

Oak Tree Farm

The Green,
Hilton, Huntingdon
PE28 9NB

Design & Access Statement

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Design and Access Statement

Site Context

Oak Tree Farm is situated within the Hilton Conservation Area and is characterized by its timber framing and thatch construction. The property dates back to the 15th century with significant 17th-century developments. The site is surrounded by other heritage assets, including the Grade II Village Hall, Grade II Sparrow's Monument, and the Grade I Church of St Mary.

Design Proposal

The proposed works aim to address structural damage caused by subsidence to the ancillary outbuilding and adjacent boundary wall. The design approach focuses on preserving the historical and architectural significance of the property while ensuring its structural integrity and aesthetic value.

Internal Works:

- Hack off plaster and rake out larger structural cracks to masonry walls.
- Fix EML and repoint.
- Make good all surface finishes.
- Apply 13mm lightweight plaster including finishing coat to lightweight walls.[1]
- Make good gaps between ceiling and wall using flexible filler.
- Cut out plaster cracks to ceiling and fill flush with non-shrinkable filler.
- Re-decorate walls and ceiling with emulsion.
- Stain/varnish to general surfaces in the bedroom.

External Works:

- Rake out cracks and repoint.
- Smooth masonry paint to surfaces.
- Prop brickwork on the rear elevation and remove and rebuild bricks between the plinth and windowsill, using the existing bricks and mortar to match the existing.

Boundary Wall:

- Take down a section of the wall to footings and dispose of.
- Rebuild one brick facing approximately 12m square area.

[1] Modern plasterboard Wall to be repaired using a gypsum skim coat.

Access

The access to the site will remain unchanged.

The proposed work will not impact on the accessibility of the site.

Landscaping

There is no intention to change the layout of the landscaping.

Impact Assessment

The proposed works are designed to reinstate the structural integrity of the ancillary outbuilding and boundary wall, ensuring the long-term preservation of the heritage assets. The repairs are primarily cosmetic and will enhance the aesthetic value of the property without causing any visual or physical harm.

The proposal to utilise modern materials throughout the works are based on evidence that the interior of the curtilage listed building has been converted utilising modern materials and methods throughout. The schedule has been prepared in relation to repairing these modern materials.

Conclusion

The proposed scheme of works will safeguard the significance of Oak Tree Farm and its ancillary outbuilding, preserving its special architectural character and historic interest. The design approach ensures that the repairs are sympathetic to the original fabric of the building, using matching materials and finishes to maintain its historical integrity.