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DESIGN/ACCESS AND HERITAGE STATEMENT

RE: PROPOSED PORCH EXTENSION, REPLACEMENT OF 4NO WINDOWS AND INTERNAL REFURBISHMENT WORKS AT THE OLD PRIORY, 24 HIGH STREET, NEEDINGWORTH, CAMBS FOR MR AND MRS L NOBLE.

Date – July 2025

Drawings

25:1341/1 – Plans as existing
25:1341/2 – Elevations as existing
25:1341/3 – Proposed plan and joinery details
25:1341/4 – Elevations as proposed

1. Introduction

a. This Grade II building listing 1309265 (TL3416172103) dates C17, early C17, early C18 and early C19 farmhouse, now 2 dwellings. Earliest range to rear of two storey, timber framed and rendered with pantiles to rear wing and plain tiles to cross-wing parallel with road. Reduced central ridge stack of local brick. Door case of plain pilasters and entablature with boss enrichment, projecting cornice and six panelled door. C18 cross-wing parallel to road of two storeys, rendered brick with kneelers to paraphet gable and end stack to left hand. Range of four modern casement windows at both floors.

2. The Site and its Characteristics

a. The site is accessed from The Old Priory, 24 High Street, Needingworth.
b. The site runs parallel to the High Street with an extensive side/rear garden.
c. The dwelling sits parallel to the High Street with an adjacent boundary wall and gates concealing the garden.

3. The Proposal

a. The proposal is to erect an oak timber framed porch to the rear, covered with plain tiles to match existing and with reclaim brickwork dwarf wall either side, all as shown on drawings 25:1341/3 and 4.

b. Following discussions on site with the Conservation Officer Mr N Armour on Wednesday 21st May 2025 we confirm that the damage to the badly cracked ceiling in the lounge will be as follows:

1. Remove damaged lath and plaster
2. Install timber noggins
3. Apply new oak lath and fix with stainless fixings.
4. Apply scratch coat of extra haired lime paster 16mm.
5. Apply straightening coat to scratch coat 8mm.
6. Apply a lime finish and trowel flat 3-4mm.

All as stated on drawing 25:1341/3.

c. The damage to the external wall adjacent to footpath and return to chimney breast plaster within the sitting room/dining shall be:

1. Remove existing sand/cement/thistle plaster/render as shown on Fig 3 attached.
2. Prepare and dub out the substrate ready for plastering.
3. Apply a scratch coat nhl2 mixed with a well graded washed sharp sand 10-15mm.
4. Apply a straightening coat of nhl2 with sand (as above) 10-15mm.
5. Apply a finish coat of nhl2 mixed with a fine sharp sand 5-8mm.

Straighten, rub up and run then strike the ashlar lines.

d. Install W1, 2, 3 and 4 to pattens, size shown on plans and elevations, flush casement to the details indicated on drawing 25:1341/3 and 4 (see also existing windows on Fig 1 attached). Allow to make good to internal timber linings and internal window board. Make good to external render, use suitable weather shield masonry paint to match on completion.

4. External Appearance/Materials

a. Rear porch constructed in oak frame work with reclaim brick dwarf walls, roof covering to be plain tiles as existing wing of property parallel to the highway.
b. The 4No proposed flush casement windows will replace the original modern Georgian windows, paint finish.

5. Access

a. Access into the building will not need to conform to Part M of the Building Regulations as this is an extension and not a new build.

6. Conclusion

a. We consider the porch extension, 4No windows are all in accordance with the tradition of this Grade II Listed property.
b. The internal refurbishments to the ceiling in the lounge will be repaired using traditional materials and the works to the internals of the external front wall will only enhance and prevent further damage to the fabric.
c. We therefore urge the Planning dept to support these proposals.

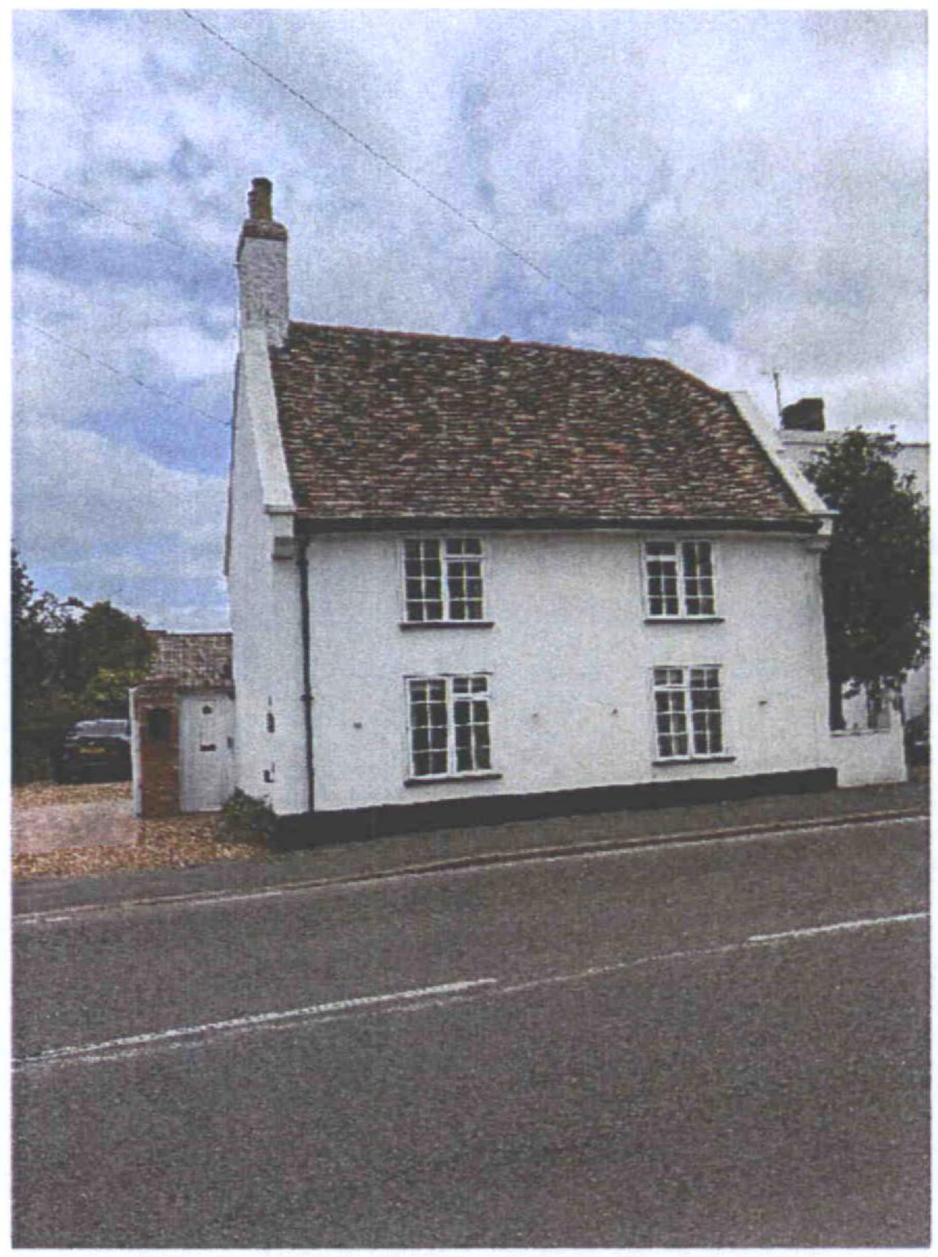

Fig 1 – Front elevations indicating W1, W2, W3 and W4

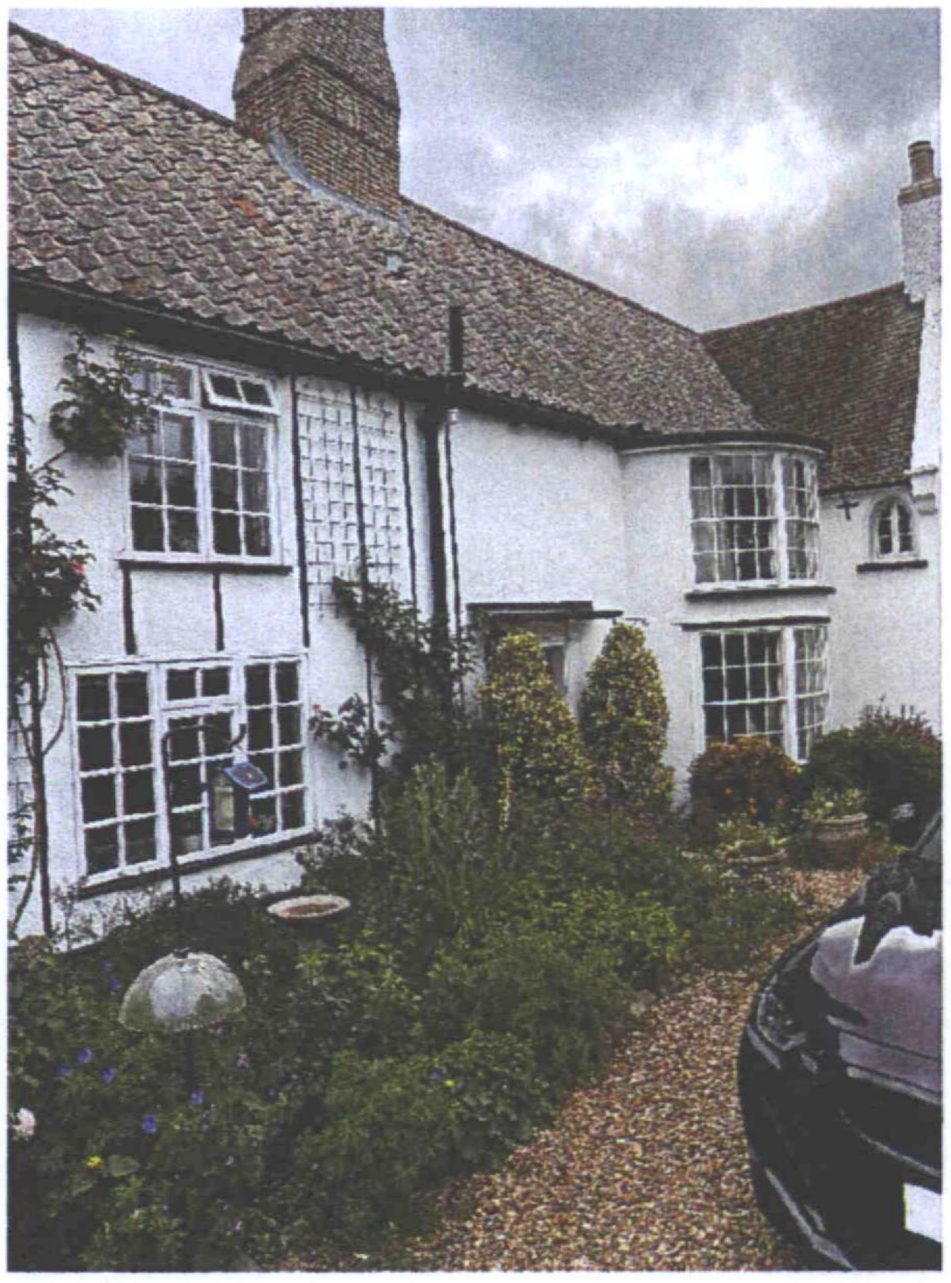

Fig 2 – Indicating pantiles to rear wing and plain tiles to wing parallel to road



Fig 3 - preparation works after render removed internally