

A/888

**PROPOSED EXTENSION TO HODKINSON FARM, BROCK ROAD, GREAT
ECCLESTON, PRESTON PR3 0XD**

Heritage Assessment

April 2024

John Rowe RIBA Chartered Architect

16 High Street
Great Eccleston
Preston PR3 0YB
Tel 01995 238020

E-mail

rowearchitecture@aol.com

April 2024

HERITAGE ASSESSMENT

Hodkinson Farm, Brock Road, Great Eccleston

1. INTRODUCTION

- 1.1. This Heritage Assessment has been prepared in relation to a proposed extension at Hodkinsons Farm, Brock Road, Great Eccleston PR3 0XD.
- 1.2. The building's use is as a private residential dwelling.
- 1.3. The dwelling was a farmhouse which was extended following cessation of agricultural activities.
- 1.4. The original farmhouse is grade II listed and was substantially renovated following the completion of the extension to the south of the original dwelling.
- 1.5. The original building remains fully intact.

2. PROPOSAL

- 2.1. The proposal involves the erection of a single-storey extension to the existing kitchen. The extension is to be constructed on the west side of the existing modern extension.
- 2.2. The proposed extension will be constructed from rendered blockwork outer walls with larch panels between the windows on the south elevation.

- 2.3. The proposed extension will have a flat roof with zinc fascias to match those of the existing extension.
- 2.4. The proposed extension will have dark grey aluminium framed windows to match those of the existing extension.
- 2.5. All materials will match the existing extension.
- 2.6. The proposed extension will be mainly screened from the public realm owing to the existing 1.2m high existing laurel hedge located north of the proposed extension.

1. IDENTIFYING THE HERITAGE ASSET

- 1.1. The property is Grade 2 listed (listed as Hodgkinson Farmhouse, list entry number 1073064, date of listing 2nd October 1984). The listing description is as follows:

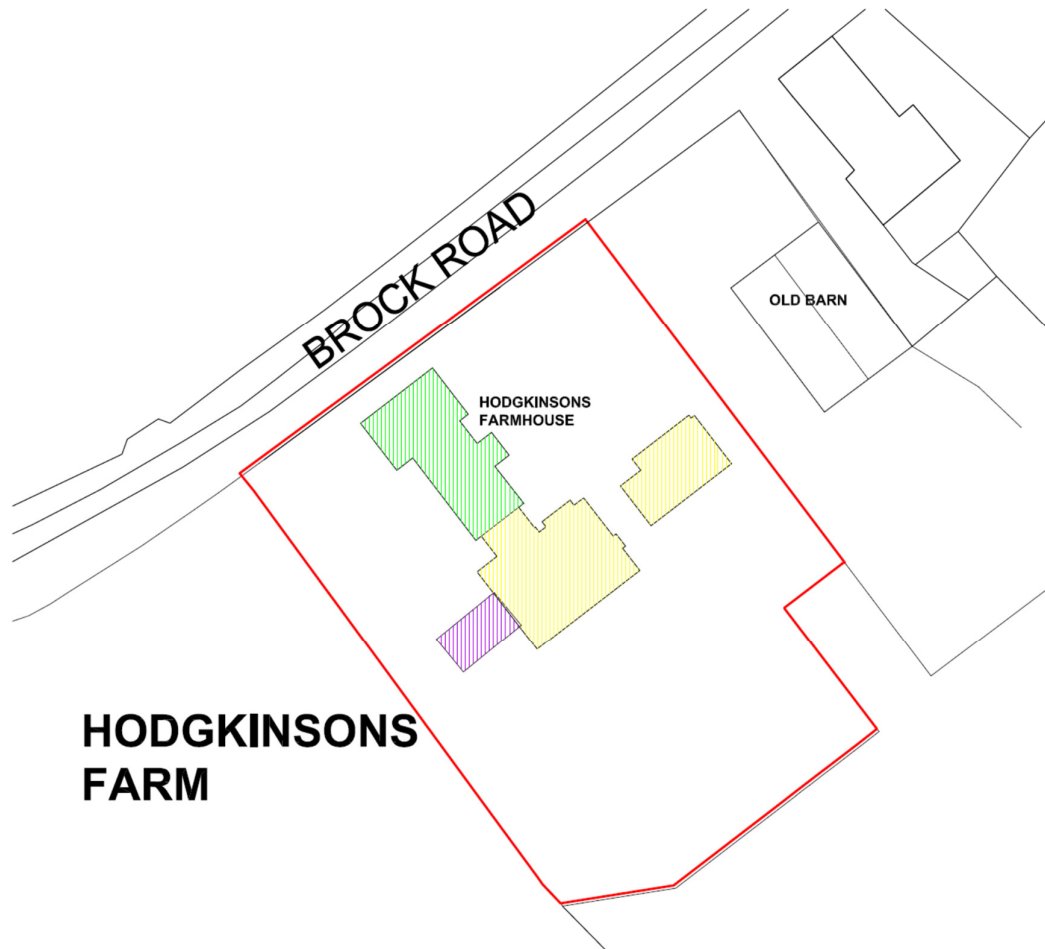
- 1.1.1. *“SD 43 NW GREAT ECCLESTON 7/1 Hodgkinson Farmhouse - II -*

House, possibly c,1700. Rendered clay and brick with corrugated iron roof over thatch. Cross-wing plan, 1½ storeys. Windows modern with timber frames projecting slightly. On the north-east side the main range is of one bay, the upper window being a dormer. To the left is a C20th addition against the front of the wall. To the right is a single-storey porch. To the right is the cross-wing, which has a stair window at the left, a ground-floor window to the right, and a window to the upper storey under the gable. Chimneys to left of windows of main range and in centre of ridge of cross-wing. North-west wall of cross-wing, facing road, has 2 windows on ground floor. South-west wall of one bay, the upper window under the gable, with a narrow window to the right on the ground floor. The main range has 2 ground-floor windows, the left-hand one under a modern verandah. Right-hand return wall of cross-wing said to have doorway. Plan of house given in Watson, R.C., "Parlours with External Entrances", Vernacular Architecture Vol.6,1975, p.30. Owner says that he believes the cross-wing to be a later addition as it is of brick, and that framing for the original doorway was found above the right-hand window of the south-west wall, not in the position shown by Watson.”

- 1.2. The original house has been fully and sympathetically restored. Modern additions described in the listing have been removed and the roof has been put back to thatch.

1.3. A contemporary 2-storey extension was added in recent years to the south of the original dwelling following the removal of numerous outbuildings, sheds and open-fronted agricultural buildings.

1.4. The 2-storey extension is connected to the original dwelling by a glazed link structure. The existing extension relates well to the original dwelling in terms of eaves height, roof pitch, ridge height and wall finish. The existing extension is, however, modern and clean-lined, providing a clear distinction between the new part of the building and the original historic dwelling.






Original building	
Ground floor extension pre-1960s	
Various ground and first floor extensions post 1960's	

Figure 1: Key Plan (NTS) – site edged red

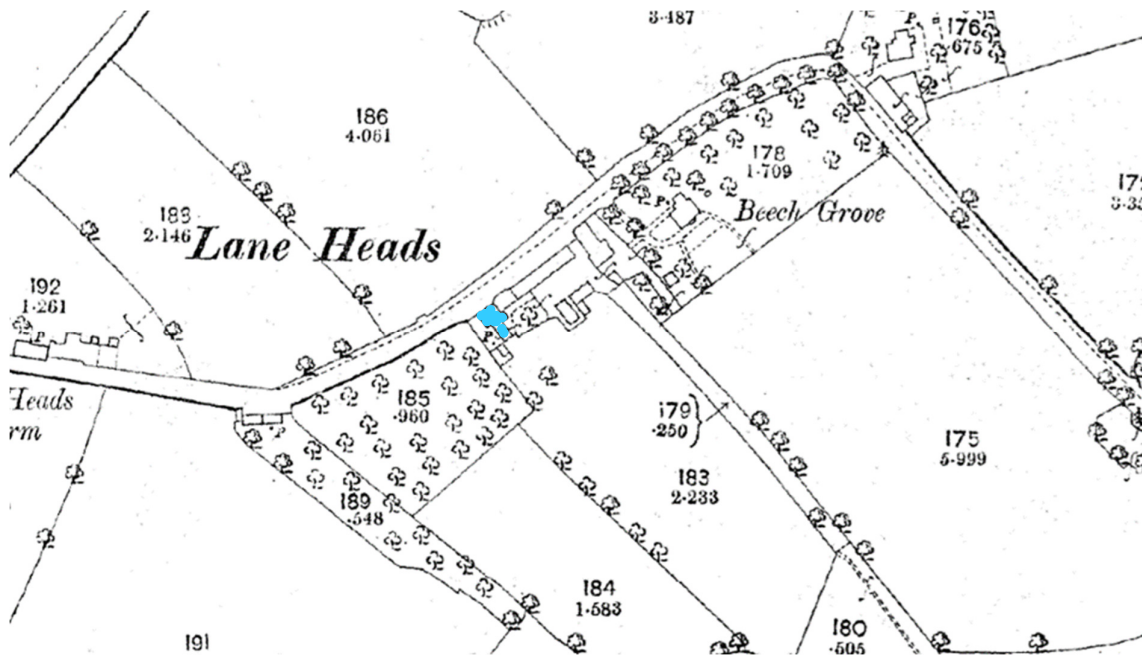


Figure 2: 1st Edition 1:2500 OS Plan (NTS) –original building shaded pale blue

2. ASSESSMENT OF IMPACT AND MITIGATION

2.1. No alterations are proposed to the original building.

2.2. The proposed single-storey extension is small in scale and will be wholly connected to the previous extension.

2.3. All materials will match those of the existing extension and will be understated and sympathetic to the existing building as a whole

- 2.4. The existing 2.1m High laurel hedge to the north of the proposed extension will largely screen the proposal from the public realm.
- 2.5. The proposal will not have any impact upon the elements of the building which are relevant to the listing.

3. CONCLUSIONS

- 3.1. It is considered that the proposed alteration is appropriate and sympathetic, and respect the setting, character and appearance of the listed building.
- 3.2. The proposed extension is small in scale and is subservient to the remainder of the building.
- 3.3. The proposed extension is sympathetic to the listed heritage asset and respects the scale and materials of the existing buildings. The proposed extension is well screened and will not provide any detrimental impact to the existing listed heritage asset or its setting.
- 3.4. The proposals are considered to positively contribute to the character, appearance and setting of the Grade II listed building. The proposed extension will benefit the enjoyment of the current and future residents of the property will provide the means of ensuring the ongoing maintenance of the listed asset.

John Rowe RIBA Chartered Architect

April 2024