Orchard House – Heritage Statement

This statement has been written in support of an application to replace existing outbuilding and compost bins with new outbuilding at Orchard house, Hilton.

This statement's purpose is to identify those heritage assets which may be affected by the proposal and to outline the impact the proposal may have on them.

Accompanying documentation:

OH-Site Plan Existing OH-0001-02

OH-Site Plan Proposed OH-0002-02

OH-Elevations Proposed OH-0003-01

OH-Plan Proposed OH-0004-01

OH-Elevations Existing OH-0005-01

OH-Plan Existing OH-0006-01

OH-Location Plan Existing OH-0007-01

OH-Location Plan Proposed OH-0008-01

Planning History:

21/01415/FUL	Development of two residential dwellings and supporting infrastructure following the demolition of existing agricultural buildings.
16/02322/FUL	Erection of two dwellings with carports following demolition of buildings.
16/01561/HHFUL	To demolish and rebuild a wooden outbuilding being used as a pool store and refurbish swimming pool.

The construction of the two dwellings, Manor farm to the west and Orchard House to the east, was completed in 2024. The strip of land to the north of The Limes has been recently separated from The Limes and adjoined to Orchard House.

Historical framework

Hilton is an ancient settlement and has a rich and diverse array of buildings, some dating back to the 13th Century. Historically an agricultural community, the buildings vary from thatched half-timber cottages and timber clad barns to Georgian and Victorian brick with peg and pantile roofs.

From the late fifties, the rapid village expansion came in the form of housing estates in a contemporary style of the time and then later infill.

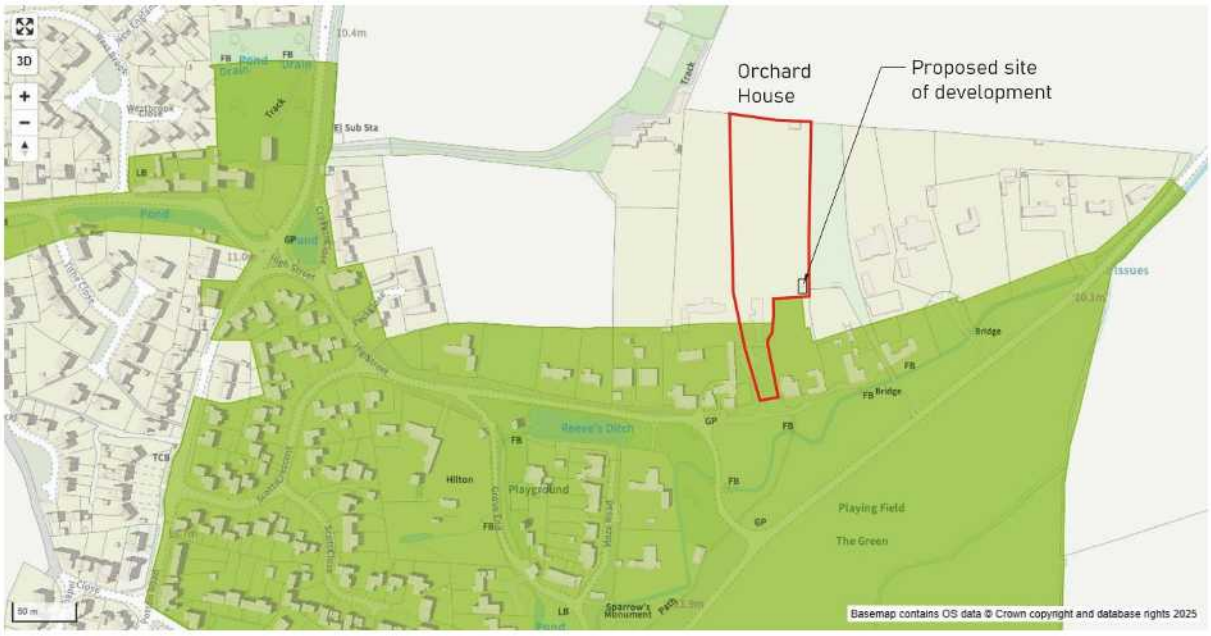
There are some important buildings, such as the 16th Century Grade II* listed Hilton Hall with its dove cote. The 13th Century Aisled Barn and Parish Church. One important feature of this

community is the 23 acres of common land know as 'The Green' situated in the southeast corner of the village.

Today Hilton has approximately 400 homes and as it is situated close to 4 miles south-west of St Ives and 8 miles south-east of Huntingdon, has excellent links to Cambridge and London. Hilton provides many local facilities including a post office/general store, village hall, two churches and a public house. Primary and secondary school education is available in the neighbouring villages. The village is also well served for sports enthusiasts with cricket and football clubs, with golf courses and sailing and windsurfing in St Ives and at Grafham Water.

Conservation Area and listed buildings

A large area of the Hilton village has been designated a Conservation Area shown here in green:



The land associated with Orchard House sits partially within the Conservation Area. The site for the new proposed outbuilding sits outside this area but close to the northern border. There are several listed buildings nearby:

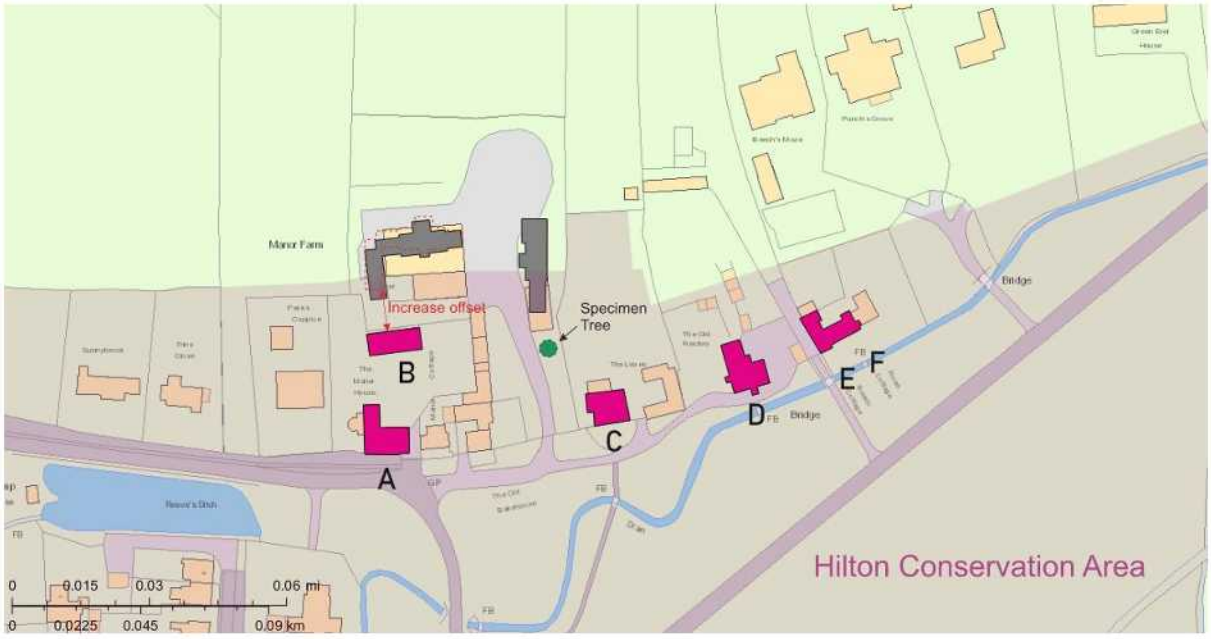
A Manor house, early 18th Century, red brick with peg tile roof.

B Manor house, mid 17th Century threshing barn, red brick and corrugated steel roof.

C The Limes, mainly early 18th Century with Elizabethan features red brick, peg tile roof.

D The Rectory, 19th Century, buff brick with slate roof.

E&F Beach and Rose cottage, 17th Century , half timbered with thatch roof.



Context and significance

The character and historical context of this area of the village is important to preserve. Any development should be sympathetic to the existing important listed buildings and the agricultural heritage of the site in general.

To that end, special consideration has been given to the design and choice of materials in the development of the two new dwellings, Manor Farm and Orchard House. Working closely with HDC conservation team, the design and construction of these buildings has made a positive contribution to the character and distinctiveness of this site.

The materials used, soft red brick, handmade peg tiles and oak feather boarding reflect the vernacular architecture of the local area. Roof angles, window proportion and positioning and landscaping are all in keeping with buildings found in a 17th-18th Century farm complex.

Conclusion

In considering and designing the proposal, special regard has been given to the desirability of preserving the setting of the Listed Buildings. In addition, special attention has been paid to the desirability of preserving and enhancing the character and appearance of Hilton Conservation Area.

The proposed new outbuilding utilises the same design language and use of materials as the Manor Farm/Orchard House development to further enhance the setting.

The development will have proper regard to the scale, form and setting of nearby Listed Buildings and the Character of Hilton Conservation Area. The development will not impair important views into or out of the Conservation Area. The impact of the proposal on neighbours has been considered. Given the above, it is considered that the proposal accords with local and national policy documentation with regards to heritage matters.