WILLIAM TOZER
associates

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

DESIGN & ACCESS AND HERITAGE STATEMENT:
Listed Building Consent application

Re: Repair works to rainwater goods, roof fascias and barge boards, chimney stacks and related areas.

Site Address: Home Farm, 10 East Street, Great Gransden Cambridgeshire SG19 3AB

Local Authority: Huntingdonshire District Council

Date: March 2025



Figure 01: Front north-east elevation as viewed from East Street.

William Tozer Associates Limited
company number: 06814121
Registered in England
registered address: 42–44 New House 67–68 Hatton Garden London EC1N 8JY
VAT number: 815418045

WILLIAM TOZER
associates

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

1.0 Site history and analysis

1.1 The property is located in Great Gransden, a village in western Cambridgeshire, historically on the south-eastern tip of Huntingdonshire. Great Gransden parish is 11 miles (18 km) west of the county town of Cambridge, 10 miles (16 km) south-east of Huntingdon and 47 miles (76 km) north of London.

1.2 10 East Street, known as *Home Farm,* or '*Home Farmhouse'* in the List entry no. 1211124, is a Grade-II Listed detached farmhouse. The house sits to the eastern side of the village centre, and to the northern edge of its c. 0.9 acre plot with generous, open gardens to the south. The surrounding gardens, mostly laid to lawn with mature trees and natural pond, includes several outbuildings: a brick potting shed, mid C20th timber-frame garage to the East Street elevation, and timber framed stables and barn garage structures to the south eastern boundary. The site is within the Great Gransden Conservation Area. The surrounding property are a mixture of mid–late C20th detached dwellings to the immediate north-west and south-east, with Listed properties of 16–18 and 26 Middle Street and *Marley's Cottage* to the south-eastern boundaries. The substantial Grade-II Listed Audley House, and a row of terraced cottages, sit to the north on the opposite side of East Street.



Figure 02: Aerial photograph of the site



Figure 03: location plan

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

2.0 Heritage statement and significance

2.1 The National Planning Policy framework (NPPF), Paragraph 131, clarifies the need to consider conservation and desirability of sustaining and enhancing the significance of heritage assets. Paragraph 128 of the NPPF requires that applications are supported by a heritage statement describing the significance of any heritage assets affected by the development proposals, and that this should be proportionate to the asset's importance.

2.2 The Listing for the property reads:

Farmhouse, C17, timber framed and plastered, with three unit plan and one bay of an early C16 building retained at the service end to the south-east. Rear wings, early C19, timber framed and plastered. Plain tile roofs with end stack to south- east and tall ridge stack. Two storeys. Three, three-light casement windows at first floor and three similar but larger windows at ground floor. Six-panelled door with pedimented hood. Interior has early C19 details. Inglenook hearths, boxed ceiling beams, exposed C16 floor frame and rear frame of C17 wall with an original ovolo-mullioned window. RCHM (Hunts) mon. (31), p122.

- Grade II Listed
- First listed 18th November 1983
- List entry no. 1211124

2.3 It is clear that there has been a house on this site for several centuries, and that the structure has significantly and continuously evolved. It is understood that the property had been a working farmhouse and small homestead on 0.9 acres of land, as part of the larger farms owned by the Flinders and then Christmas families local to the area. In the late 1960s the house and garden were purchased by the previous owners, who carried out a number of alterations in the following years. This included the demolition of an attached coal store to the rear of the property, replacing this with a utility room / kitchen, and the demolition of a flat-roofed closet / outhouse structure on the rear of the current dining room. Evidence of this structure can be seen in the undulations on the roughcast render, and the photograph in Figure 05 below. Other alterations were made to the fenestration at the rear and gable ends of the property, as well as improvements to services and decorative finishes.

2.4 Planning history

Ref No. 7500188FUL (approved): Alternations including erection of utility room, Home Farm, 10 East Street Great Gransden

These works were carried out in the early-mid 1970s, including new windows to the side and rear elevations and other internal reconfigurations. At a similar time and prior to the listing of the property in 1983, other works such as the installation of 3 no. Velux rooflights to the concealed valley roof (northern slope of rear C19th wing), alterations to, and installation of new, windows to the rear elevation and gable ends, and installation of hot-water solar panels to the rear main roof slope were undertaken. The main roof of the property has been recovered at some stage in the mid C20th, re-using original clay tiles to the front and rear roof slopes, and introducing concrete tiles to the (mostly concealed) central valley, with bitumen membrane under. The house then appears to have been kept in a reasonable state of repair, but with minimal improvements or modernisation of services in the intervening decades.

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com



Figure 04: Home Farm, 10 East St. c. Late C19th / early C20th showing thatched barns to the south east and metal fence to the front boundary (demolished early C20th)



Figure 05: view from the garden to the south east, looking back at the house. Visible are the former coal store and attached outhouse to the rear elevations, demolished in the 1970s.



Figure 06: sketch from early 1980s showing 'new' utility room extension, removal of the outhouse from the dining room elevation, and solar panels to the rear roof slope.

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

3.0 Proposed works

3.1 The new owners seek to address significant issues in the building fabric to ensure that the house is protected against the elements, remains structurally sound and enhance the appearance.

This application focusses on critical elements relating to the main roof. Further applications are anticipated to address the exterior render and repairs to the timber frames of the main house, interior refurbishment, as well as addressing works to the outbuildings.

The key areas of works proposed in this application are:

- Replacement of existing gutters
- Repair and replacement of timber fascia and barge boards
- Repairs to existing brick chimney stacks
- Repairs to lead gutter to valley of main roof
- Removal of solar panels

3.2 Rainwater goods:

The existing guttering is not considered to be original or of-age. It is predominantly plastic with some metal guttering to the front elevation severely rusted, bolt connections failing and leaking, and the main run of guttering to the front and rear elevation at incorrect falls. This causes water to be discharged on to the building fabric and immediate ground, putting the integrity of the building at risk. The rainwater goods and adjacent fascias are reaching the end of their serviceable life (and beyond this in the case of much of the guttering). Paint on the existing guttering has delaminated resulting in the deterioration of the gutter materials. This results in water spilling off on to the ground – causing damage to the oak building frame – and on to existing fascia and barge boards, rotting these materials.



Figure 07: example of severe deterioration to existing guttering, and light green paint finish

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

The proposal is to replace the guttering with appropriate deep-flow gutters and hoppers, correcting falls and ensuring stable supports. Brett Martin '*Cascade'* cast-iron effect guttering will be used (in place of the C20th plastic and metal guttering) in *Chartwell Green.* This colour is a close match to the existing colour palette of the rainwater goods, as well as the painted timber render framing and corner beads used on the front facade of the property. Existing modern black plastic downpipes and hopper to the rear will also be replaced with matching green *Cascade* products to provide a consistent finish to the rainwater goods. One soil vent pipe to the rear elevation will also be replaced to match. The locations of the rainwater goods, and connection to existing drainage systems, will not be altered.



Figure 08: Brett Martin '*Cascade'* cast-iron effect rainwater and soil goods in *Chartwell Green*

3.3 Fascia boards and barge boards:

The failure in rainwater goods has resulted in the deterioration of the timber fascia boards and lower ends of the gable barge boards. This has had a secondary impact of allowing vermin ingress in to the roof space of the house – squirrels have had to be removed from the property, having caused damage to the timber work.

The proposed works will endeavour to retain existing timber where possible. As necessary, rotten and damaged timber will be removed and replaced with new timber to match the detail of the existing. Fascias and barge boards will be decorated to match existing.



Figure 09: example of gable barge boards required significant repair due to water and vermin damage

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

3.4 Chimney stacks

The existing brick stacks are in need of repair (see figure 10 below). Brickwork is spalling, flaunching has failed causing deterioration of the top courses of the stack, lead flashing to the roof is failing causing water ingress and the chimney pots (modern replacements) are allowing water ingress in to the chimney flues. The repair works will entail:

• Carefully knocking off the old failed flanching on all 2 no. large chimneys (central and southeast gable end stacks)
• Laying down chimney pots on scaffolding ready for re-use.
• Raking out all old mortar on the chimney complete on all 2 no. chimneys.
• Replacing any blown bricks with ones to match where required.
• Re-pointing all chimney using an appropriate lime mortar mix.
• Carefully removing top 3 courses of the main (central) chimney.
• Ensuring the top 3 courses of bricks are carried out using new bricks to match existing.
• Re-bedding all pots back onto the newly built chimney.
• Re-flaunching around the pots ensuring the pots are straight, and installing cowls to prevent rain water ingress in to flues.
• Replacing lead work around chimney, new BS code 3 soaker and BS code 4 stepflashing, and front apron on the rear chimney.



Figure 10: Central and south-east gable end stacks showing deterioration of brickwork – spalling to the face, loose / missing pointing, damage to the top of the stack – and previous repair work to flashings requiring replacement.

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

3.5 Lead back gutter to main valley roof:

The existing valley gutter between the front and rear wings of the house is constructed from copper and in reasonable condition. The end of this valley gutter flows in to a modern hopper construction made from sheet lead. This appears to have had several repairs carried out to it previously, and water still ingresses in to the roof void, running down the interior face of the external wall at first floor level, and through the ground floor dining room ceiling. The leadwork will be replaced with a suitable BS Code 5 lead hopper, connected to the new rainwater goods with increased capacity to accommodate the catchment are of the main roofs.

3.6 Removal of solar panels:

Redundant hot-water solar panels (3 no.) are installed to the rear roofslope of the rear wing of the property. These were installed in the late 1970s / early 1980s, and have long been disconnected from the hot water system in the house. They are an unsightly addition to the rear aspect of the property, visible from the private rear garden and from the rear of a small number of neighbouring properties.

The proposed works will remove the solar panels and make good the roof surface below. This will involve cleaning of the existing roof tiles, and replacement of any broken or missing tiles with appropriate matching Cambridge Gault clay tiles.



Figure 11: existing lead back gutter with previous repairs.
Rainwater goods to be replaced as above (3.2) and lead work
to be replaced to prevent water ingress.



Figure 12: Rear south-western elevation showing existing redundant solar panels to be removed.

RIBA chartered practice NZIA practice
UK | EU AU | NZ USA
42-44 New House 67-68 Hatton Garden London EC1N 8JY
+44 (0)20 7404 0675
enquiries@williamtozerassociates.com williamtozerassociates.com

4.0 Assessment of harm to heritage asset

The National Planning Policy framework para 132 and 134 requires the degree of harm to the existing heritage asset to be assessed; this can be in terms of the physical structure of the property, as well as the setting.

The proposed works are for essential repairs to the waterproofing of the property, and to enhance the appearance of the house. There are many areas of deterioration in the existing building fabric which cause water ingress and damage to the decorative and structural fabric of the property. The deterioration of external materials also impacts the appearance and character of the property and surrounding area.

The repair and replacement works to the existing house described above will have no negative impact on the character and appearance of the conservation area. The works result in no harm to the asset or its setting, and this essential maintenance work will ensure the longevity of the building.

5.0 Conclusion

The proposed works are considered to be compliant with the relevant national and local policies as they: Would not be harmful to the character and appearance of the area; Would not have a harmful impact upon the designated heritage asset.

The proposals will not alter the design of the heritage asset, nor are there any proposed alterations to the access arrangements for the property.

We trust that the council will approve this essential maintenance work so that the property can be protected.