



## Heritage Design and Access Statement



**Hill Top Fruit Farm  
Baylham,  
Ipswich,  
IP6 8LD**

**February 2024  
Revision 1**



**Green  
REGISTER**  
OF CONSTRUCTION  
PROFESSIONALS

ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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The property is known as Hill Top Fruit Farm to distinguish it from a nearby property with similar name.

### **Understanding Hill Top Fruit Farm:**

- The house became Grade II listed as Hill Top Farmhouse on the 24<sup>th</sup> January 1986, ref 1033257, as:

*'GV II House, formerly farmhouse. C15, with alterations of c.1621 (date carved on building). A 3-cell open hall house with a queen-post roof: this type is occasionally found in north-east Suffolk, but is very rare in medieval domestic buildings elsewhere in the county. 1 storey and attics. Timber-framed and plastered; a little C18 rope-pattern pargetting survives. Thatched roof with gabled casement dormers; these have carved gable tie-beams, one with "1621.H.H.:H.H.1621" This is the assumed date of the alterations described below. Chimneys of red brick; the axial and north gable stacks are C17, the south stack with ovens is of c.1800. Various small-pane casements, mainly C19. One C17 ovolo-moulded mullioned window; another is complete but blocked. Boarded entrance door with C20 gabled open porch on posts. The nucleus of the house has a 2-bay open hall, heavily smoke-blackened, with widely-spaced arch-braced studwork. Each closed truss has a pair of queen-posts supporting a collar upon which large square-set purlins are lodged and supported by arch-braces. The open truss has a cambered collar above jowled queen-posts; the large arch-braces, the bottoms of the posts and the rest of the truss were removed in C17. The roof is otherwise without collars and has a ridge-piece, another rare feature, normally only found in N.E. Suffolk in this context. An original service cell survives, with lodged upper floor. A further cell was added to each end of the building with clasped purlin roofs, c.1621; also an inserted floor in the hall with ovolo-moulded joists. The inserted chimney backing against the cross-passage may be earlier. A chamber ceiling has C17 vine-scroll-plastering along the central beam. Formerly known as Harrow Farmhouse.'*  
*Listing NGR: TM1008250571*

Two of the former farm buildings were also listed Grade II in 1986. These are not affected by the proposals:

- Barn 20 Metres North West Of Hill Top Farmhouse (1352016)  
C18 Former Threshing Barn.
- Outbuilding 15 Metres North Of Hill Top Farmhouse (1293286)  
Outbuilding, perhaps a Detached Dairy for the use of the Farmhouse; Late C16 or Early C17.

Heritage Gateway adds the following within 500m of the house:

- Stone Farm House (1208142), Grade II listed, is 500 – 600 metres away and there is no inter-visibility.

The Suffolk Heritage Environment Record has records for the former C18-C19 farmstead and for some archaeological field finds.

The property is not located within a conservation area.

### **Significance of Hill Top Fruit Farm:**

- High archaeological and architectural interest and significance:

The house is a C15th Hall House, which has later in the C17th been modified to a lobby entrance plan form. It is a former farmhouse. The elements of High interest and significance include:

- The layout including hall service and parlour ends, timber frame including close studding, chimneys, mullioned window, floor and the other original elements of the C15 and C17 range.
- The C18 rope pargetting.

The roof and dormer elements described in the list entry were lost in a fire in the 1980s (see below).



Figure 2. Historic photograph of Southwest (farmyard) elevation showing fire damage in 1980s.

- Medium archaeological interest:
  - Elements that are changed or reconstructed where the original is still identifiable, such as the layout, the service end details and former doorways.
  - The C17 lobby entry plan is less obvious because the front door used to be opposite the chimney stack with the staircase to the rear and the service bay to the left of the house.
  - The house historically had a number of additional doors to the front. As well as showing the original C17 position, they probably provided evidence of subdivision into separate farm cottages in the C18/C19. Use of both front and rear doors as main entrances reflects the use as a farmhouse.



Figure 3. Historic photograph of Northeast (pedestrian entrance) elevation showing previous roof, dormers, windows, doorways and porch. The porch is now the position of a window and the door has been moved to between the two nearest windows (left).

- No archaeological interest and Medium architectural significance. Summarised as Low significance.
  - The elements reconstructed after the fire, including the whole roof structure and finish.
- Neutral interest and Neutral significance:
  - C20th Porch and entrance door.
  - C20<sup>th</sup> oak windows and modern render.
  - Late C20th garden room extension to the front
  - Late C20th rebuilt lean-to on the rear.
  - Modern garage and driveway.
  - 1960s/1970s asbestos barns to the front beyond the garden.

**Flood Risk of Hill Top Fruit Farm:**

The site is in Flood zone 1, which is a low probability of flooding from rivers and seas.

**Access:**

The site is accessed from the highway and has ample parking. The house is primarily accessed from the front and rear elevations. As a former farmhouse, the working access faced the farm courtyard and the formal entrance was on the opposite side. The proposed application retains all existing accesses and the use is unchanged. The amenity and use of the formal entrance door is improved by the construction of a porch to protect users from the weather.

**Photographs**



*Figure 4. View from the road, looking at the Southeast gable and Southwest elevation and the former farm courtyard entrance with C20th porch added after the fire (see Figure 2 above). No change.*

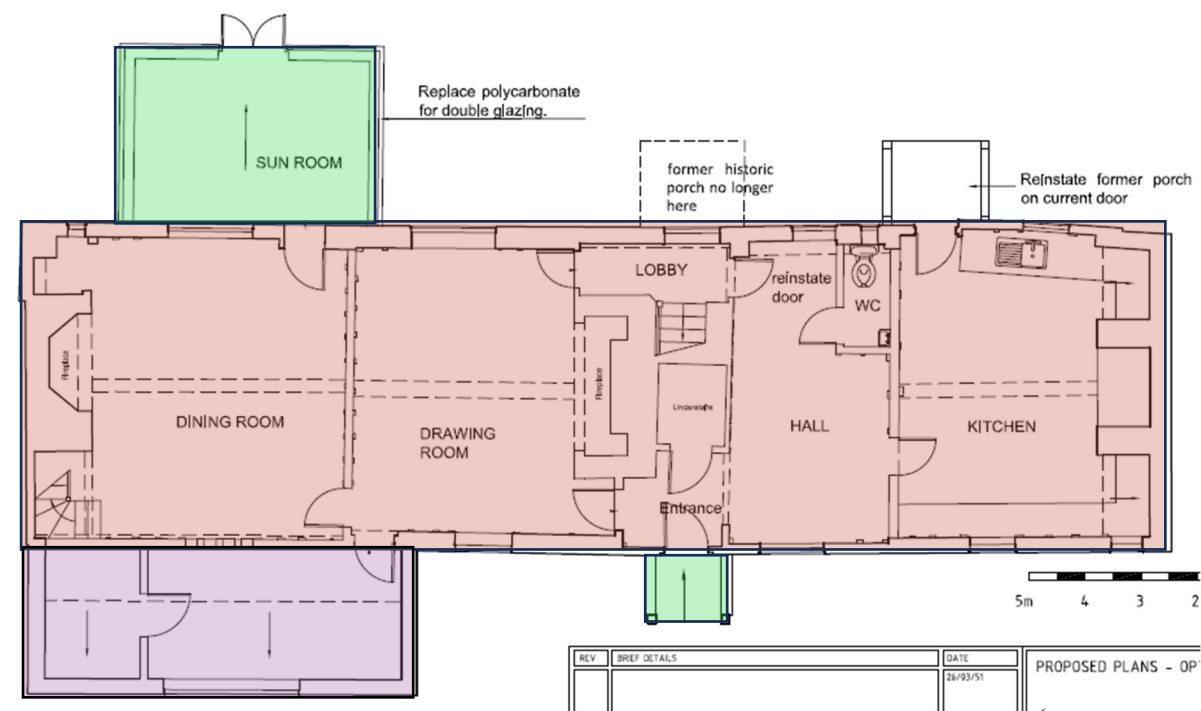


*Figure 5. View of Northeast Elevation. The Sun Room is on the right.*

*The proposed porch is to the left-hand doorway. This doorway was moved to the Kitchen bay from the earlier lobby entrance position. The former lobby entry doorway is now shown by the 2-light window to the right of the decorative tree panel. Compare with Figure 3 historic photograph above.*



*Figure 6. Northwest gable and Southwest Elevation. No change.*



- Original house
- Extension C19 rebuilt C20
- C20th

Figure 7. Phasing / significance plan

**PROPOSED BUILDING WORKS.**

**Front Porch and alterations to door (Northeast Elevation)**

The porch is to be a timber framed open porch with oak posts on a brick plinth and with a red tile roof to match the existing roadside lean-to.

The historic photograph 3 above shows that the house had a small timber-framed open porch on this elevation, on the old lobby entrance door, up until the middle of the C20<sup>th</sup>. The proposal is to reinstate it in this entrance door's new position.

The design of the porch remains vernacular and uses materials typical of the existing building.

The existing door (photo right) is a painted timber stable door from the C20<sup>th</sup> with vertical boards and glazing in the upper panel.

Figure 8. Existing Kitchen door to be replaced.



Materials:



Roof (left):  
Keymer Shire Handmade Clay Plain Roof Tiles

Bricks (right):  
Imperial Country Blend Handmade Bricks

Or similar to be agreed in writing by the Local Planning Authority

*Figure 9 (right). Allow to use existing roadside lean-to materials as precedent.*



**Replace Sun Room polycarbonate sheeting with double-glazed glass.**

The existing C20th polycarbonate roof and vertical sheeting is a short-lived material which has aged poorly. The proposed glass is of higher quality and more appropriate to the listed building.

*Figure 10. Existing Sun Room.*



<b>Impact table for the proposals:</b>				
	Proposal	Significance of affect material	Impact	Reason, approach and Mitigation
1)	Provide a timber framed porch and kitchen door.	High significance wall/ oak frame but neutral C20th door and render around C20th opening.	Neutral/Positive conservation impact	No historic fabric is altered or removed. The proposal reinstates the main opening on this elevation which enhances the sympathetic use of the farmhouse kitchen.
2)	Replace Sun Room polycarbonate roof and vertical sheeting with double-glazed glass.	Neutral significance	Positive conservation impact	Only modern C20th fabric is affected. The polycarbonate is a low quality material and the proposal is of higher quality and more appropriate to the listed building.

## **CONCLUSION.**

The proposals are minor works which are sympathetic and preserve the character and appearance of the listed building:

- The proposals are informed by a Heritage assessment and historic photographs.
- The proposals preserve the historic asset and improve its use as a former farmhouse.
- There is no loss of historic fabric or significance.
- The design and materials are of high / higher quality and complement the existing building.

They therefore meet the local plan and statutory requirements to preserve or enhance.