



HERITAGE STATEMENT

23:022

CHANGE of USE FROM POSTAL SORTING OFFICE to RESIDENTIAL FLAT; REAR OF THE POST OFFICE 41 HIGH STREET SOHAM CAMBRIDGESHIRE. CB7 5HA

SITE ADDRESS

Single storey attached building to rear of The Post Office, 41 High Street, Soham, Cambridgeshire. CB7 5HA

LIST DESCRIPTION

The building is not Listed, but is located within the Soham Conservation Area, as defined by the East Cambridgeshire Local Development Framework, and is adjacent and near to four existing Listed Buildings, namely;

48 HIGH STREET, SOHAM ; GRADE II ; to the East of the site Two cottages, now one, forming an L-plan. The front range was an open-hall, C16, into which the floor and hearth were inserted in C17. In c.1840 the facade was cased in gault brick. Timber framed, plaster rendered with plain tile roof and tall early C18 red and gault brick stack to the side of the ridge. Three bays and now with lobby-entry plan. Three dormers and three recessed hung sashes with glazing bars. c.1840 doorcase of fluted pilasters with plain entablature and dentil cornice. The rear, originally a separate cottage, is C17 and also timber framed and plaster rendered. Plain tile roof with ridge stack. Three bay plan. Interior. Front range has inserted ceiling to the centre bay and small, off-centre inglenook with breadoven. The staircase is at the side of the stack and is early C19. Rear range has abutting inglenook hearths with a breadoven.

ST ANDREWS CHURCH, SOHAM ; GRADE I ; to the North of the site Minster Church, c.1180-90 of cruciform plan. In C15 the church was extended by one bay to the west and the west tower built. The late C12 nave arcade and crossing are particularly fine, as are the C15 roof, pews, misericords and screen. The church is constructed of rubble and pebblestone with flint and clunch. The interior stonework is of clunch. Restoration has been carried out in Ketton, particularly to door and window openings. West tower early C15, of four stages on double splayed plinth with band of blind quatrefoil flushwork and surmounted by a stepped and embattled parapet with crocketed finials at corners and to centre, a frieze of flushwork, and a cornice with mask and other ornament. Four-stage diagonal buttressing except for south-east corner which has a newel staircase. West doorway in two-centred arch of two wave moulded orders in a square head with quatrefoils to spandrels. West window of four cinquefoil lights with vertical tracery in two-centred arch. The roof to the original late C12 nave was raised when the clerestorey was added but at the east end part of the original roof is visible. Each side of clerestorey has a string course with rosettes above five windows of three cinquefoil lights, each in four-centred heads. The south aisle and porch are C14 but the window and door openings are much restored. The south transept is late C14 with a rebuilt C15 gable end wall of Barnack stone with octagonal pinnacles at the corners surmounted by grotesques. A plinth and string-course are continued from the south transept to the chancel. There is a restored four-light window. The south side of the chancel has one C14 window of two cinquefoil lights with a foiled head in two-centred arch and two other restored windows. The jamb of a C12 south doorway with a round-headed arch is visible. Large C14 east window, of five cinquefoil lights with flowing tracery, restored. The north aisle and transept are similar to the south except for a north vestry, C14 with two original windows and a C15 north chapel between the north aisle and north vestry. The north porch is C15 and in two bays. Embattled parapet with chequer-board pattern frieze of clunch and flint flushwork with crocketed pinnacles at corners. The plinth is splayed and in two stages and has a similar frieze of flushwork. Small niche above two-centred archway with hollow and roll

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moulding. The inner archway is C14, two-centred with hollow and roll moulding and with a string-course carried over the archway as a label. Interior. Except for the early C15 west tower and west bay of the nave arcade, nearly the whole church is c.1180-90. The original nave arcade is in four bays. Two-centred arches of two unmoulded orders on alternating round and octagonal columns with scallop capitals. Fine C15 roof. Tie beams on jackposts with moulded braces and with angels and other figures carved to the soffits of the intermediate principal rafters. The arches at the crossing are similar to those at the nave arcade, and are carried on half-round responds to the piers, with the capitals carved with foliate ornament. The crossing arch has bands of dogtooth, merlon and other ornament of 1180-90. There is a C15 archway between the chancel and the north chapel, and a C13 lancet window, now blocked between the north vestry and chancel. In the chancel there are traces of C14 wall painting on the north, probably of a saint, and on either side of the east window two niches with figures. In the south wall there is a triple sedilia, C14, with cusped ogee arches in square heads with tracery to spandrels flanked by crocketed pinnacles. The piscina is in similar style. In the south transept, a double piscina, C14, of clunch with hollow and roll moulding to two, two-centred arches. In the north transept a fine C14 tomb recess with cusping to an ogee arch with running foliate ornament, flanked by crocketed pinnacles, and a piscina to the right hand with trefoil cusping to two-centred arch. Wall monument, north chapel, Edward Bernes, Esquire and Dorothy, his wife, 1598. The screen between north transept and north chapel is C15 and in three bays. Cusping to ogee heads and with vertical tracery, part restored. The door between north vestry and chancel is C15. The planks have cover strips and the door still retains the original ironwork. In the nave, many of the pew ends have fine original carving of C15, and the misericords, now at the west end of the nave, are also C15. Pevsner: Buildings of England (Cams), p.457. Olorenshaw, J.R: Notes on the Church of St. Andrew (1905).

MANOR HOUSE, HIGH STREET, SOHAM ; GRADE II* ; to South East of the site House, c.1730. Narrow, grey gault brick, Flemish bond to front wall and English bond to side and rear walls. Only slightly altered and added to in C19. Parapetted, hipped roof of plain tiles with two ridge stacks. Double pile plan with opposing front and rear entries. Two storeys and attics with band between storeys and another at eaves height, now removed. Three dormers. Symmetrical elevation in five bays. Segmental arches to four recessed hung sashes of twelve panes each with original glazing bars, and a round-headed arch to a similar central hung sash. Central pedimented doorway with doorcase of fluted pilasters and Doric entablature and frieze. Round-headed arch to doorway. Door of six raised and fielded panels with a fanlight with radial glazing bars. Early C19 cast iron railings with honeysuckle motif and acorn finials to piers. Interior. Much of the original detail is intact. One ground floor room has raised and fielded panelling in two heights with a fine cornice of dentil and other ornament. Equally fine are the shouldered fireplace surround with a carved pulvinated frieze and above a shouldered and ramped overmantel with rosettes to the corners. This room also has a pedimented door with a shouldered surround. The dining room is lined with raised and fielded panelling but the cornice is less richly ornamented, and the pulvinated frieze to the fireplace is unmoulded. The doorways have shouldered surrounds and the doorway to the second wing has a swan's neck pediment. The hall and landing have round-headed arches with panelled archivolt and keyblocks. The hall floor is paved with stone and there is raised and fielded panelling below the dado. The open-well staircase is of two flights and landing. Open-string with turned balusters with moulded and swept rail, fluted newels with curtail and scroll tread brackets.

ST ANDREWS HOUSE, SOHAM ; GRADE II* ; to the North West of the site House, formerly the rectory, c.1840, now flats. Grey, gault brick with Ketton stone dressings. Hipped, slate roof with eaves cornice also of stone and ridge stack. Plan of main range with service wing at rear. Two storeys. Symmetrical elevation of eight bays, the three centre bays project slightly and are pedimented. Stone sills and gauged, yellow brick arches to recessed hung sashes of twelve panes each, with later louvred shutters. At ground floor the windows are similar but of full height and of fifteen panes each. Main entry is in east end. Pedimented doorcase of stone with the pediment carried on console brackets. Panelled double doors.



PROPOSED DEVELOPMENT

Comprises conversion of an existing Postal Sorting Office to a two bedroom, ground floor, residential flat.

ASSESSMENT OF SETTING / SURROUNDING

The building comprises a single storey rear element to The Post Office, 41 High Street. It is located in the centre of the town, on the Western side of the High Street behind the Post Office, within the Conservation Area as designated by the East Cambridgeshire Local Plan and adjacent and near to four Listed Buildings. The site boundaries comprise to the North the insignificant flat roofed Co Operative building, to the south the very tall facing brick wall to the Listed Manor House Garden, to the West a boarded fence and to the East the existing Post Office.

CONSULTATION

Pre Application Advice was sought from the District Council with regards Conversion of the Postal Sorting Office to a Residential Flat.

PROPOSED USE

The proposed use will be residential. Similar to other similar buildings and locations within the High Street

AMOUNT OF DEVELOPMENT

The overall floor area of the property is approximately 80 sq m. No additional floor space or alterations to overall mass of the building is proposed.

LAYOUT AND APPEARANCE

The existing building is located to the rear of the High Street, generally away from public view, with no change to size or mass.

The external fenestration will be amended to form deeper windows to habitable rooms.

LANDSCAPING

It is considered that no further landscaping of the site is required, in order to retain a through view from High Street to St Andrews Park beyond.

ACCESSIBILITY

Access to the site is off the High Street via an existing gated private drive, positioned between the Co Operative building to the North and 41 High Street to the South. The proposals do not propose any changes to this access.

HERITAGE SETTING

There are no proposed changes to the floor plan or mass of the building, therefore a status quo is retained with regards the setting of the Conservation Area and the adjacent Listed Buildings.



ANDREW FLEET MCIAT
October 2023