of the northern heritage frontage of the dwelling. The proposed cart lodge will sit facing the driveway and gardens to the East, with the 20th century extension massing of the dwelling beyond.

Access to the cart lodge will be from the shared access road to the West of the site, through two existing entrances and over existing driveway and parking areas. These spaces will be rennovated with new gravel and edging after building work is complete. New mature planting will separate the parking areas from the house and lawns to the East of the cart lodge.