

Heritage Statement

for

**Alterations & conversion of existing outhouse to create new
internal Utility Room / Shower Room**

at

**3 Hillend Cottages;
Eastnor,
Ledbury,
Herefordshire,
HR8 1RF**

on behalf of

Eastnor Castle Estate

May 2018

Introduction:

The works as proposed seek to convert and upgrade an existing rear outhouse to create an internal Utility & Shower Room for the use of the occupants of No. 3 Hillend Cottages, within the Eastnor Estate. The current tenant of the property is the Head Gardener on the Estate, and therefore a functional Shower Room will be of great benefit to his working life.

Proposed works:

The works proposed are to form an internal communication door from the under-stairs area within the main house to provide internal access into the outhouse, which will then be refurbished to be used as a Utility Room and Shower Room to include a w.c. (within a cubicle).

Due to the configuration of the outhouses to No's 2 and 3 (which sit to the rear of No. 2), a section of the outhouse to No. 2 is required to allow the internal connection to be formed. This will result in the removal of part of the existing party wall between the 2 outhouses, and the subsequent construction of a dog-leg section of new party wall to maintain the separation between the two outhouses.

The existing external door to the outhouse will be sealed up, following the creation of the internal door linking the outhouse with the rest of the Ground Floor accommodation.

Listed status:

The property forms one third of the overall "Hillend Cottages", which were originally a single large Farmhouse:

Hillend Cottages:

Farmhouse, now 3 cottages. Early C17, extended mid-late C17. Close-studded timber-frame to earlier part at left and larger panels to right; red brick infill, stone slate roof to front, hipped at right, and plain tiles to rear. L-plan with rear wing at right. 2 storeys and garrets. Three windows: 3-lights to left of porch and 6-lights to right; C20 bay window at far right; all leaded cross windows; similar fenestration to first floor. Slight moulded and bracketed jetty to first floor and former roof plate to left part. Off-centre porch of 2 storeys under a hipped roof; coarsely carved lintel over outer doorway; moulded jetty and flanking pendants; balustraded screen to side; 3-light casement window over. Interior retains C17 roof trusses with curved principal rafters.

Awarded Grade II Listed status in May 1977.

Proposals in relation to the Listed structures:

Minor internal works are required to the existing structure, to form the proposed new internal door opening between the main house and the outhouse. In turn, the existing party wall between the two separate outhouses will need to be partially demolished and rebuilt on a new alignment.



Outhouses – South-East elevation
(No. 3 to left, No. 2 to right)



Outhouse – North-West elevation
(No. 3)