ARTIFEX
CONSERVATION ARCHITECTS



Heritage Statement

Structural work to east gable wall

The Gables
No 5 Earning Street
Godmanchester
Cambridgeshire
PE29 2JD

For Mr C Looker

Date; April 2025

Artifex Conservation Architects

Contents

		Page
1.0	Introduction	2
2.0	Planning History	3
3.0	Heritage Framework	4
4.0	Context	8
5.0	Proposal	10
6.0	References	14

1.0 Introduction

This statement has been written in support of a Listed Building application for structural works to the east gable wall at No 5 Earning Street in Godmanchester. It sets out the proposed work and should be read in conjunction with the following drawings;

- GD.5ES.P10 existing and proposed location and block plans
- GD.5ES.P11 existing and proposed plans
- GD.5ES.P12 existing and proposed elevations
- J25-027 Inspection and repair ltr 5 Earning St, Godmanchester rec 13.03.25

With regard to heritage, the statement's purpose is to identify heritage assets that may be affected by the development and to explain the impact that the proposals might have upon those assets.

2.0 Planning History

- ALTERATION AND DEMOLITION OF WC AND LOBBY THE GABLES 5 EARNING STREET GODMANCHESTER 7900400LBC | Status: Consent
- Alterations and refurbishment of store The Gables, Earning Street, Godmanchester 93/00313/LBC | Status: Consent
- Alterations to boundary wall 0300739LBC | Status: Consent
- Re-roofing and repairs to roof 0601880LBC | Status: Consent
- Multi-stemmed sycamore (T1) fell on recommendation of structural engineer to prevent undermining large listed brick barn. Replanting not recommended 14/00434/TRCA | Status: Consent
- Take down and rebuild as Section A of kitchen garden wall. Re-point and repair Sections B and C 1400449FUL | Status: Permission
- Take down and rebuild as Section A of kitchen garden wall. Re-point and repair Sections B and C 1400450LBC | Status: Consent
- G1 Row of Alders: fell 5 trees retaining one tree without Russian Vine. All tree bar one in this group have become overwhelmed by Russian Vine as a result they are poor unsightly specimens. Removal works to allow client to control the Vine 16/00342/TRCA | Status: Consent
- Replacement of back door 21/00369/LBC | Status: Consent
- Install a total of 23 solar panels on four different parts of the roof of a stable block within the curtilage of listed buildings and in a conservation area 22/00814/LBC | Status: Withdrawn
- Install a total of 23 solar panels on four different parts of the roof of a stable block within the curtilage of listed buildings and in a conservation area 22/01222/HHFUL | Status: Withdrawn
- G1 Row of Leylandii Cypress Trees - trees are located adjacent to footpath. Reduce height to previous pruning points which is 5m. Footpath side to be laterally pruned back to fence line. To maintain size of trees. To cut back from public footpath 22/01987/TRCA | Status: Deemed Acceptance for TRCA
- Replacement Windows 23/01651/LBC | Status: Consent
- G1 - 4 Willow trees - Fell 3 dead willow trees and clear 1 fallen tree. T1 Self-set Sycamore approximately 5 meters high - fell to ground level. This work is to be carried out due to insurance obligations because of the listed building in the vicinity. G2 - 5 Self set Sycamores - fell to ground level. This is due to them being too close to the listed buildings. G3 Group of self set Elders and Sycamores - fell to ground level due to the amount of light they are taking away from the veg garden. Clear the overgrown area under this group of trees. T2 False Acacia - reduce by 2-3 meters to maintain an appropriate size and distance from the listed building. T3 Conifer - Reduce the height to allow more light into the windows and to stop the tree growing to large for the space. T4 Conifer - Fell to ground level. This tree is leaning and taking up space that would be better suited to the two cherry trees either side 24/00898/TRCA | Status: Consent

3.0 The Heritage Framework

3.1 Godmanchester (Earning Street) Conservation Area

Godmanchester lies immediately to the south of Huntingdon, on the opposite side of the River Great Ouse. The two towns are linked by a medieval causeway and stone bridge.

The Victoria County History for Huntingdon describes Godmanchester thus;

> *The parish and borough of Godmanchester which are co-terminous, contain 4,832 acres of land and 75 acres of land covered by water. The River Ouse forms the northern boundary and divides Godmanchester from the borough of Huntingdon. The land near to the river is liable to floods, but the ground rises gradually to the south, where it is mostly arable. The population is chiefly occupied in agriculture, and in 1921 numbered 2,035 persons. In the 17th century Godmanchester was described as 'a very great county Toune, and of as great name for tillage; situate in an open ground, of a light mould, and bending to ye sun.' In 1604 the borough charter tells of like conditions, and especially exempted the store horses and others employed in agriculture from the king's service.. …The town seems to have arisen on the site of a Roman settlement here, which has already been described. Its lay-out, however, has apparently been changed to suit the later requirements of a market town. Ermine Street, the Roman road from London to the north, and the Roman roads from Sandy and the south and from Cambridge, which joined it, stop abruptly at the points where they touch what is supposed to be the site of the Roman town, and their place is taken by a road which almost circuits the medieval town and so links them up. It was customary in most medieval market towns to arrange the lay-out of the streets so as to compel the traffic to pass through the market place and pay toll. It would appear that Godmanchester was laid out in this way as a market town, although there is little evidence of an early market here. The road from St. Neots to Huntingdon enters the town by West Street towards the south end of what was intended for the market place and passes that from Cambridge towards the north end, by East Street. In the same way the traffic to and from London and the north is carried by the road on the west side of the town, through the same place.*
>
> (Parishes: Godmanchester | British History Online (british-history.ac.uk))

Paragraph 2.3 of the Godmanchester Conservation Area appraisal describes Earning Street as having

> *a quiet, lane-like quality, softened by mature trees and hedge boundaries. The buildings within the Conservation area range from the medieval agricultural settlements of Tudor Farm and The Gables to more modest dwellings of the 18th and 19th centuries. There is some 20th century infill but its impact on the architectural quality of the street is limited*

In paragraph 4.8, the character of Earning Street is

> *defined largely by its landmark buildings; Tudor Farm, The Gables and Plantagenet House. Between these are buildings of modest scale and quality, simple outbuildings and boundary walls, all of which contribute to the area's overall character*

Lastly, in paragraph 4.17

> *The Gables is the second major survivor of the original agricultural holdings which have developed on the fringes of the Roman settlement. Like Tudor Farm, it is a very fine timber frame of early 17th century date. Three barns within its grounds are separately listed but it is the barn adjacent to the street which reinforces the site's original use and character*

(FINAL Earning Street Nov 2010.cdr (huntingdonshire.gov.uk))

Conservation Area



Image 1; Map extract showing Godmanchester Conservation Area and the application site www.huntingdonshire.gov.uk

Listed Buildings

The application site is within the proximity of a number of Listed Buildings. The geographical relationship between them is shown on the map extract below and details of those nearest and therefore most likely to be affected by the proposal are set out on the following pages.

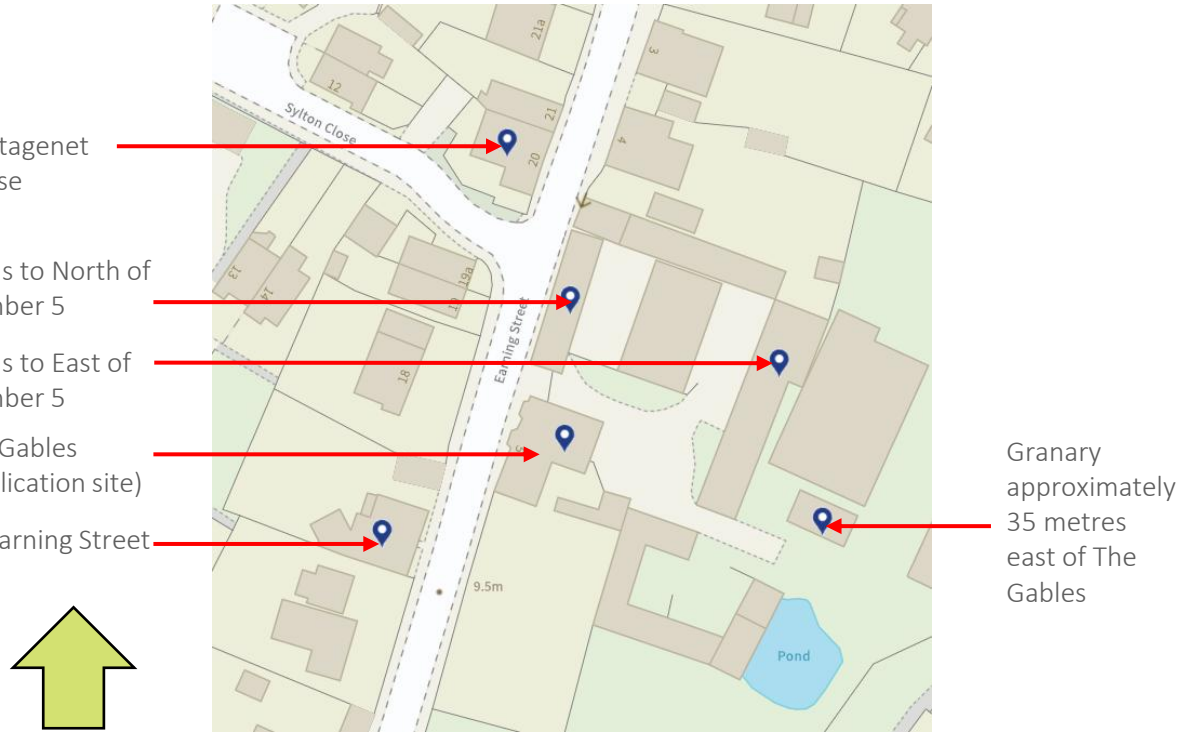


Image 2; Map extract showing location of Listed Buildings in relation to application site
(Search the List: Map Search | Historic England)

The Gables, 5 Earning Street (application site)

- Grade II Listed Building
- List entry Number: 1128666
- Listing Date: 28th November 1950
- List Description: *Dated 1625. 2 storeys, timber-framed (exposed on street front), tile roof; rectangular plan with gabled cross wings at north and south ends. Whole of upper storey to street front projects and gable of north cross wing also projects. Series of blocked original windows on ground floor and one on floor above*. (5, EARNING STREET, Godmanchester - 1128666 | Historic England).
- Special Interest: The special interest of No 5 Earning Street lies in its architectural and historic significance. Its position and orientation on Earning Street means that it contributes to the character and appearance of the Godmanchester Conservation Area.

17 Earning Street

- Grade II Listed Building
- List entry Number: 1128628
- Listing Date: 27th May 1977
- List Description: *Early/mid C19. Gault brick. 2 storeys, 3 windows, sashes with glazing bars. 4-Panel door with fanlight. Modern tile roof with brick end stacks*. (17, EARNING STREET, Godmanchester - 1128628 | Historic England).
- Special Interest: The special interest of No 17 Earning Street lies in its architectural and historic significance. Its position and orientation on Earning Street means that it contributes to the character and appearance of the Godmanchester Conservation Area.

Plantagenet House

- Grade II Listed Building
- List entry Number: 1330691
- Listing Date: 28th November 1950
- List Description: *2 separate builds. No 20. C17. Timber-framed, partly plastered, partly exposed, tile roof. 2 storeys L-shaped plan. North end of street front has gable end containing a gabled oriel window. 2 original chimney stacks with grouped diagonal shafts 1 storey and attic to left, with 1 window and door. 2 windows below to right. No 21. C18, possibly older. Red brick, with gable end to street 2 storeys, one window to street, 2 windows to sides, sashes and casements. Tiled roof. Included for group value*. (PLANTAGENET HOUSE, Godmanchester - 1330691 | Historic England).
- Special Interest: The special interest of Plantagenet House lies in its architectural and historic significance. Its position and orientation on Earning Street means that it contributes to the character and appearance of the Godmanchester Conservation Area.

Barn to North of Number 5

- Grade II Listed Building
- List entry Number: 1128667
- Listing Date: 27th May 1977
- List Description: *C18. Red brick barn with old tile roof. Included for group value*. (BARN TO NORTH OF NUMBER 5, Godmanchester - 1128667 | Historic England).
- Special Interest: The special interest of the barn to the north of 5 Earning Street lies in its architectural and historic significance. Its position and orientation on Earning Street means that it contributes to the character and appearance of the Godmanchester Conservation Area.

Barn to East of Number 5

- Grade II Listed Building
- List entry Number: 1161592
- Listing Date: 27th May 1977
- List Description:. (BARN TO EAST OF NUMBER 5, Godmanchester - 1161592 | Historic England). *C17/C18. Red brick with corrugated iron roof and modern extension at south end. Cart doors*
- Special Interest: The special interest of the barn to the east of 5 Earning Street lies in its architectural and historic significance. Its position and orientation within the farmyard setting means that it contributes to the character and appearance of the Godmanchester Conservation Area.

Granary approximately 35 metres east of The Gables

- Grade II Listed Building
- List entry Number: 1128546
- Listing Date: 1st June 1990
- List Description: *Granary. Early C18. Random bond brick; hipped old plain tile roof with gablets. Rectangular plan. One storey. Raised plinth and string course; dog- tooth eaves. South elevation has timber lintel over plank double doors; small window openings to east and west gable ends*. (GRANARY APPROXIMATELY 35 METRES EAST OF THE GABLES, Godmanchester - 1128546 | Historic England).
- Special Interest: The special interest of the Granary lies in its architectural and historic significance. Its position and orientation within the farmyard setting means that it contributes to the character and appearance of the Godmanchester Conservation Area.

4.0 Context



Image 3; Surveyed: 1885, Published: 1886

View map: Great Britain. Ordnance Survey, OS town plan - Godmanchester - sheet XXII.2.12 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s (nls.uk)

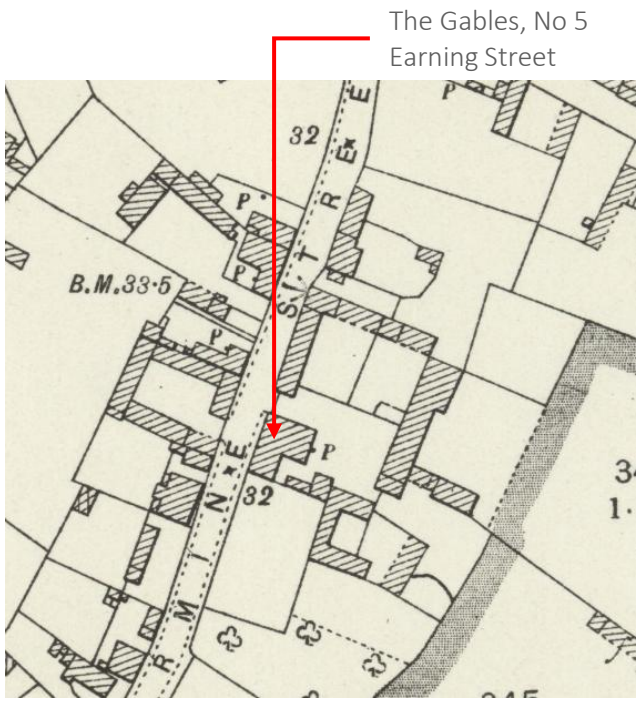


Image 4; Revised: 1900, Published: 1901

View map: Ordnance Survey, Huntingdonshire XXII.2 (Brampton; Godmanchester) - Ordnance Survey 25 inch England and Wales, 1841-1952 (nls.uk)

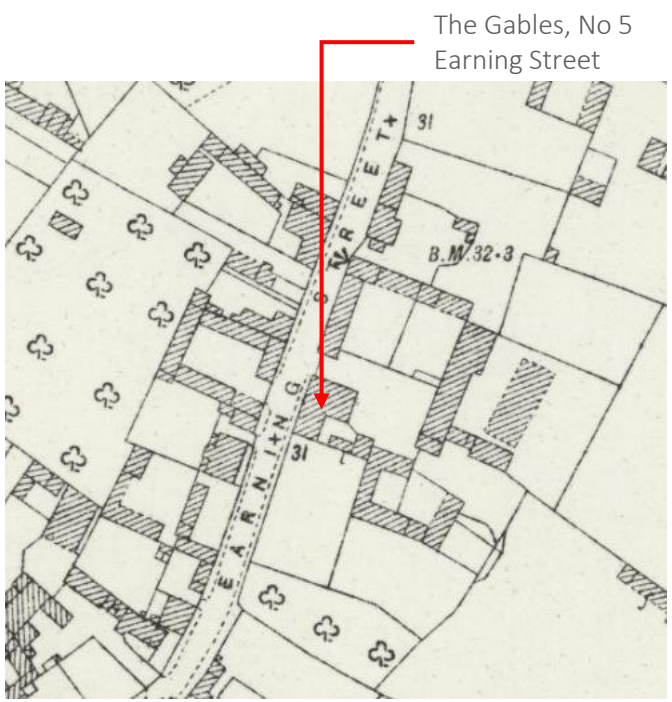


Image 5; Revised: 1924, Published: 1926

View map: Ordnance Survey, Huntingdonshire XXII.2 (Brampton; Godmanchester) - Ordnance Survey 25 inch England and Wales, 1841-1952 (nls.uk)

The Gables (No 5 Earning Street) is a timber framed structure with a tiled roof. The building is dated 1625, is rectangular in plan with gabled cross wings at the north and south ends. The upper storey, facing Earning Street, is jettied and there are blocked windows at ground and first floor levels to this roadside elevation.

There are a number of later extensions and infill structures of varying ages to the rear of the original range.

To the side and rear of the property are a series of brick barns, three of which are listed. The surrounding grounds are substantial.





Photographs 1 and 2; Front (Earning Street) elevation



Photograph 3; Southwest elevation showing lobby/wc/utility area



Photograph 4; Southeast elevation

5.0 Proposal

The east gable of The Gables is of traditional loadbearing brickwork construction, supporting a timber first floor and clay tiled, cut timber roof. The brickwork has been painted in impervious white paint, there are also patches of cement slurry. The gable wall includes a red brick chimney centred on the ridgeline of the roof. The chimney breast projects internally through the first floor and attic spaces, with a projecting inglenook fireplace at ground floor level.

Following increased signs of movement within the gable brickwork, paintwork has carefully been removed using a poultice and also hand tools. Some localized opening up of the external brickwork has been undertaken and floorboards have been carefully lifted within the first-floor bedroom. All opening up work has been undertaken in consultation with the Conservation Officer to enable the engineer to fully assess the condition of the fabric.

The Engineer attended site in March 2025 and concluded that the east gable wall has no lateral support at first floor, loft floor or eaves levels (See photographs on the following pages) and is now in urgent need of repair and tying back.

Effect on special interest of Listed Buildings

The gable wall and chimney are in a perilous state. The Engineer has proposed a series of remedial and rebuilding work to stabilize the building. The structural report, setting out emergency repair forms part of this application.

As part of the repair work, the two end plates at ground floor inglenook level will be retained and reinstated. Bricks that have perished beyond salvage will be replaced with modern bricks. The rebuilding of the chimney will be undertaken with salvaged bricks as far as practicable, with a close matched new brick to make up any shortfall should this occur. All new brickwork will be bedded in lime mortar, mix and pointing technique to match the historic adjacent.

It is unclear at this stage how many bricks will need to be replaced but it is the intention to repoint in lime mortar and then to use limewash as a finish. How the limewash will adhere to both the cleaned original brick and the patches of slurry that remain is unclear at this point and to this end, the final finish cannot be confirmed until further patch testing and assessment has been carried out.

The proposed structural work will retain as much of the historic fabric as possible with new bricks incorporated as an ‘honest’ repair where existing brickwork cannot be retained. The proposed approach will ensure the longevity of the building, whilst retaining its special interest.

Effect on character or appearance of Godmanchester Conservation Area

The poor state of the structure is a concern. The work to stabilize the building will retain the building, ensuring its longevity and also the appearance of the Godmanchester Conservation Area.

Photographs



Photograph 5: Southwest elevation

Photograph 6: Southeast elevation





Close up of cracking within gable wall



Photographs 7 + 8: Northeast elevation

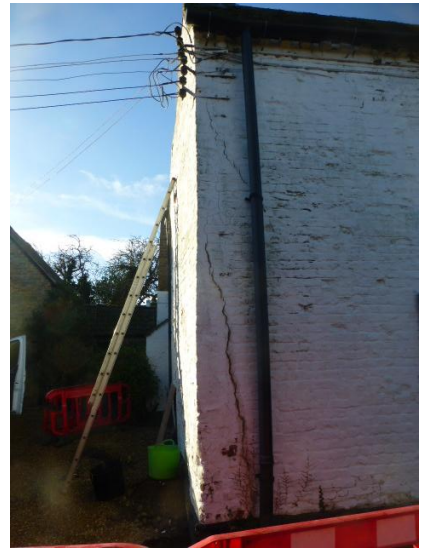


2No tie plates to be cleaned and reinstated as part of refurbishment work





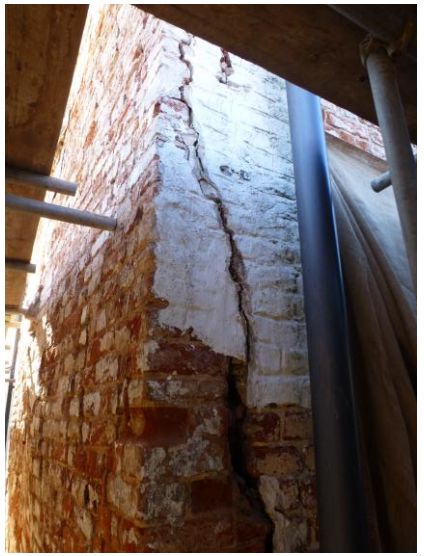
Investigative work revealed condition of gable wall (see Engineer's report)





Photograph 9: Northeast elevation during paint removal





Photograph 10: Northeast elevation showing structural failure





Photographs 11 + 12: Poultice removal of paintwork





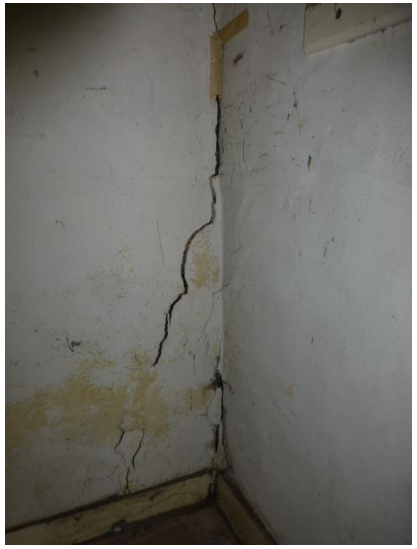
Photographs 13 + 14: Areas of wall where paint/slurry covering cannot be removed.



Photograph 15: Typical example of brickwork damaged beyond salvage



Photograph 16; First floor level, looking towards gable



Photograph 17; Northeast gable corner with 13mm crack



Photograph 18; Ceiling and 2-3mm reopened crack



Photograph 19; Joist pulled away from gable



Photograph 20; Loft level, looking towards gable



Photograph 21; Purlin with 10mm bearing



Photograph 22; Chimney/gable 20mm crack



Photograph 23; Gap in tenon

6.0 References

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