Pulleyn Court, Tebbutts Road, St. Neots, PE19 1RQ

On behalf of

Metropolitan Thames Valley Housing Association (MTVH)

Prepared by

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Date: 19/08/2026
Project No: PR-11385

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1 Introduction & Existing Building

Faithorn Farrell Timms LLP have been commissioned by Metropolitan Thames Valley to produce a Heritage Statement in support of the Planning Application for the front entrance door replacement at Pulleyn Court, Tebbutts Road, St. Neots, PE19 1RQ.

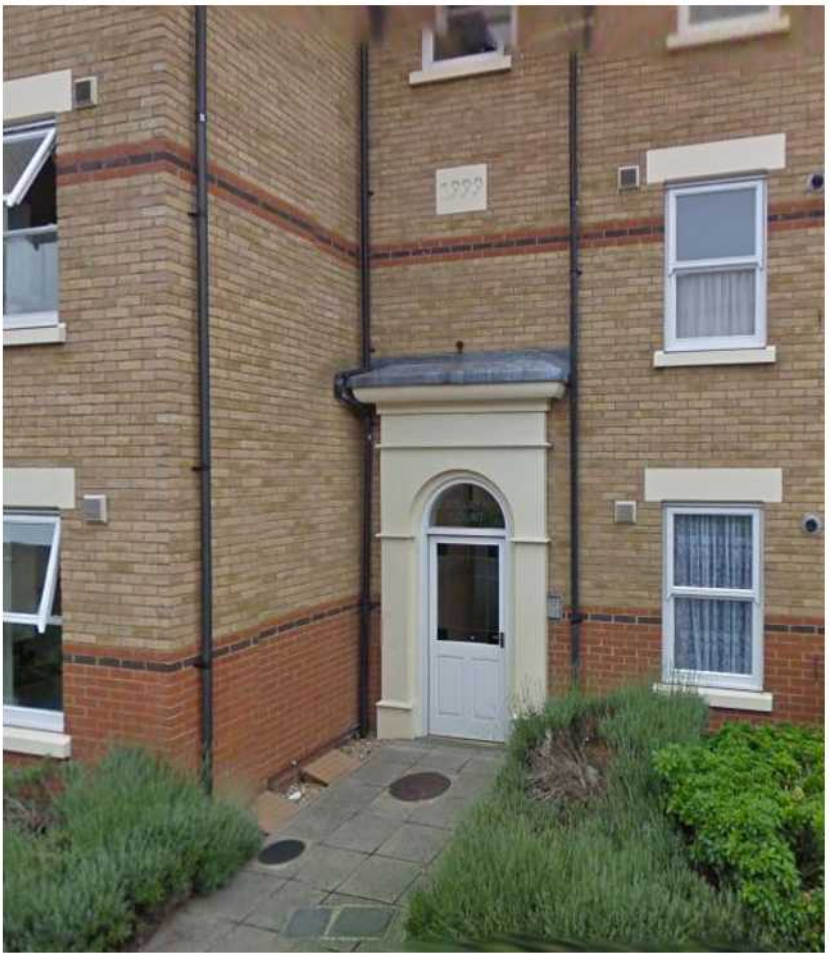

Figure 1 – Front Elevation of the Property

2 Existing Property

The existing property, Pulleyn Court, Tebbutts Road, houses residential flats across 3 storeys. It has two communal entrances at the front and rear of the property. The existing windows are white double glazed uPVC sash windows, installed in 2025. The surrounding properties are also residential accommodation all built circa 1999. The existing main entrance doors are white glazed timber communal doors.

3 Conservation Area

St Neots is a town with an ancient market in association with an abbey founded in Saxon times. Originally part of the ecclesiastical Parish of Eynesbury, it became a parish in its own right in 1204. The wealth of the place was built on trade, particularly upon the opening up of navigation on the Great Ouse in 1639. St Neots has two Scheduled Ancient Monuments: the site of the Priory and the Maltings. There are 97 buildings on the National List, of which one (the Parish Church of St Mary) is Grade 1. It has had a conservation area for 34 years, first being designated in November 1971. The village of Eynesbury
has its origins in Saxon times, although the site of the modern village lies to the south of the late Saxon settlement.

The St Neots market square and riverfront are the memorable images of the town. The historic architecture is on the scale of other Huntingdonshire market towns and demonstrates St Neots' importance as a trading and commercial centre from the 17th century onwards. Island Common and Priory Park (previously part of Priory Common Field) were both significant elements within the rural economy of St Neots, demonstrating the importance of agriculture to the settlement up until the middle of the 20th century. Late 19th and early 20th century expansion to the original settlement lay to the north and east of the medieval core. These neighbourhoods are typified by regular, rectangular street patterns laid out within earlier town enclosures

4 Planning History

The following planning history has been obtained from Huntingdonshire District Council's online planning register.

4.1 Planning application number: 24/01377/FUL

Proposal: Replacement of existing timber double glazed casement windows with PVCu double glazed casement windows. Design, colour and fenestration to match existing. Replacement of timber external doors with new composite external doors.

Decision: Approved

Date: October 2024

5 Proposed Works

The proposal is to replace the existing front and rear timber entrance doors with new steel entrance doors incorporating glazing and panelling in a design that matches the existing doors. The proposed replacement doors will replicate the appearance and detailing of the existing doors, thereby preserving the character and appearance of the building while providing improved durability, security and performance.

It is considered that the proposed works represent a sympathetic like-for-like replacement in terms of design and appearance, with the incorporation of modern materials offering

enhanced longevity and reduced maintenance requirements.

There are no adverse effects to the community, landscape or surrounding properties.

6 Conclusion

The proposed replacement of the existing timber entrance doors with steel entrance doors incorporating glazing and panelling has been carefully designed to match the appearance of the existing doors and preserve the character of the building. The works will provide enhanced security, durability and performance whilst maintaining the established appearance of Pulleyn Court. Accordingly, it is considered that the proposal is appropriate in its context and should be supported by the Local Planning Authority.

The applicant hopes the design proposals and information set out in this document and the supporting documents meet with your approval and look forward to receiving your decision in due course.

Should you require any further information about this application please contact the undersigned.

Signed: **Harvey Steven**
Building Surveyor
For and on behalf of:
Faithorn Farrell Timms LLP