

The Willows Flood Avoidance Project HESTIA V

Heritage Statement

PID 02/25

Planning Application Reference: 25/70008/PREAPP

Approved by:	[redacted]	**Written by:**	[redacted]
Title:	Independent Reviewer/Verifier	**Title:**	Project MANAGER
Date:	5 Feb 25	**Date:**	5 Feb 25

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Amendment Record

Amendments to this document will occur from time to time and the record below is to be maintained to indicate the page no(s) affected, a brief description of the changes, the date of the change, and the relevant document reference. Document custodians are to add their initials to confirm that the amendment has been incorporated. Changes to this document will be circulated to all holders and will include the following:

- An instruction page detailing the changes to be made and contact details for any questions arising from the amendment.
- A replacement contents page showing the amendment state of each section.
- A replacement amendment record sheet showing the revisions to date.
- Copies of each re-issued page.

Page Numbers or Sections Amended	Brief Description of Changes	Date of Change	Document Reference	Initials

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References

A	Planning Application Ref: 25/70008/PREAPP dated 4 February 2025
B	The Willows Flood Avoidance – Project HESTIA V – PID 01/25 dated 3 Feb 25
C	Heritage Statement Template and Guidance: jlmdy44uij6gw2q7.pdf
D	Planning Application Reference: 24/02083/HHFUL
E	Wikipedia: 1666 in England https://en.wikipedia.org/wiki/1666_in_England

Section 1 – Heritage Statement

Introduction

1. On 4 Feb 25, the Huntingdonshire District Council Planning Officer requested a Heritage Statement in relation to Pre-planning Application Ref: 25/70008/PREAPP (See Reference A). This was in relation to the **erection of a flood wall in place of existing boundary walls and fences** at the Willows, Manor Street, Wistow, Huntingdon PE28 2QB. This document has been produced in response and should be read in conjunction with PID 01/25 (See Reference B).

2. This Heritage Statement has been compiled in accordance with the guidance at Reference C. It will include details of the application site address and the Grade II listed assets within its curtilage. Specific details of these curtilage assets and their heritage designations shall be included, along with a statement of features of historical significance. A further statement of the likely impact of the proposed works to the Willows might have on these assets is included along with a table of research resources. Subsequently, this document will comment on the impact of the significance of the Grade II listed properties, potential enhancements and public benefits.

Application Site Address, Curtilage Assets and Heritage Designations

3. **The Willows**. The Willows was built in 1974 on land that originally belonged to Porch House. The site is accessed from Manor Street in Wistow with the Property running parallel to Manor Street with an extensive rear garden surrounded by a mixture of wooden fencing, engineering brick retaining walls, mature trees and shrubs. An aerial view of the Property is at Picture 1 and the west-facing aspect is shown in Picture 2. As shown at Annex A, the Willows is in a Conservation Area.

4. **Wistow**. Wistow is a delightful village positioned approx. 6 miles to the north of Huntingdon, roughly between Bury and Warboys, and it currently has a population of around 550 people. The first official record of Wistow is in the 974 Royal Charter, where King Edgar (944 – 975) recognised Wistow in a huge swathe of land conferred to Ramsey Abbey. Wistow is also mentioned in the 1086 The Domesday Book as: *WISTOU the Abbot of Ramsey*, and more recently in the 1831 Samuel Lewis Topographical Gazetteer: *WISTOW, a parish in the hundred of HURSTINGSTONE, county of HUNTINGDON, 3¾ miles (S.S.W.) from Ramsey, containing 352 inhabitants*. Unfortunately, owing to myriad external factors, living in Wistow has become blighted in recent years with the increasing incidents of flooding from High Lode (Bury Brook), which damaged 3 properties (including the Willows) in 2020.

5. **Grade II Listed Buildings within the Curtilage of the Willows**. Annex B shows all the Grade II Listed Buildings in Wistow. There are 2 Grade II listed properties adjacent to the Willows as follows:

   a. **Porch House**. According to the Heritage Statement submitted in the planning application at Reference D and confirmed at the British Listed Buildings

Website[1], Porch House is a Grade II Listed Property 1163866 (See Picture 3). It was listed on 4 November 1982. According to a panel on the base of the stack, Porch House was built in 1666. It is a cottage with a later addition at the right-hand side of a timber framed, rendered brick sill (plinth), thatched half-hipped roofed annex. Ridge stack with grouped diagonally set shafts of gault[2] brick. One storey and attics, three dormers, four modern casements at ground floor. Entry opposite the stack. Modern door and gabled porch. Later timber framed addition at right-hand side, weather boarded, brick sill (plinth), thatched. Modern 1980's brick flat roof porch with green mineral felt flat roof covering. Rendered parapet wall and timber framed out-building clad in weather board brick plinth slate roof covering with metal roof lean-too. Porch House also appears in the right-hand corner of Picture 4, which was taken at the turn of the 20th century.

b. **Wistow Village Hall**. According to British Listed Buildings, Wistow Village Hall (See Picture 5) is also a Grade II Listed Property, 1163878. It was also listed on 4 November 1982, and according to British Listed Buildings was erected in the mid-19th Century. Its original use was as a non-conformist chapel, but it now serves as the Wistow Village Hall. It was built gable end to road [Manor Street] using gault brick with an asbestos roof, and with a gable end parapet on kneelers. Two stage angle buttresses at corners and a sealed bullseye window at the gable end. The doorway is in a two-centred double recessed archway with gable. Side elevation comprises 3 bays, two-centred arches with gables to fixed light windows with iron glazing bars. The Village Hall was extensively renovated in 2022, and it plays an important role in helping maintain a strong sense of community in the Village. The Hall is used as a meeting venue by various village groups such as the Women's Institute and the Parish Council. As well as playing host to a number of village charitable events throughout the year it; is also available for private hire. Having undergone extensive renovation in 2022, including a brand-new kitchen, wi-fi and improved multimedia equipment, it is now a modern and functional space available for the Wistow community's use.

6. **Significance of Heritage Assets**. The significance of the heritage assets is detailed in terms of outlining special features, the impact on the assets owing to the proposed works to the Willows, and the additional sources consulted to underpin the Heritage Statement:

(i) **Outlines of Special Features**. The Porch House was built in 1666, which was notable for being the same year as the Great Fire of London. According to British History On-line, it was also the year that Sir Isaac Newton discovered the properties of light and differential calculus. Porch House was built during the reformation of the monarchy after the death of Oliver Cromwell, in 1658, and although it is typical of its time, there are no significant features that uniquely tie Porch House to this period. Indeed, as the Heritage Statement at Reference D confides, the right-hand timber framed extension and the weather-

[1] https://britishlistedbuildings.co.uk/
[2] Gault bricks are traditional, imperial bricks, made from a thick clay soil and sand. When fired, the bricks vary in colour according to the ratio of clay to sand but typically vary from white to pale yellow or buff. This type of brick was most commonly found around Cambridgeshire and Suffolk, as well as slightly further afield. They became especially popular during the Victorian era, when red bricks lost their popularity

board clad outbuilding on the left-hand side are much later additions. The Village Hall is also styled in a manner typical of its time frame, but again there are no features unique to the Property and it has not been immune to development since it ceased to be a place of worship.

(ii) **Proposed Works to the Willows and the Impact on Curtilage Assets**. The proposed works to the Willows under Pre-planning Ref: 25/70008/PREAPP will have no impact whatsoever on the Grade II assets listed above. Specific statements are as follows:

(A) **Porch House Impact**. The common boundary between the Willows and the Porch House is already marked with a class A/B engineering brick retaining wall, which would be modified to align the wall with the existing boundary. Moreover, the existing retaining wall does not run directly alongside the 1666 building but runs parallel with a much more recently added timber framed and weather board cladded outbuilding (See Picture 6). Under Reference D, the current owner plans to covert this outbuilding to form living accommodation, which will make the structure more modern still. Whether approval is conferred for Refence D or not, the proposed flood wall will have no noticeable impact on Porch House.

(B) **Wistow Village Hall**. There are no common boundaries between the Willows and the Wistow Village Hall. Indeed, the building is on the other side of Manor Street (See Picture 7) and, therefore, the proposed alterations to the Willows will not impact the Village Hall in any way. Patrons of the Village Hall will notice if the picket fence is replaced with a flood wall; however, at 60cm high the flood wall is less noticeable than the existing picket fence. New shrubs and the existing mature shrubs will quickly hide the wall from view.

(iii) **Research**. The Table below lists the on-line resources consulted in addition to the documents cited in the Reference Table on Page (ii).

Wistow Parish Council Website	Origins of the name Wistow - Wistow Parish Council
Wikipedia	Wistow, Cambridgeshire - Wikipedia
British History Online	Parishes: Wistow | British History Online
Wistow Parish Council Website	A Brief History - Wistow Parish Council
British Listed Buildings	Village Hall, Wistow, Cambridgeshire
British Listed Buildings	Porch House, Wistow, Cambridgeshire

7. **Impact on Significance**. The Grade II assets listed above have little significance in terms of representing either specific or unique contemporary architecture as evidenced above. They are both, however, very significant in terms of their place in

the Village and the character of Wistow that they bestow. In this later respect, there is no impact on significance associated with the Willows flood avoidance project.

8. **Enhancement and Public Benefits**. It could be argued that the erection of a flood wall in lieu of the current fences will be more aesthetically pleasing to the public. In terms of enhancing the Grade II listed buildings, there would be no tangible improvements apparent.

10. **Summary**. This document was prepared to satisfy a Planning Office request to supply a Heritage Statement relating to the Willows Flood Avoidance Project. This was duly done using an approved source for guidance and provides details of the site of the project. It also lists the Grade II assets within its curtilage, which were stated as Porch House (1163866) and the Wistow Village Hall (1163878). Features of historical significance were considered and concluded that both buildings, though typical of their time-period, were by no means unique and both properties had undergone more recent alterations and development that further removed them from their original build standard. The impact and benefits of the proposed alternations at the Willows was considered directly and in terms of the heritage significance; no tangible impact or enhancement was manifest.



Picture 1: Ariel view of the Willows, July 2024.



Picture 2: The Willows west-facing aspect – photo taken on 5 February 2025.



Picture 3: Porch House, Manor Street – Photo taken on 5 February 2025.



Picture 4: Heritage photograph showing Porch House in the bottom right-hand corner – Photo taken c1910.



Picture 5: Wistow Village Hall – Photo taken 5 February 2025.

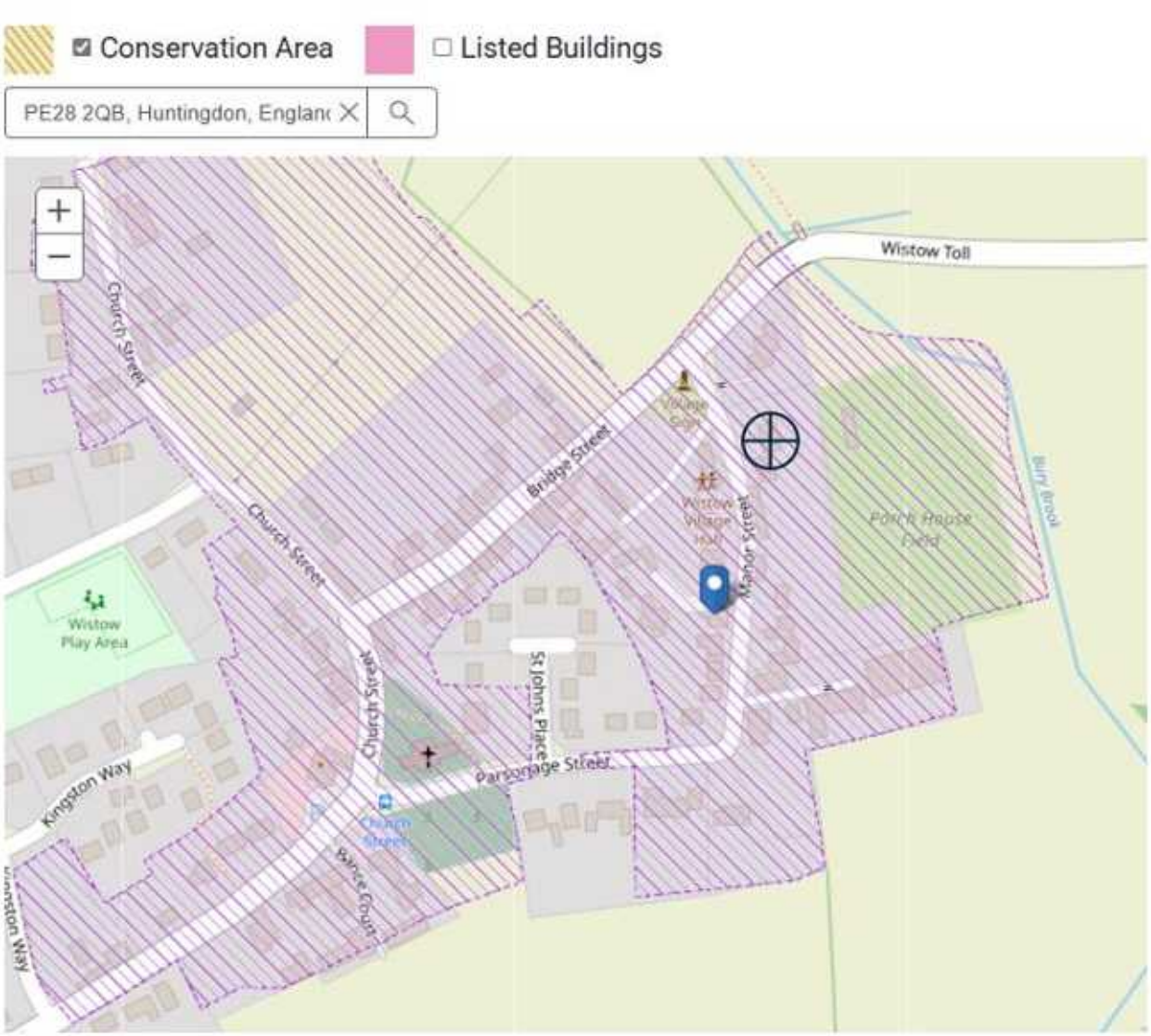


Picture 6: Porch House Outbuilding and Current Boundary Retaining Wall – Photo taken 1 February 2025.



Picture 7: View of Wistow Village Hall Opposite the Willows – Photo taken 1 February 2025.

Map Showing the Willows Within Conservation Area



The crosshairs mark the position of the Willows

Map Showing the Willows Next to Grade II Listed Property



The crosshairs mark the position of the Willows