

Oak Tree Farm

The Green,
Hilton, Huntingdon
PE28 9NB

Heritage Statement

Date: 15/5/25

Authored by: J. Nixon BA(Hons) PGdip. Archcon & Anna Stevens MSc Building Conservation

Project Precis

Client	Mr. Christian Hill & Mrs. Dawn Hill
Client Address	Oak Tree Farm The Green Hilton, Huntingdon PE28 9NB

Heritage asset - including their setting that will be potentially affected by the proposal.

Designation	Listed Building
Date of first Designation	4th November 1982
Record Number	1128441
Conservation Area	Hilton Conservation Area
AONB/National Landscape	N/A

Survey date	17.10.2024
Carried out by	Anna Stevens
Photographs	Anna Stevens – Unless otherwise stated.

Document Status & Signatures

Document Status

Document Reference – AC24_182_HSv1.1

Issue Date	Version	Rev
15/5/25	V1	00
26/06/25	V1	01

Signed on behalf of Aedificium Conservation Ltd.	
Prepared by:	*J. Nixon BA(Hons) PGdip. Archcon* *Anna Stevens MSc Building Conservation*
Reviewed by:	*Anna Stevens MSc. Building Conservation*

Aedificium Conservation Ltd. has no responsibility to any other parties to whom this report may be circulated, in part or in full and any such parties rely on the contents of this report solely at their own risk.

All copyright and other intellectual rights in and over this report and its contents shall remain vested in Aedificium conservation Ltd. any person authorised by them is granted an irrevocable royalty free licence to use and reproduce this report for all purposes relating to the property, but Aedificium Conservation Ltd. shall not be liable for any use of the report for any other purpose other than for which it was originally prepared.

Contents

Project Precis 2
Document Status & Signatures 3
Document Status 3
Introduction 6
Heritage Statement 6
Context Summary *6*
Location 6
Wider Setting 7
Heritage Asset 10
Designations 10
Listed Buildings: Oak Tree Farm *10*
Curtilage Listed Buildings *10*
Relevant Planning History 11
Site Description 12
Map Regression 15
Assessment of Significance 17
Condition 19
Scheme of Works 20
Impact Assessment 21
Conclusion 22
Appendix A- Schedule of Works (Sedgwick ref: Q-312825) 23
Appendix B – Conservation Area Map 25
Appendix C - Legislation and Planning Policy 26
Primary 26
Secondary 27
Huntingdon's Local Plan to 2026 ..... *27*
Conversion, Alteration or Other Works to a Heritage Asset *28*
Appendix D – Research Sources 29

Table of Figures

Figure 1: Location of Hilton (Google Streetview) 6
Figure 2: Map of site and nearby heritage assets (NHLE) 6
Figure 3: Church of St Mary Magdelene; Jess Laker, May 2017 (NHLE) 8
Figure 4: Hilton Maze and stone pillar; Jess Laker; May 2017 (NHLE) 9
Figure 5: Site Map showing Annexe in Red (Sedgwick) 12
Figure 6: Front Elevation of Oak Tree Farm 13
Figure 7: N. elevation of Oak Tree Farm (Google Streetview) 13
Figure 8: Street facing elevation of Annexe 13
Figure 9; Modern extension to Annexe 13
Figure 10: Boundary wall adjoining N. Gable of Annexe 14
Figure 11: Boundary wall 14
Figure 12: Section of overgrown wall 14
Figure 13: Overgrown area near corner 14
Figure 14: Return to corner 14
Figure 15: Boundary wall showing buttress/piers 14
Figure 16: Cambridgeshire Sheet XXXII.SE; Surveyed: 1887, Published: 1887 15
Figure 17: Huntingdonshire Sheet XXII.SE; Revised: 1900, Published: 1902 15
Figure 18: Cambridgeshire Sheet XXXII.SE; Revised: 1924, Published: 1927 16
Figure 19: Cambridgeshire Sheet XXXII.SE; Revised: 1950, Published: 1952 16
Figure 20: Annexe Study 17
Figure 21: Storage area showing blockwork 17
Figure 22: Rear Elevation of Annexe 17
Figure 23: GF Plan of Annexe 17
Figure 24: Painted brick wall in Annexe 18
Figure 25: Roof structure with blockwork to gable 18
Figure 26: rear Elevation of Annexe (Sedgewick) 20
Figure 27: S. Elevation of Annexe showing garage extension (Sedgwick) 20
Figure 28: Map of Hilton Conservation Area (Huntingdon District Council website) 25

Introduction

This Listed Building Consent submission is in parallel with an insurance claim on behalf of owners Mr. Christian Hill & Mrs. Dawn Hill. The insurance claim is being dealt with by Sedgwick International UK and relates to a curtilage listed ancillary outbuilding at Oak Tree Farm, a Grade II listed building located in Hilton, near Huntingdon, Cambridgeshire.

Heritage Statement

Context Summary

- The site is located in the county of Cambridgeshire and within the Parish of Hilton.
- The village of Hilton is situated on Potton Road (B1040), which leads off the main A1198 highway between Godmanchester to the north and Royston in the south. The settlement is also located 11miles from Cambridge to the SE.
- The site is within the jurisdiction of Huntingdon District Council Local Planning Authority.
- The property known as Oak Tree Farm is a Grade II listed house, dating from C15 and is characterised by its timber framing and thatch construction. Its small thatched ancillary building is considered curtilage listed.
- Whilst the ancillary building – subject of the repairs is considered curtilage listed – modern materials and methods of construction have been utilised throughout the conversion.
- The nearest heritage assets are: Grade II Village Hall and Grade II Sparrow's Monument to the NW, the latter set at the centre of the Sparrow Maze, designated as a Scheduled Ancient Monument; the Grade II Maze Barns to the SE; the Grade I Church of St Mary to the SW and Grade II Grange Farmhouse and its associated Grade II Aisled Barn to the east (Fig.)

Location

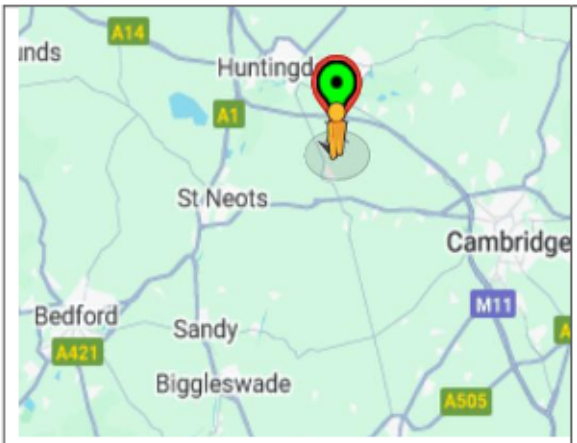


Figure 1: Location of Hilton (Google Streetview)



Figure 2: Map of site and nearby heritage assets (NHLE)

Hilton is a village and civil parish within the county of Cambridgeshire. Located within the western part of the county, this area was formerly known as the County of Huntingdonshire but is now a non-metropolitan district of the larger Cambridgeshire.

Hilton village is situated approximately 11 miles (18 km) north-west of the county town of Cambridge, NE of St Neots and Bedford and south of Huntingdon.

Wider Setting

- The landscape setting around Hilton village is characterised by the generally large rectangular arable fields and pastures with a sparsity of hedgerows and trees.

- Soils are moderately fertile, permeable, and the majority are lime-rich, loamy and clayey. More fertile and free-draining soils occur in the river valleys.

- Hilton is positioned on a slightly higher area of land which is more appreciated when approaching the village from the south. Still in part surrounded by pasture, the soft open character of the northern perimeter to the village maintains the village's former connects with Fenstanton and important ancient travel routes.

- One of these is the Roman road now A1198, formerly known as Ermine Street, that runs to the west of the village on a roughly north-south axis.

- Hilton is described as a small village originally consisting of several clustered farmsteads linked by paths, water course, green spaces and roads.

- To the NW of Grove End is the village maze, a Scheduled Ancient Monument.

- Water heritage is significant to the village with over 14 ponds remaining. White willow and rushes also are found along the village waterways.

- Despite past development, the village has generally maintained its early planform although has suffered some infilling which to a degree has eroded some of the original open spaces between buildings. However, Hilton is still renowned for its generous number of green open spaces within the core of the village.

- Mature trees, also line its village lanes, as well as bordering the green spaces, while Hawthorne hedges frame the approach lanes into the village, helping to integrate the settlement into the surrounding landscape.

Background History

Hilton was first recorded in 1014 and although its name originates from the description of its position, *the village on the hill,* it is only perceived as such when approaching from the south.



Figure 3: Church of St Mary Magdelene; Jess Laker, May 2017 (NHLE)

At that time, it forms part of the manor Fenstanton, the slightly raise land set it above the surrounding damp flood plain and fens of the Great Ouse Valley.

Despite the nearby Roman Road (A1198) known as Ermine Street, providing easy access to the wider area, due to the vulnerability in Saxon times to attack, the settlement was located a mile set back from this highway, formerly surrounded by woodland.

The village evolved slowly as the large forests in the area gave way to agricultural land and the associated farmsteads too shape. This evolving rural community brought the need for tradesmen to the area, who required hones and such services and produce to support everyday life, butchers, bakers etc.

From the Middle Ages to the nineteenth century, Hilton lay on an important drove road connecting St. Ives (Cambs) with London, its drift ways (wide verges) providing plentiful grazing. The cattle fair at St. Ives being of the four biggest in the country.

To the SW of the Maze is the Grade I Church of St Mary Magdelene which dates from C14, while at the entrance from the main village street (High Street), is the Grade II* Hilton Hall, an early-17th-century brick house to the north-west of the village green. Its first owner was Robert Walpole who died in 1699. His second wife was Susan Sparrow, the widowed mother of William Sparrow.

The same (Captain) William Sparrow is purported to have resided at Park Farm and remains locally famous for being responsible for the creation of the turf maze, 55 ft (16.5 m) in diameter, that can be found on the village green.

The Hilton maze is one of only eight remaining in England and although now altered, it is thought the original design was inspired by the famous pavement labyrinth at Chartres Cathedral, laid in 1235. The maze is now designated as a Scheduled Ancient Monument



Figure 4: Hilton Maze and stone pillar; Jess Laker; May 2017 (NHLE)

A stone memorial was later added to the centre of the maze, the English translation of its inscription reads *"William Sparrow departed this life the 25th of August, Anno Domini 1729, aged 88 years"*. The stone pillar is also now designated as a Grade II Listed structure.

Historically Hilton was within the boundary of Huntingdonshire in which it remained for centuries until 1965 when the formation of Huntingdon & Peterborough superceded the original shire. However, this did not last long for by 1974 following the Local Government Act of 1972, Hilton became as now part of Cambridgeshire County.

Heritage Asset

Designations

Listed Buildings: Oak Tree Farm

Grade: **II**

List Entry Number: **1128441**

Date first listed: **04-Nov-1982**

List Entry Name : **OAK TREE COTTAGE**

Statutory Address 1: **OAK TREE COTTAGE, CHURCH END**

HILTON CHURCH END 1.5140 Oak Tree Cottage TL 26 NE 9/24II GV

2. C15 open hall with C17 cross-wing at lefthand. Timber-framed, plaster rendered, and colour-washed brick. Thatched roof, half-hipped to hall range, hipped to cross-wing. Red brick ridge stack.

Hall range of one-storey and attic. Three dormers. Three modern casements at ground floor. Entry opposite stack.

Two-storey cross-wing, with one casement each. Modern thatched range at rear.

Open hall has floor inserted C17. (RCHM Huntingdonshire Mon 16 p 139).

Curtilage Listed Buildings

- Small thatched single storey outbuilding now converted to annexe accommodation.

Relevant Planning History

There are several applications for this property, which are viewable through the Public Access online planning system of South Oxfordshire District Council, as follows:

Extension to dwelling

- Ref. No:79/00450/full
- status: permission

Alteration to store to provide studio and two storerooms

- Ref. No:82/01447/full
- status: permission

Extensions and alterations to outbuildings,

- Ref. No:87/01953/full
- status: permission

Extension and alterations of outbuildings

- Ref. No:8702053lbc
- status: consent

Demolition of existing barn and rebuild to form games room, garages, changing room and storage.

- Ref. No:88/00358/full
- status: permission

Erection of lights to private tennis court

- Ref. No:88/02250/full
- status: permission

Erection of garage

- Ref. No:93/01324/full
- status: permission

Erection of garage

- Ref. No:93/01337/lbc
- status: consent

Erection of gazebo

- Ref. No:0600314full
- status: permission

Site Description



Figure 5: Site Map showing Annexe in Red (Sedgwick)

- *Oak Tree Farm is located off a private drive leading from Church End. The house and its attached thatched outbuilding can be seen from the street, set back within its spacious plot.*
- *The house has a long linear form consisting of a mix of two storeys (L/H end), with the remainder of the façade appearing as one and half storey construction. A large axial stack is present on its ridge, aligning with the side of the now central entrance door.*
- *The building is finished in a mix of white painted render and colour washed brick, with a thatched roof topped with a decorative, raised, block-cut ridge. The roof is hipped at both ends.*
- *Attached to the rear of the RH end o the main house is a large two storey wing (Fig.7)*



Figure 6: Front Elevation of Oak Tree Farm



Figure 7: N. elevation of Oak Tree Farm (Google Streetview)

- To the right of the main house is a rectangular, freestanding, single-storey outbuilding, comprising of the original thatched roof section with a later tiled and timber boarded extension to its LH gable end (Fig.8).



Figure 8: Street facing elevation of Annexe



Figure 9; Modern extension to Annexe

- To the far right is a high, brick, perimeter wall that encloses the property's curtilage. While set behind the main house in the plot is a further freestanding building.



Figure 10: Boundary wall adjoining N. Gable of Annexe



Figure 11: Boundary wall



Figure 12: Section of overgrown wall



Figure 13: Overgrown area near corner



Figure 14: Return to corner



Figure 15: Boundary wall showing buttress/piers

Map Regression



Figure 16: Cambridgeshire Sheet XXXII.SE; Surveyed: 1887, Published: 1887

- *The house is shown adjacent to two detached buildings all set within relatively small individual plots.*
- *The plot to the rear of what appears to be Oak Tree Farm(house) is shown as an orchard with possibly wider parkland or pasture beyond.*
- *The map also suggests that either Oak Tree Farm(house) or the building to the north on the site or close to that of the present Annexe building was a Public House at the time. The village hall now a designated heritage asset is also, at this time, shown as a school.*

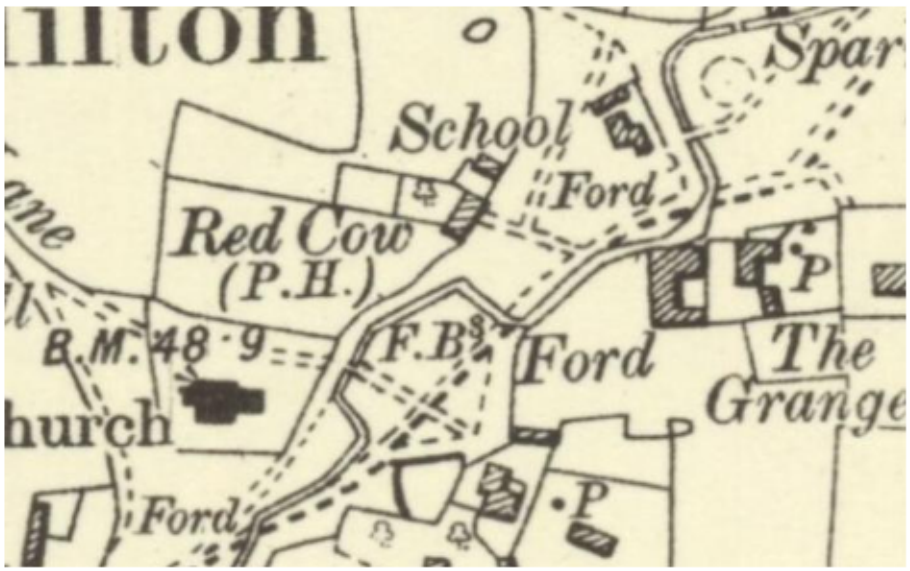


Figure 17: Huntingdonshire Sheet XXII.SE; Revised: 1900, Published: 1902

- *The building to the south of the now Oak Tree Farm(house) has now disappeared and the building to the north appears smaller. Oak Tree Farm is still shown as a Public House, now called the Red Cow.*
- *The plots for the remaining buildings remain small, although slightly altered in shape and no longer with orchards shown to the gardens or trees depicted beyond.*

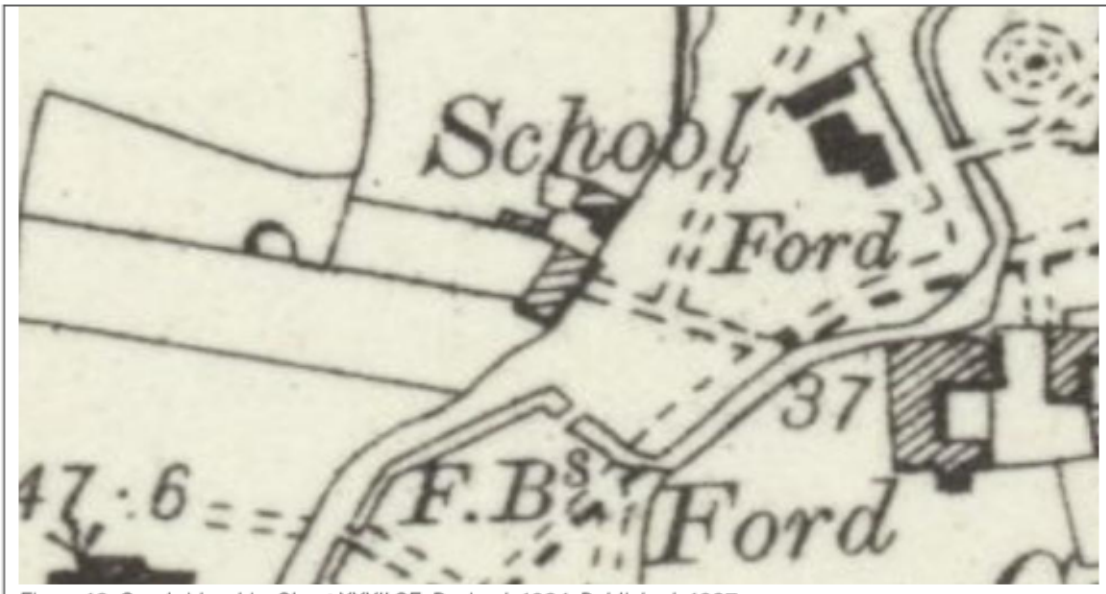


Figure 18: Cambridgeshire Sheet XXXII.SE; Revised: 1924, Published: 1927

- *There has been some variation of plots lines around the site and Oak Tree Farm is no longer labelled as a Public House. The Northern building once again resembles that from the 1887 map and is still shown in its own separate plot. A further smaller outbuilding now lies to the NW of Oak Tree Farm (house).*



Figure 19: Cambridgeshire Sheet XXXII.SE; Revised: 1950, Published: 1952

- *Little has changed regarding Oak Tree Farm; however, the adjacent northern building appears to have lost its enclosed plot boundary and is now shown set within an open field.*

The smaller outbuilding that emerged on the 1927 map, however in contrast, now appears to have its own rectangular enclosure defined.

Assessment of Significance

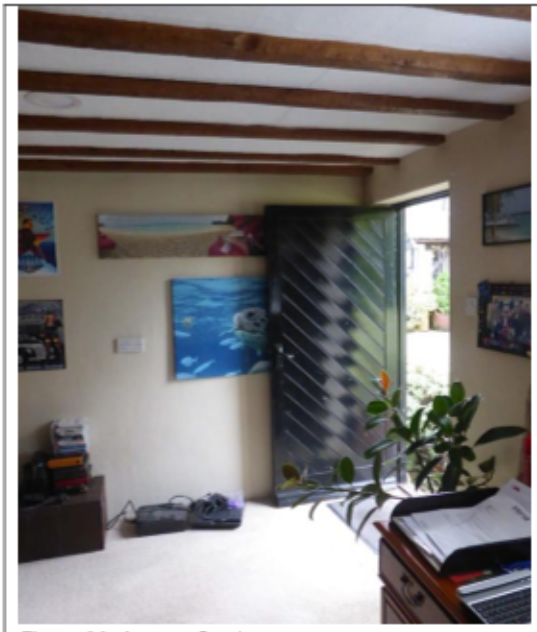


Figure 20: Annexe Study



Figure 21: Storage area showing blockwork



Figure 22: Rear Elevation of Annexe

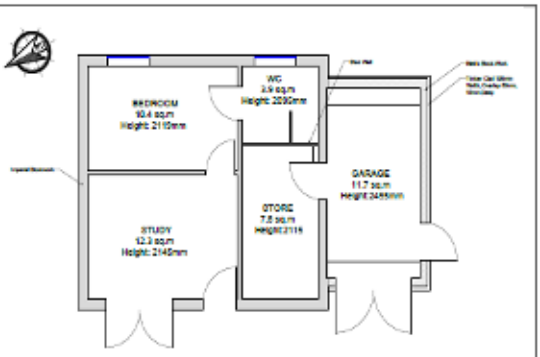


Figure 23: GF Plan of Annexe



Figure 24: Painted brick wall in Annexe



Figure 25: Roof structure with blockwork to gable

Historical Value:

Oak Tree Farm:

- Very early C15 origins with later C17 development phase.
- Constructed in the vernacular style.
- Axial stack, cross-passage and former open hall amongst other historical features.
- Formerly a Public House known as the Red Cow.

Annexe:

- Dating from pre-1887 with C20 garage addition
- May possibly originated as a cottage.
- Now the curtilage building to Grade II listed Oak Tree Farm.

Evidential Value:

Oak Tree House:

- Example of dwelling from the early medieval phase of the village's evolution.
- Example of an early open hall house.

Annexe:

- *N/A*

Aesthetic Value:

Oak Tree House:

- Vernacular style including thatching and timber framing.
- White painted render and brick.
- Georgian paned casements and shutters
- Decorative block cut ridge
- *Annexe:*
- *Diminutive scale*

- *Thatched roof with decorative ridge*
- *Painted finish and muti-paned casement windows*

Group Value:

- Oak Tree House and its ancillary Annexe contribute positively to the streetscene at the core of the Conservation Area.

Communal Value:

- *Past: As a former public house.*

Condition

Extracts taken from *Sedgwick's Engineering Appraisal ref: 9999244, dated 7/3/24,*

- The focus of the damage detected is to the front RH side and consists of external cracking up to a maximum of 8-12mm in width. This has been assessed as being the result of a *downward structural rotational movement towards the front right-hand side.*
- It was also reported that the brickwork exhibited *a vertical displacement in the order of 15-20mm along the line of the principal cracking.*
- There was also cracking detected at the time of the engineer's inspection, to the RH gable end and below the damp-proof course level.
- Internally, the movement cracking was mirrored below the window opening within internal wall finishes, *the observed mechanism of movement is downward to the front right-hand side.*
- Borehole investigations were carried out adjacent to the front RH side of the annexe on 29 January 2024 and discovered *highly shrinkable gravelly silty CLAY throughout the depth of the borehole (down to the termination depth at 5.0m below ground level). Root activity was recorded at 1.0m and 2.0m below ground level.*
- No defects were found in regard to the drainage resulting in the determination of the subsidence to be due to moisture extraction by roots resulting in clay shrinkage affecting the building's foundations.

Scheme of Works

These relate to the Annexe building and adjacent brick boundary wall.
To be read in conjunction with:

- Sedgwick Schedule of Works ref: Q220900 (see Appendix A).
- Sedgwick proposed drawings.



Figure 26: rear Elevation of Annexe (Sedgewick)

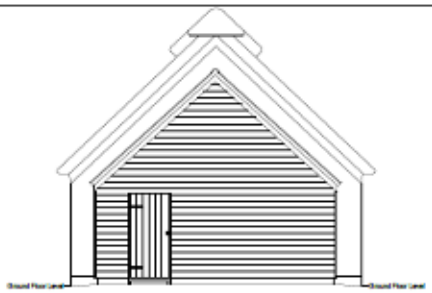


Figure 27: S. Elevation of Annexe showing garage extension (Sedgewick)

Works Summary

Internally to Annexe:

1. Hack off plaster and rake out larger structural cracks to masonry walls
2. Make good all surface finishes.
3. Apply 13mm lightweight plaster including fishing coat to lightweight walls
4. Make good gaps between ceiling and wall using flexible filler
5. Cut out plaster cracks to ceiling and fill flush with non-shrinkable filler
6. Re-decorate walls and ceiling with emulsion.
7. Stain/varnish to general surfaces in bedroom.

Externally to Annexe:

1. Rake out cracks and repoint.
2. Smooth masonry paint to surfaces.
3. Prop brickwork on rear elevation and remove and rebuild bricks between plinth and window cill.

Boundary Wall:

1. Take down section of wall to footings and dispose of.
2. Rebuild one brick facings approx. 12m square area.

Impact Assessment

Proposed Works	***Objective***	***Significance of original fabric***	***Assessing beneficial impact***	***Assessing harmful impact***	***Proposed solution***
Internally hack off plaster, rake out, repoint and make good	*To reinstate the structural integrity of the building*	*Low- Moderate*	*Aesthetic value and safeguarding future of building*	*Element of intervention*	*All repairs will be concealed and all making good carried out in matching materials – the conversion utilised modern materials throughout.*
Internal surface repairs to ceilings and walls with surface fillers	*Repair and Preparation for re-decoration*	*Low*	*Enhancement of aesthetic value*	*None*	*Modern materials throughout*
Redecoration	*To conceal all areas of repaired defects*	*Low*	*Enhancement of aesthetic value*	*None*	*Matching materials – modern materials throughout.*
Externally rake out cracks externally and repoint	*Repair damage due to structural movement*	*Low-Moderate*	*Aesthetic value and safeguarding future of building*	*None*	*Appropriate materials to match – traditional building materials.*
Prop external brickwork and remove bricks between plinth and window on rear elevation to allow repairs and reinstatement	*Structural integrity reinstated*	*Low-Moderate*	*Safeguarding the heritage asset*	*Element of intervention and replacement*	*Matching materials and finishes*
Dismantling of boundary wall to allow for reconstruction of section	*Structural repair*	*Low- Moderate*	*Structural safety*	*Intervention*	*Limited area and reconstruction to match existing*

Conclusion

The works relate to the Annexe and boundary wall and are designed to address the movement and subsequent damage that has resulted from subsidence.

The repairs are in the main cosmetic and will enable the interior and exterior to be redecorated to reinstate the outbuilding's former appearance, so contributing enhancement. The interior of the ancillary curtilage listed structure has been converted utilising modern materials and methods throughout – repairs using materials to match the existing are considered appropriate in these circumstances.

Where more invasive repairs are required to address wider structural cracks or to rebuild an area of the rear Annexe wall and a section of the adjacent boundary wall, this will be reinstated with matching materials and finishes so as not contribute any visual or physical harm.

Overall, the scheme of works will reinstate the structural integrity of the Annexe and boundary wall so safeguarding its significance for the long term and preserving its special architectural character and historic interest.

Appendix A- Schedule of Works (Sedgwick ref: Q-312825)

Bedroom:

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
2	00ENA210		Internally; protect all surfaces within the working area; including removal & re-instatement of Radiators, shelves, small screw-fixed items & curtain rails; making good any damage on completion	1.00	nr
3	00WFN245		Lightweight plaster wall - Apply 13mm thick lightweight plaster to walls including finishing coat in area over 5m2	8.00	m2
4	00CFN135		Wall/ceiling junctions - make good gaps/cracks at wall/ ceiling junction, or similar, using flexible filler	8.00	m
5	00CFN010		Plaster crack [ceiling] - Cut out; plaster crack; fill flush with non-shrink filler	1.00	m
6	00DEC335		Varnish - Prepare and apply; 3 coat stain or varnish to general surfaces ne 300	12.00	m
7	00DEC020		Emulsion paint to painted textured walls - Prepare surfaces; apply two full coats [matt or silk]	27.55	m2
8	00DEC060		Emulsion paint to plastered ceiling - Prepare surfaces; apply 2 full coats [matt or silk]	10.26	m2
9	00LAB012	decorator to prep the area prior to decorating	General Operative; Building; UK generally - £25.00 per hour	4.00	hr

Ensuite:

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
11	00ENA210		Internally; protect all surfaces within the working area; including removal & re-instatement of Radiators, shelves, small screw-fixed items & curtain rails; making good any damage on completion	1.00	nr
12	00WFN245		Lightweight plaster wall - Apply 13mm thick lightweight plaster to walls including finishing coat in area over 5m2	8.00	m2
13	00CFN135		Wall/ceiling junctions - make good gaps/cracks at wall/ ceiling junction, or similar, using flexible filler	8.00	m
14	00CFN010		Plaster crack [ceiling] - Cut out; plaster crack; fill flush with non-shrink filler	1.00	m
15	00DEC020		Emulsion paint to painted textured walls - Prepare surfaces; apply two full coats [matt or silk]	16.68	m2
16	00DEC060		Emulsion paint to plastered ceiling - Prepare surfaces; apply 2 full coats [matt or silk]	3.74	m2
17	00LAB012	decorator to prep the area prior to decorating	General Operative; Building; UK generally - £25.00 per hour	4.00	hr
18	StarItem	surface medic to repair cracked tiles	Star Item	1.00	nr

Office:

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
20	00ENA210		Internally; protect all surfaces within the working area; including removal & re-instatement of Radiators, shelves, small screw-fixed items & curtain rails; making good any damage on completion	1.00	nr
21	00WFN245		Lightweight plaster wall - Apply 13mm thick lightweight plaster to walls including finishing coat in area over 5m2	8.00	m2
22	00CFN135		Wall/ceiling junctions - make good gaps/cracks at wall/ ceiling junction, or similar, using flexible filler	8.00	m
23	00CFN010		Plaster crack [ceiling] - Cut out; plaster crack; fill flush with non-shrink filler	6.00	m
24	00DEC335		Varnish - Prepare and apply; 3 coat stain or varnish to general surfaces ne 300	12.00	m
25	00DEC020		Emulsion paint to painted textured walls - Prepare surfaces; apply two full coats [matt or silk]	29.79	m2
26	00DEC060		Emulsion paint to plastered ceiling - Prepare surfaces; apply 2 full coats [matt or silk]	12.17	m2
27	00LAB012	decorator to prep the area prior to decorating	General Operative; Building; UK generally - £25.00 per hour	4.00	hr

Side Elevation:

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
28	00WLS075		Repair external structural cracks by raking out and repointing	4.00	m
29	0TDEC145		Masonry paint to smooth rendered walls - Prepare, apply one coat stabiliser and two full finishing coats	30.00	m2
30	00ENA215		Internally; protect all surfaces within access route; including removal and reinstatement of shelves, small screw:fixed nrs and curtain rails; [1 per contract] up to 2 weeks	1.00	nr
31	00ENA100		Provide access to building elevation and / or roof perimeter; move to different work areas as necessary including additional operative to assist erect/dismantle; hire period n.e. 1 week	1.00	nr

Rear Elevation:

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
32	00ENA251		External protection : protect all surfaces within the working area	1.00	nr
33	00ENA075	prop the brickwork below the window	Provide temporary propping to allow works to progress, per week per prop	4.00	nr
34	00WLS195	replace bricks between plinth and window	Take down, dispose and rebuild half brick wall commons	4.00	m2
35	0TWLS215	boundary wall will need to be taken down and rebuilt using existing bricks E/O for cleaning of existing bricks	Take down, dispose and rebuild one brick wall facings	12.00	m2
36	00LAB012	labour to clean footings before relaying on	General Operative; Building; UK generally - £25.00 per hour	4.00	hr

Appendix B – Conservation Area Map



Figure 28: Map of Hilton Conservation Area (Huntingdon District Council website)

Appendix C - Legislation and Planning Policy

Primary

The Planning (Listed Buildings and Conservation Areas) Act 1990

A legislative instrument addressing the need for listed building consent, for works to listed buildings and considerations relating to development in conservation areas, as part of the planning process.

- **Section 16 (2)** of the Act states:
  'In considering whether to grant listed building consent for any works the local authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest it possesses.'
- **Section 66 (1)** of the Act states:
  'In considering whether to grant planning permission for development which affects a listed building or its setting, the local authority or as the case may be, The Secretary of State, shall have regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest it possesses.'

The National Planning Policy Framework

- **Paragraph 190** states:
  (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability;
  (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  (d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- **Paragraph 200.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require *developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*.
- ***Paragraph 201.*** *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)*

taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- ***Paragraph 203.*** *In determining applications, local planning authorities should take account of:*
  (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  (c) the desirability of new development making a positive contribution to local character and distinctiveness.
- ***Paragraph 205.*** *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- ***Paragraph 206.*** *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*
  Substantial harm to or loss of:
  (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional* [72].
- ***Paragraph 208.*** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Secondary

Huntingdon's Local Plan to 2026

Policy LP 34 Heritage Assets and their settings.

Great weight and importance is given to the conservation of heritage assets (see 'Glossary') and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so. A proposal will be required to demonstrate the potential for adverse impacts on the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;

b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;

c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset; provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits;

d. and identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.

Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;

g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;

h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;

i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; j. and contributes to securing the long-term maintenance and management of the heritage asset.

Appendix D – Research Sources

National Heritage List:

www.historicengland.org.uk/listing/the-list/map-search?clearresults=True/

Conservation Area:

www.huntingdonshire.gov.uk/media/2327/hilton-village-design-statement-colour.pdf

Google Streetview:

www.instantstreetview.com/@52.27819,-0.109129,17z,1t

Local Plan:

www.huntingdonshire.gov.uk/media/3872/190516-final-adopted-local-plan-to-2036.pdf

Maps:

www.maps.nls.uk/geo/find/#zoom=14.0&lat=52.27343&lon=-0.11554&layers=102&b=1&z=0&point=0,0

Planning Search:

www./publicaccess.huntingdonshire.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=0011AD00LI000

Village History:

www.hilton-village.com/index.php/history-and-guide