PROPOSED EXTERNAL ALTERATIONS AT GOODYERS FARM, HOLYWELL FRONT, HOLYWELL, CAMBRIDGESHIRE PE27 4TG

DESIGN AND HERITAGE STATEMENT

Purpose of Statement

This Statement has been prepared to define and place in context the design criteria by which a listed buildings planning application, to repair or replace, a road frontage low brick wall with access steps to the above property, has been formulated.

Background

We have been commissioned by Jannine Warwick, the owner of the property, to progress a listed buildings planning application to repair or replace a road frontage low brick wall with access steps to this grade II listed building, which is situated in a conservation area, along the road frontage of Holywell Front.

The Building is grade II listed under Listing NGR: TL337707

Listing Text

HOLYWELL-CUM-NEEDINGWORTH HOLYWELL FRONT

GOODYERS FARMHOUSE
GV II

C17 farmhouse of symmetrical plan. One-storey and attics. Gault brick casing and gable to right hand. Tumbled parapet gable and end stack with moulded cornice and two diagonally set shafts of local two inch brick to left hand. Large central ridge stack. Thatched roof with one hipped dormer. Three hung sashes and one casement window with glazing bars in segmental arches at ground floor. Central half-glazed door and rustic porch. Interior has stop chamfered ceiling beams, three large inglenook hearths, two sealed. One original small first-floor hearth raised above floor level with chamfered and stopped brick arch. Two enclosed staircases.

A low road frontage 225mm brickwork wall is in place, retaining an approx. 300mm height of planted garden, along the road side length of the property. This has two stepped accesses, one central and one at the right hand end. Both the brick steps and wall are in need of repair or being rebuilt, with the brickwork suffering from frost and water damage.

Contact was first made between the owner and the local planning authority (LPA) on 27th March 2024, where advice was a listed buildings consent would be needed. Further contact was made and on the 9th April Senior Development Office Marie Roseaman of the LPA advised like for like repairs are acceptable. However changes beyond this would require a planning permission.

We were appointed to carry out the repair or rebuild works of this wall and steps, We

Commenced these work on 5th November 2024, where we estimated the structure found in place, was only circa 20 years old. It had been constructed using a mix of facing brick, inappropriate common brick, all in a cementitious mortar, on a shallow cement based footing. A decision was taken to rebuild the wall and repair or replace the steps as necessary using appropriate reclaimed brick, in a sand-lime mortar, on a limecrete foundation.

On 20th November 2024 planning enforcement officer Mohammed Zishan contacted the client to instruct all work should cease, until a listed building planning application is made. The works being undertaken had exceeded a like for like repair.

Further e-mails were exchanged, including a letter from ourselves, stating why a rebuild was necessary. These concluded on 29th November, when the client instructed us to make a listed buildings planning application for these works, including the production of all required design drawings and supporting information. This Design and Heritage statement is part of the application.

Design

The buildings garden wall and steps provide a separation from, and access on to the road, Holywell Front. The wall is 450mm high, 225mm reclaimed brick construction, with 1:5 lime mortar, built on a 450mm wide x 300mm deep limecrete footing.

The rebuilt or repaired steps are a maximum 1.5m wide with 225mm brick edge wall and 300mm maximum going, even depth, brick steps, these are laid on a hardcore and limecrete topped bedding. A perforated pipe land drain is to be laid behind the wall in a 40mm gravel surround, to provide free drainage to the planted land behind.

Appearance and Materials

All external walls are of traditional reclaimed facing brick, solid wall construction. The wall will be constructed using reclaimed facing brick, laid in a 3.5 and 5 NHL lime mortar, all on a 450x300mm deep Limecrete footing. Where unseen below garden level, the wall will be infilled using salvaged, reclaimed common bricks. Sample wall panels will be provided for the LPA’s approval prior to commencement

Amount

No additional space is being created as part of this application.

Flood Risk

The proposed wall and steps are a either existing or a replacement of an existing structure, as such they do not present a flood risk.

Access

All vehicular and transport links to access this property will remain as existing and be by motor vehicle via the existing road network. The rebuilt wall and steps do not change the current position.

Heritage Statement

The application proposals are to carry out external alterations sufficient to improve the current road frontage wall and access arrangement into and around this, grade II listed building.

The works are directly on the road frontage, as such they can be seen from, and in views of all nearby listed buildings, which are, on the same side of the road –

To the right: Grade II properties - Savemake, Spring Cottage.
Behind is the grade II Barn to the NE of Goodyers Farm
To the left is Grade II Holywell House and nearby The Holy Well in the grounds of the Grade I listed Parish Church of St John the Baptist

Justification of development -

The proposed works are required to maintain, repair or replace, the present wall and steps in a serviceable condition. The proposal is not adding anything to the existing, other than restoration.

These works are visible, but they and the materials used, will not cause any detrimental changes to the structure or appearance of this building, within the Holywell conservation area.

The works proposed will not affect the adjacent road or views, the appearance and setting of this property, views from the Holywell conservation area or any other listed buildings, if further grade II properties are taken into consideration.

JH BUILDING RESTORATION Ltd **10.12.2024**