MT Architecture Ltd
DEPENDABLE ARCHITECTURAL SERVICES

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Ref: 025 / 033.

17 Taylors Lane Buckden PE192UP.

HERITAGE, DESIGN & ACCESS STATEMENT.



April 2025.

SITE LOCATION.

17 Taylors Lane Buckden is located to the West of the settlement of Buckden and West of the A1 Northbound carriageway.

The Application site consists of a detached dwelling located within a site measuring 660m2.

Taylors Lane is an unmarked highway facilitating two way traffic.

17 Taylors Lane is located immediately on your left hand side as you leave the A1 (Northbound).



17 Taylors Lane Buckden PE195UP.

THE EXISTING PROPERTY.

The existing property is a Grade II Listed Building and is formerly known as 15, 17 & 19 Taylors Lane.

The existing property boasts a fully hipped slate roof, brick exterior and sliding sash windows. This Listed Building Consent submission consists of seeking approval of the following :

- *Re - pointing of the cement based mortar (located most notably to the rear of the property).*
- *The careful removal of the existing hardwall plaster, appraisal of the existing masonry and reinstatement of lime based plaster / mortar mix.*
- *Careful removal of the existing floor sub base (at the junction of the external walls) to provide a thermal break at the perimeter of the existing flooring to ease / alleviate cold bringing from the connecting external wall.*
- *Replacement of the existing single glazed windows (11no) and existing external doors (2no to the rear).*

MT Architecture Ltd encourages positive communication with Huntingdonshire District Council's Conservation Team and together with our clients, would welcome the opportunity to meet on site to discuss the details of the project further.

The existing property was formerly 3no dwellings (15, 17 & 19 Taylors Lane) but conversion to a single dwelling was granted permission back in 1986. The following information can be found upon the Huntingdonshire District Council's Website:

1. Removal of internal wall.
   17 Taylors Lane Buckden St Neots Cambridgeshire PE19 5UP.
   Ref. No: 0703092LBC | Received: Mon 24 Sep 2007 |
   Validated: Mon 24 Sep 2007 | Status: Approved.

2. Alterations to form one dwelling and demolition of outbuildings.
   15- 19 Taylors Lane Buckden St Neots Cambridgeshire
   Ref. No: 8601588LBC | Received: Mon 13 Oct 1986.
   Validated: Mon 13 Oct 1986 | Status: Approved.

HISTORIC ENGLAND'S OFFICIAL LISTING:

Heritage Category:	Listed Building.
Grade:	II.
List Entry Number:	1130305.
Date first listed:	03-Jun-1983.
List Entry Name:	15, 17 AND 19, TAYLORS LANE.
Statutory Address 1:	15, 17 AND 19, TAYLORS LANE.

Statutory Address:
15, 17 AND 19, TAYLORS LANE
The building or site itself may lie within the boundary of more than one authority.

County:	Cambridgeshire
District:	Huntingdonshire (District Authority).
Parish:	Buckden.
National Grid Reference:	TL1905867961.

Details: TL 1967 5/61

BUCKDEN TAYLORS LANE (SOUTH SIDE) Nos. 15, 17 and 19

II

Mid C19 terrace of three farm cottages. Gault brick, hipped slate roof with two ridge stacks. Two storeys, double pile. Three first floor hung sash windows with glazing bars in cambered arches, and three similar ground floor windows with three boarded doors.

Listing NGR: TL1905867961

Legacy- The contents of this record have been generated from a legacy data system.

Legacy System number: 54335
Legacy System: LBS

1. <u>The replacement of the existing cement based mortar with lime mortar.</u>
   Carefully rake out the existing cement based mortar and replace with lime mortar mix. Proposed mortar mix will be 1: 2.5 to 3.5 lime / sand mix with the sand provided matching the existing as closely as possible (please note a sample panel can be provided for HDC's Sign Off prior to work commencing on site, should this be necessary).
2. The existing hardwall plaster within the property is believed to be provided upon a substrate that is not allowing for any air movement through the internal finish, and subsequently the property is at present, experiencing significant damp and mould (please see the images below). Furthermore, the property does not benefit from any background ventilation (please see item 4 below). It is therefore proposed to obtain consent to carefully remove the existing internal hardwall plaster to ascertain what the existing material is, why it is resulting in a significant amount of damp / mould and most importantly, to put back, materials that will help the building remain comfortable for its occupants, provide a durable traditional finish, but more importantly, allow the building to breathe / improve air movement.
3. The existing floor is cold / damp (to the perimeter of where the floor meets the external walls) and it remains unknown what the existing quarry tiles are located upon at this stage. Further investigative work is proposed and it is proposed to provide a 25mm thick thermal break with satisfactory gauged DPM (Damp Proof Membrane) to prevent further cold bringing from the existing nine inch masonry walls.
4. The existing windows are all single pane glazed and do not benefit from trickle vents to provide valuable background ventilation to the property. It is proposed to replace the existing windows with double glazed replacements. 6no box sash and 5no casement windows are proposed to be replaced (like for like in style, double glazed in sapele Hardwood (painted)).
   The existing front door is to remain insitu, however the existing rear stable door is to be replaced with a Sapele Hardwood door and frame and toughened glass unit.
   The existing French doors are also to be replaced with a pair of Sapele Hardwood Toughened glass replacements, complete with chrome 5 level, lock and handle with 2no bolts.
   All existing 20mm glazing bars are to be replaced with Sapele Hardwood 30mm thick bars (the proposed glazing bars are required to be 30mm thick to support the double glazing units)).



Image 1.



Image 2.



Image 3.



Image 4.

NOTE: My client has young children and currently, one or two of the existing Bedrooms are in desperate need of immediate attention / repair.

As well as on – going concerns with regards to the moisture content within the property and its relation to the health of the buildings occupants, the property does not benefit from purge ventilation (mechanical ventilation to the existing Kitchen and Bathroom) and background ventilation through - out the building.

It is therefore proposed to provide an adequate Mechnical Extract fan within the existing Kitchen (30 ltrs / per second if located above the existing Hob, or 60 ltrs / sec if located elsewhere. Utility Room (30 ltrs / second) and the existing First Floor Bathroom (15 ltrs / sec).

Proposed Thermal Break insulation / DPM.

It is proposed to add an 25mm insulated thermal break (plus relevant gauge damp proof membrane) to the perimeter of the existing slab to prevent cold bringing and damp at the junction of the existing external wall and existing floor slab.

If acceptable to Hunts DC Conservation Team, further investigative work will be undertaken, to establish the depth and suitability of the existing floor slab, prior to locating the thermal break insulation.

The thermal break insulation consists of a 25mm foam insulation, together with a relevant gauge damp proof membrane being carefully inserted into the slab to provide a thermal stop.

Any breaking out of the existing floor slab will be undertaken with careful consideration and duty of care.



The existing Rear of the Property.

MRT 03/04/2025.

APPENDIX A PHOTOGRAPHIC EVIDENCE & PROPOSED DOOR / WINDOW INFORMATION.

A1. EXISTING EXTERNAL DOORS.



1.1 Existing Study (Rear) Doors.



1.2 Existing Utility (Rear Stable Style) Door.

A2. EXISTING EXTERNAL WINDOWS.



2.1 Existing Kitchen Window.



2.2 Utility Room window.



2.3 Existing Rear Bedroom window (slider #1).



2.4 Existing (rear) Bathroom window.



2.5 Existing Bedroom Window (Slider #2).



2.6 Existing Dining Room window.



2.7 Existing Hall window.

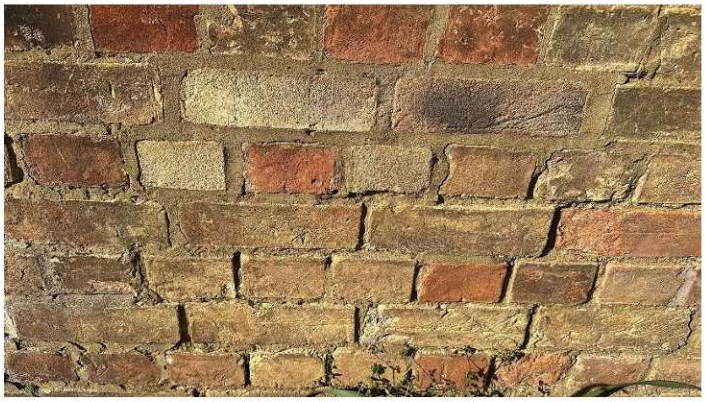


2.8 Existing Lounge window.

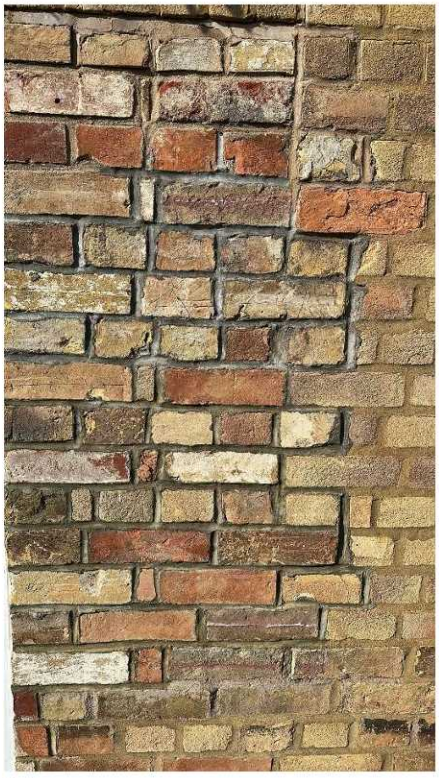
A3. EXISTING CEMENT BASED MORTAR JOINTS.



3.1



3.2



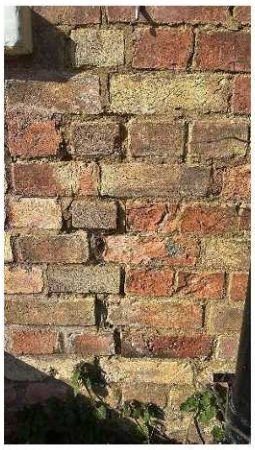
3.3



3.4



3.5



3.6

A4. PROPOSED DOOR DETAILS.

Stable door and frame:

Bottom half t&g panel.
Top half 6 panes of toughened double glazed units.
Frame size 80mm by 70mm (current frame size is 70mm by 70mm).
Cill size 50mm by 145mm.
Fully draught excluded.
Sealed with weather bar.

Pair of doors and frame:

Bottom half t&g panel.
Top half of each door 4 toughened double glazed units.
Frame size 80mm by 70mm (current frame size is 70mm by 70mm).
Cill size 50mm by 145mm.
Fully draught excluded.
Sealed with weather bar.

Box sash window:

Original size of box 128mm, new box size 148mm.
Like for like replacement materials.
Glazing bars, 30mm (instead of 20mm to retain double glazing).

All to be provided in sapele Hardwood, painted White.

Please refer to drawings 11 and 12 for further details of the existing and proposed windows.

MRT Rev B 15.05.2025.