

Revison C_April 2025

Hemingford Park - Greenhouse Application

Design and Access Statement

HUGH CULLUM
ARCHITECTS LTD
Bloomsbury Design
61b Judd Street
London WC1H 9QT
t 020 7383 7647
f 020 7387 7645
mail@hughcullum.com

1. Site

1.1 Location and setting 5

1.2 Key Buildings 6

1.3 Conservation Area 7

2. Proposal - New Replacement Greenhouse

2.1 Site Photographs 9

2.2 Site Demolition 11

2.3 Replacement Block Plan 12

2.4 Pre Existing Plans and Elevations 13

2.5 Replacement Plans and Elevations 14

PLEASE NOTE: Where inconsistencies arise between this Design & Access Statement and the drawings as outlined in the attached drawing issue sheet, the drawings are to take precedent.

Drawings within this booklet are not intended for scaling purposes

Contents

HUGH CULLUM
ARCHITECTS LTD

1. Site

Hemingford Park
Hemingford Abbots
PE28 9AS

Hemingford Park is a 19C estate formerly known as 'Hemingford Hall' built for Rev J Linton by the Architect Decimus Burton. The house sits on around 70 acres which sit on the outskirts of Hemingford Abbots.

Listing - Grade II* Listed

(Formerly listed as The Hall) II* GV 1842-43. Built for Rev J Linton by Decimus Burton. Yellow brick country house. Hipped slate roof with modillion eaves cornice and central pediment to west. Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order. Central double doors with rectangular fan light and side lights. Modern terrace to right hand. Interior has open string stair of turned balusters with guilloche band add egg and dart moulding to string support and arcade of Doric columns. Two pilasters and two columns of Composite order in arcade at landing. Original doors, cornice mouldings, and central lamp bosses. Rear stair-case intact.



Hemingford Abbots
The Park backs onto Hemingford Abbots via a private road



The Main House
The main house and its outbuildings are situated on the sites North-West side accessed via a private driveway



Rideaway Cottage Ornē
The park has primary access from Rideaway which links directly to the A14. The site entrance is marked by a cottage ornē gate house.



Understandings The Site's Key Buildings

01 - Main House

A yellow brick country house designed by Decimus Burton. Hipped slate roof with modillion eaves cornice and central pediment to west. Two-storeys. Three window range of hung sashes with glazing bars. Slightly projecting central bay with flat-roofed portico with pilasters and two columns of Doric order

02 - Pool House

The pool house is a modern building

03 - Coach House & Stables

The Coach House & Stables are a set of buildings designed in the style of the main house and both attributed to Decimus Burton.

04 - Cottage & Workshop

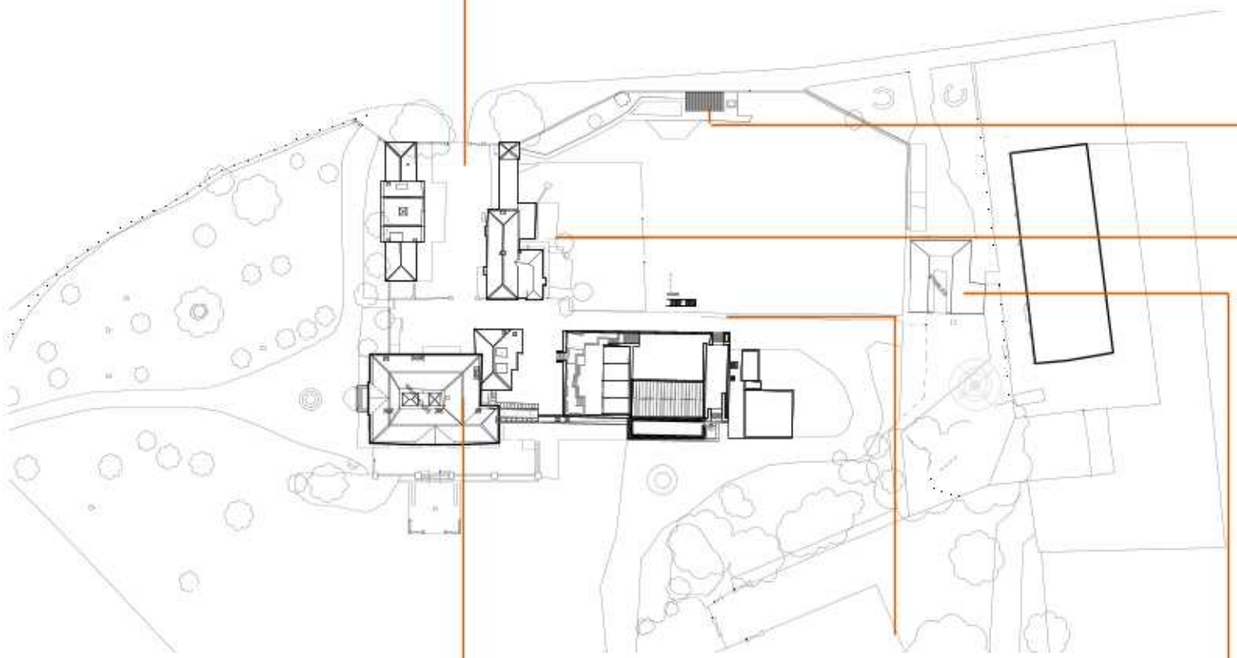
A small yellow brick building in the style of the main house

05 - Greenhouse

The greenhouse replacement of which is the subject of the current application

06 - Horse walker & Stables

The Horswalker and Stables are outside the curtilage of the listed building



03 - Coach House & Stables

The Coach House & Stables are a set of buildings designed in the style of the main house



05 - Greenhouse

The 20th century greenhouse whose replacement is the subject of the current application



04 - Cottages

Two small yellow-brick buildings providing accommodation



01 - The Main House

The main house and its outbuildings are situated on the sites North-West side accessed via a private driveway



02 - The Pool House

The pool house is a modern building constructed within the last ten years.



06 - Horse walker & Stables

Modern horse walker and stables installed by the buildings current owners

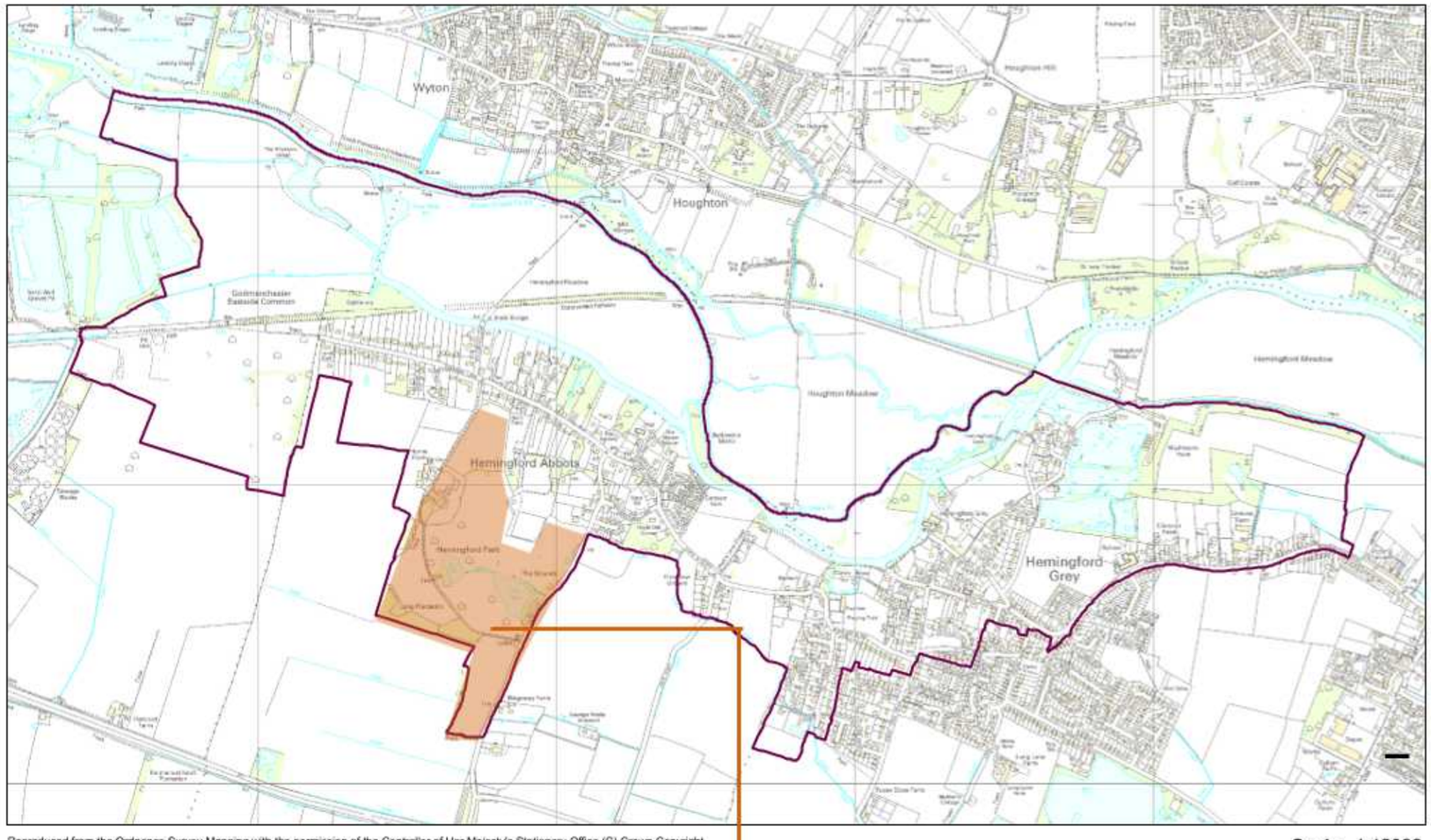


Hemingford Park is set within the Hemingford Conservation Area, an area defined by a large number of listed buildings and vernacular buildings set within a small area.

Hemingford Park is set away from the main streets of the village and as a result of is placement and scale does not respond to the grain and plot of those buildings set within the centre of the village.

The Hemingfords Conservation Area was adopted by Cabinet on 12th June 2008

Huntingdonshire DISTRICT COUNCIL



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. HDC 100022322

Scale: 1:12000

Hemingford Park

Extract from Hemingford Conservation Area Character Appraisal

2.0 Proposal New Replacement Greenhouse



1. External View

The pre-existing greenhouse which has been replaced and is now the subject of the current application

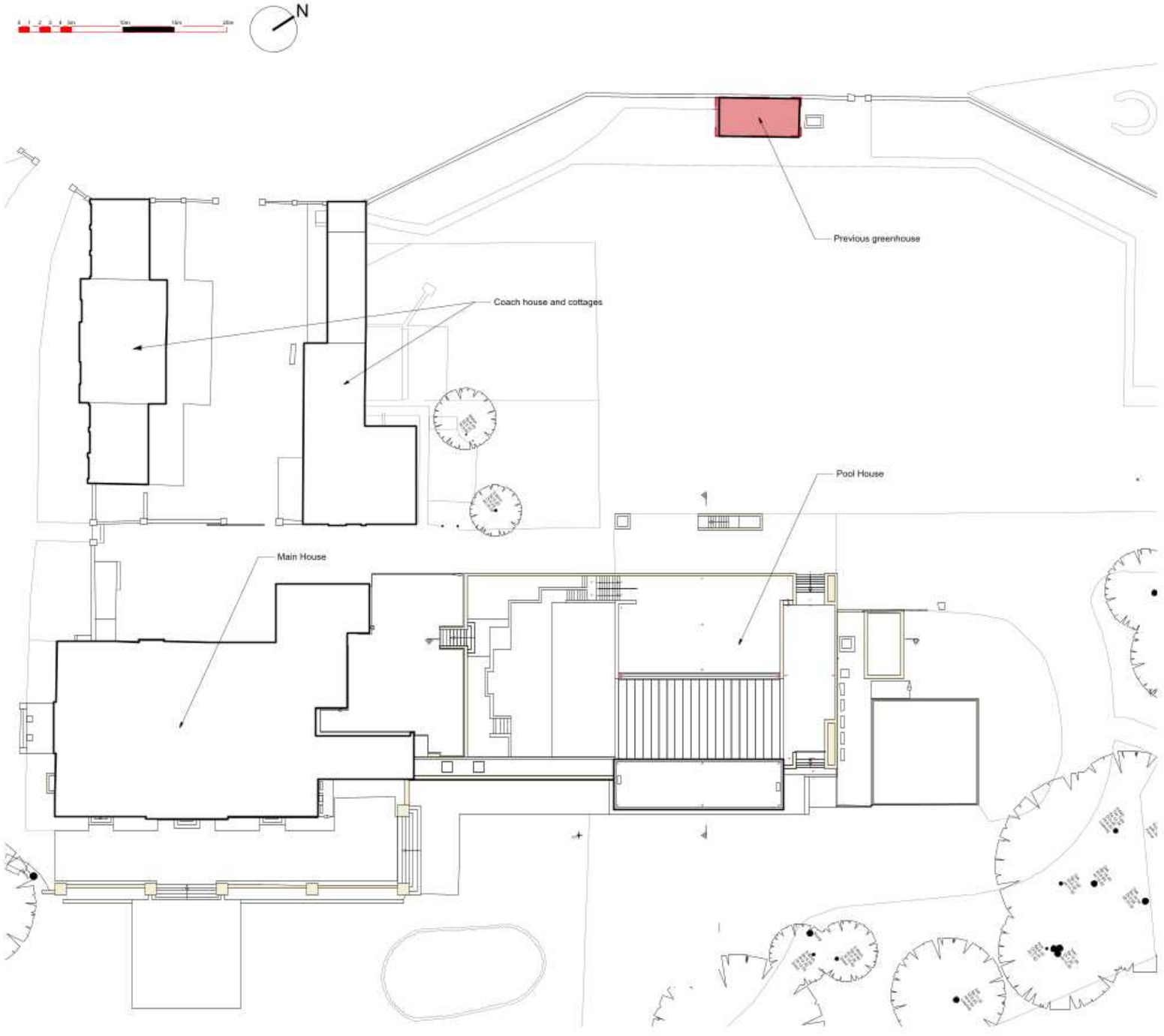
As seen in the imagae above the paint on the rear wall was not removed when the pre existing greenhouse was built and marked an outline of the orignal greenhouse. The new replacement greenhouses is similar in form to the 20th century greenhouse it replaces but is the same overal size as the original 19th century greenhouse (as indicate by the remnants of paint on the garden wall).



2. External View

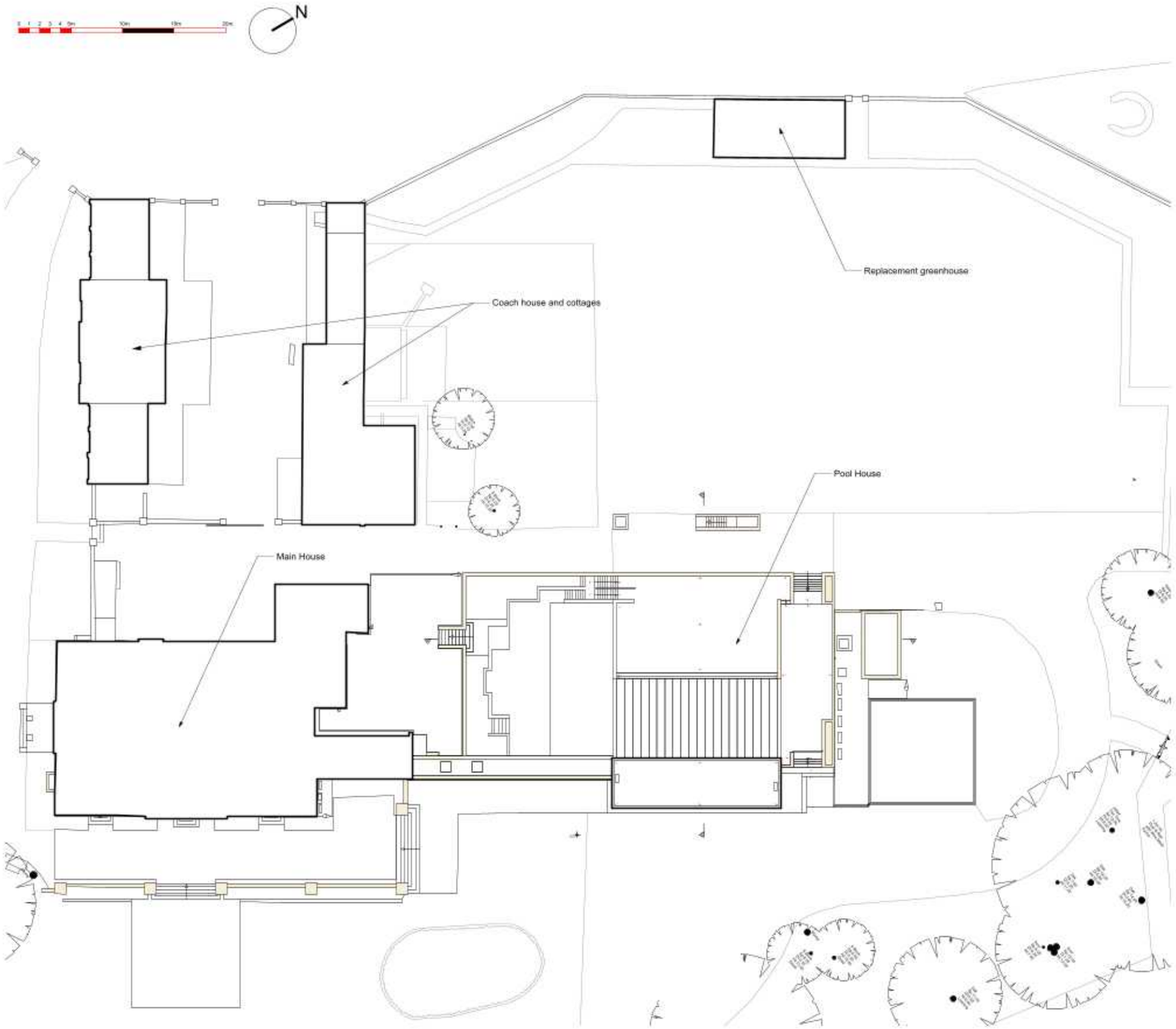
New replacement greenhouse which is now the subject of the current application

As shown in the image above the replacement greenhouse has been built to be less overbearing and sites well within its surrounding location.



1. Greenhouse Demolition Plan (NTS)

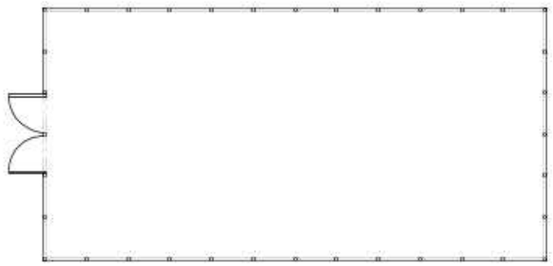
As indicated in red is the Pre Existing Greenhouse of which the replacement is the subject of the current application



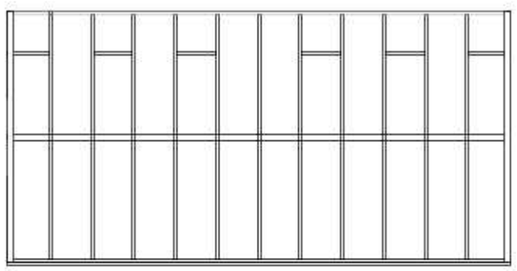
2. Greenhouse replacement Plan (NTS)

At ground level the greenhouse will be towards the rear of the property and will link to a garden pavilion which will act as a folly for the landscaped grounds to the south east.

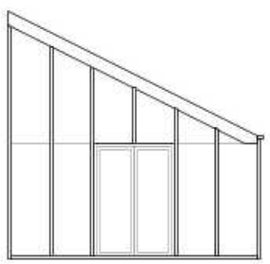
The gardens over the gym and spa spaces provide circulation routes to the key parts of the site.



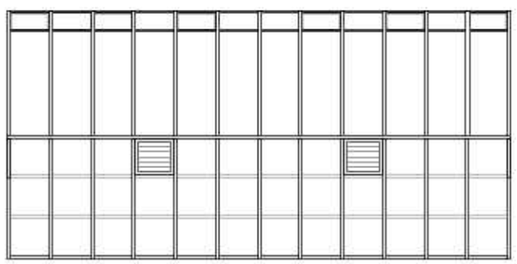
Ground Floor Plan



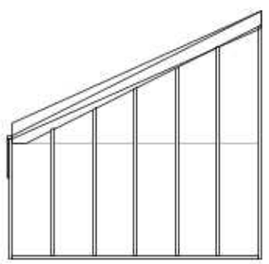
Roof Plan



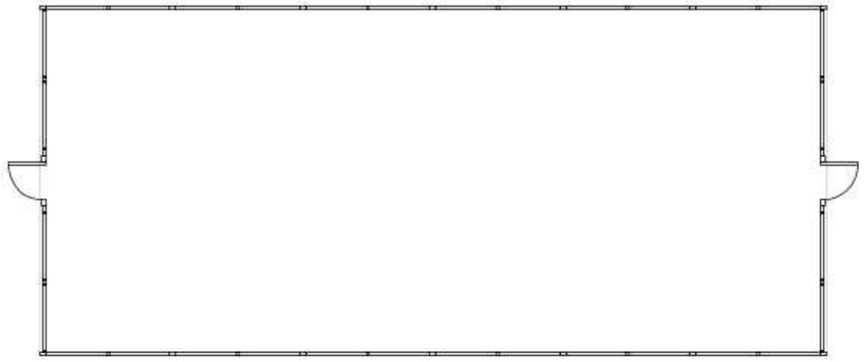
Side Elevation



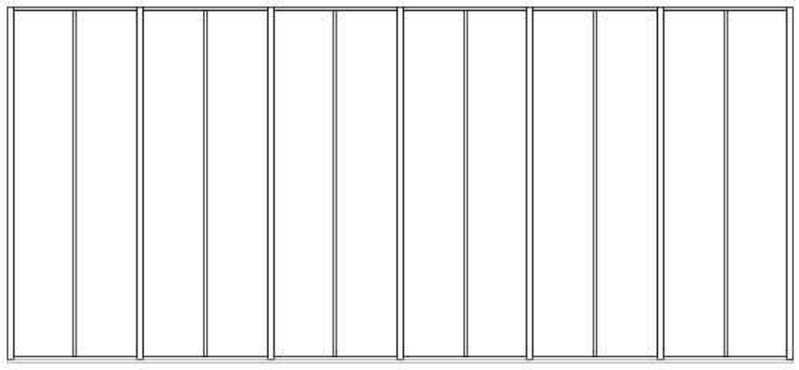
Front Elevation



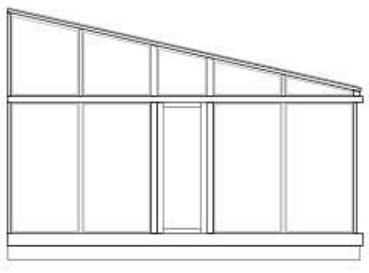
Side Elevation



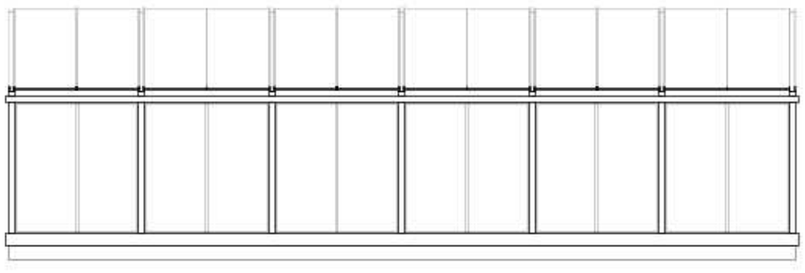
Ground Floor Plan



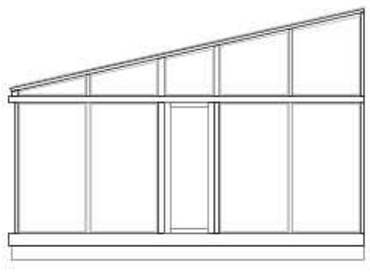
Roof Plan



Side Elevation



Front Elevation



Side Elevation