

**Heritage Statement for 12 Hill Cottage Reading Road  
Heckfield RG27 0JY**

**Proposed wall and entrance gates to driveway**

**Revision 01  
02 March 2024**

# 1.0 Introduction

Hill Cottage is a grade 2 listed building (list UID1092257) which has been divided into two semi-detached cottages numbered 12 and 14. The property is situated on the outskirts of the village of Heckfield, a conservation area and defined in RUR1 of the Hart District Local Plan as a Rural Settlement. The property fronts the Reading Road (B3011) to the south eastern boundary. It is bounded to the north by the Bramshill Road. To the east is the property named Southview and to the West (beyond 14 Hill Cottage) is a property called Hill House. Hill Cottages (12 and 14) were built around 1650, built mainly from brick with hardwood timber ceilings and a pitched peg tiled roof. The front of the property has been pebble dashed with the exception of approximately 8 courses of brick just above ground level. The pebble dash has been painted white. The windows to the front of the property are traditional style square leaded lights with curved tops to the frame. Number 14 has a door to the front with a porch over. A path leads from the front door to a gate opening onto a blind corner of the road, this is no longer used for safety reasons. Internally the property contains some original fireplaces, floors, wall coverings and brick features synonymous with the age of the building. Various extensions have been built over the years. The latest addition is a two storey extension to 12 Hill Cottage built approx 2005.

The proposed garden wall and entrance gates have no physical effect on the historical building and do not significantly obscure it when viewed from the road. The frontage to the adjoining number 14 property is already obscured by a wall, a trellis and a tall conifer hedge.

The heritage statement is to be read in conjunction with the Design and Access Statement and the accompanying application drawings, site plan and location plan.

Reference has been made to the relevant policies set out in the Hart District Local Plan which include the following:

GEN 1- General Policy for Development

GEN 4- General Design Policy

CON 17- Listed Buildings & Buildings of Local Interest- Extension or Alteration

## 2.0 English Heritage List Entry

The listed text is as follows

*1/49 Nos 12 and 14 (Hill Cottages) -*

*- II C18. Symmetrical front of 2 storeys, 5 windows (centre blank) but with added unit at the east end. Red tile roof. Roughcast walling, red brick plinth; east gable in brick work, Flemish bond with blue headers, cambered openings. Square-leaded casements, those on the west side being old and fitted into cambered top. Modern open gabled porch, with posts on low brick wall, a 6-panelled door within an architrave.*

It is noted that the above description only relates to the main dwelling house and there is no mention about the existing garden wall to the front of the building.

### 3.0 Existing site Entrance and wall

The following photographs detail the existing entrance arrangement and show the current lack of privacy and lack of screening to the ever increasing road traffic and associated noise



12 and 14 Hill Cottages Viewed from the road



Existing entrance viewed from garden

14 Hill Cottage porch and front door



## 4.0 Reason for the proposal

The proposed wall to the front of the property elongates, widens and makes higher an existing wall. The reason for this proposed development is to improve safety and reduce road noise. The B3011 has become a very busy road and is now used by articulated lorries, aggregate lorries and buses as well as cars at all times of day. The road noise and the visibility of the traffic significantly detracts from the beauty and tranquillity of the listed building. It has become increasingly unsafe to use this entrance due to the poor visibility and the speed of vehicles approaching it. The wall is intended to reduce noise and provide a visual block which will make the road less noticeable especially in the garden.

The wall will also improve the appearance of the front of the property by properly defining the boundary.

## 5.0 Affect on any views looking away from or at the property

The wall will prevent passing traffic looking directly into the garden of 12 Hill Cottage. The view of the property from the road will be obscured in the region of the entrance similar to the area of the existing wall. A higher wall will mean less of the property is visible from the road. In practical terms however, traffic is travelling so fast and around a dangerous bend that car occupants don't have time to view the property.

The views from inside the property looking outwards at ground level are of the existing wall in the lounge area and of the road in the kitchen area. There are no windows overlooking the outside in the dining area (centre of the property).

## 6.0 Effect on Historic fabric

There will be no removal or alteration of any historic fabric. The existing wall will be removed and rebuilt but this is not an original build as can be seen by the new bricks and the use of cement rather than lime mortar. At no point will the new wall contact the historical building.

## 7.0 Alternatives considered

Alternative options to a wall have been considered such as a fence or a hedge. These alternatives are considered inferior for the following reasons:

### 7.1 Fence

- Does not have the ability to block road noise like a solid wall
- Will not look in keeping with the historic building or other properties in the vicinity
- Is subject to more regular maintenance and is less resilient to wind loading

### 7.2 Hedge

- Will take many years to grow
- Does not form such an effective screen
- Does not effectively block road noise

## 8.0 Reversibility in whole or in part

The works are wholly reversible without affecting the historical building

## 9.0 Material affect to the landscape character

The work will be certain to enhance the landscape character as the construction will be sympathetic and in keeping with the historic building and to surrounding properties.

## 10.0 Harm to historic building and public benefits

The work will not result in any harm to the historic building or its surroundings. The public benefits as a result of removing the entrance as the hazard from incoming and outgoing vehicles onto a blind bend is removed.

## 11.0 Summary

The proposal is presented to Hart District Council for Full Town Planning, conservation Area and Listed Building Consent with the applicants having carefully considered the impact and effect that it will have on the neighbouring properties, the surrounding environment and the existing main dwelling on the site.

It is believed that the proposal is in line with all the relevant policies set out in the Hart District Local Plan and if approved the new structure would improve the quality of the site overall. The effect that the proposal has on the main listed dwelling on the site is minimal and would not affect the significance of the heritage asset.