

# APPENDIX 3

Appendix 3 25 JAN 2008

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## ADDRESS

Pike and Eel Inn, OVERCOTE LANE (S), HOLYWELL CUM  
NEEDINGWORTH

Parish HOLYWELL CUM NEEDINGWORTH Case UID: 162400  
District HUNTINGDONSHIRE  
County CAMBRIDGESHIRE

Date First Listed: 04-NOV-1982

Formerly Listed As:

## RECOMMENDATION

Adviser: Ms P Roberts

Outcome: Yes, de-list

Recommended Grade: DL

26-MAR-2007

Advice Text: After examining all the papers on this file and other relevant information and having carefully considered the architectural and historic interest of this case, the item should be de-listed.

## CONTEXT

We have been asked to assess the Pike and Eel Inn at Needingworth for removal from the statutory list. The public house was listed in 1982 as a C17 inn with a 1960s two storey extension. Since its listing, planning permission and Listed Building Consent have been granted for further extensions. There is a current application for planning permission, submitted in 2005, to replace and extend the kitchen and service area, adding bedroom accommodation above. An application for Listed Building Consent was submitted at the same time, but was withdrawn in November 2006.

## HISTORY

The Pike and Eel Inn is on the bank of the River Ouse to the east of Needingworth, where it seems to have served travellers using the ferry crossing to Over. The earliest part of the inn dates to the C17, when it was a two unit single storey building with attics. Sometime in the C19 the northern half was raised to two storeys with attic room above, and the front door was moved slightly to the north, where it opened onto the chimney stack, rather than directly into a room. Late C19 or early C20 photographs show a neat building with external shutters either side of the window south of the front door: the window has horizontally sliding small paned sashes, as do the windows in the upper storey and attics. To the north of the house the 1888 OS map and subsequent historic maps show a courtyard of outbuildings, which can be seen on the photographs to consist of brick built stables on the west side of the yard, with dentilled eaves cornice matching that on the north half of the house; cart or wagon sheds to the north, and a weatherboarded building to the south. This courtyard is now occupied by the extension built in the 1960s, and by those that followed in the 1980s.

## DESCRIPTION

At the time of listing in 1982 the Pike and Eel Inn consisted of a C17 two unit house, the northern half higher than the south, having been raised from one and a half storeys to two in the C19. The house is brick built with steeply pitched tiled roofs, the east slopes of which have been recently recovered with modern tiles. The back of the south half of the house has an outshut with catslide over, and signs of repair in the brickwork of the south gable indicate possible re-roofing and rebuilding of the back, west, wall. The south elevation has a canted bay window, the sash windows of which have been replaced with metal framed casements, while the narrow casement window above is a replacement for a wider horizontal sliding sash. Both halves of the front, east, elevation

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have dormer windows, both modern replacements. All window openings in the front, east, elevation have been enlarged, and the original windows replaced with casements. The front door has been moved to the north end of the building, replacing a second ground floor window. Around it is a large porch set in the corner between the original house and 1960s extension. In place of the C19 doorway there is now a porthole window.

The interior of the C17 house is divided into three rooms, one to the south divided from the two to the north by a substantial chimney stack, containing back to back fireplaces with bressumers over: the modern stretcher bond brickwork around the fireplace in the south room indicates its rebuilding. To the west of the fireplace in the south room is a cupboard with six panelled door. All three rooms have one beam running from north to south. The north room, now the bar, has an additional modern beam inserted under the joists, which are here visible, but which in the other two rooms have been either completely or partially ceiled over. Access to the enclosed staircase was through a six panelled door in the north west corner of the central room: the staircase has been removed, but the door survives, opening onto a blank wall.

The upper storey has been recently refurbished, and now consists of a suite of three rooms and a corridor: the two main rooms are divided by the chimney stack. Access is from a staircase in the 1960s extension to the north. This was the first major extension to be built; and although it more than doubled the footprint of the building, attempts were made to replicate the period feeling of the original house by using similar building materials, and by the liberal use of exposed timbers on interior ceilings and walls. The 1982 dining and kitchen extension to the north also used similar materials, scale and roofline, but once again nearly doubled the overall size. The 1988 flat roofed single storey extension to the east employs consciously modern design, and now encloses those built in the 1960s and 1982, while the most recent large, partially conservatory style bar and dining area to the west runs the length of the rear elevation, obscuring the west elevation of the early house.

## ASSESSMENT

By the time the C17 Pike and Eel Inn was listed in 1982 it had already undergone some alteration and additions. The earliest of these took place in the late C19, but in the mid C20 the pace and scale of change increased significantly. Successive additions have enlarged the footprint of the building, initially to the north and east, over the area once occupied by the stable yard. However, the total area occupied by the new buildings is now much greater than that, enclosing the C17 house on two sides, and extending further to the north and east. The north elevation has been lost, while the west elevation is almost completely obscured by the most recent extension, which is now the view presented to the approach road from Needingworth.

The growth of the inn also involved alterations to the fabric of the original house, as it had survived into the late C19, which affected its appearance and character: these included changes to the style and size of windows, the re-siting of the front door, and the addition of a porch. Repair and rebuilding have involved loss of fabric, including the rebuilding of the rear wall, the repair and possible replacement of part of the west slope of the roof, and on the east slope, the renewal of dormers and re-roofing using modern tiles. Internal features have fared better, and although there has been loss of fabric in the course of rebuilding the fireplace in the south room, and removing the original staircase, the character of the two main rooms survives. However, although the beams and joists in the north room remain, the addition of an extra beam and the incorporation of the room into the large bar area of the 1960s extension ensure its loss of identity.

The Pike and Eel Inn belongs to the period before 1700 when all buildings that retain a significant

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proportion of their original fabric are listed. However, its extension and absorption into a far larger building has compromised its integrity, external appearance and special qualities, while alterations, repairs and modernisation have resulted in considerable loss of fabric. However, the survival in part of internal features have ensured that the interiors of the two main ground floor rooms retain their character, and the inn itself remains of local historical significance.

## CONCLUSION

The Pike and Eel Inn is a C17 vernacular building which has suffered considerable loss of fabric due to alterations carried out as part of the building of a series of extensions which have greatly increased the footprint of the building, compromising its integrity and special qualities. It no longer merits inclusion on the statutory list.

Conclusion:

Reasons For Designation Decision:

The Pike and Eel Inn was originally a modest vernacular house, few of which have escaped alteration; it belongs to the period before 1700 when all buildings that retain a significant proportion of their original fabric are listed. The evidence of change, important in any building type, has particular value in those that have adapted incrementally over several hundred years, and these were the kind of changes that affected the Pike and Eel until the early C20. However, in the mid C20 the pace of change quickened, resulting in a building that externally bears little resemblance to the original. Its footprint has grown to several times its original size, and modern extensions conceal or obscure its north and west elevations. The building of these has involved alterations to the C17 building, which has also undergone repairs and modernisation, resulting in loss of fabric. The plan form survives in part, as do internal structural features, serving as a reminder of the early origins of the building, and ensuring that it retains local historical interest; but it no longer merits inclusion on the statutory list.

## VISITS

05-MAR-2007 Full inspection

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English Heritage (Listing)

Adviser's Report

25 JAN 2008

## COUNTERSIGNING

First Countersigning Adviser: Dr D Dishon

Comments: Agree, yes de-list.

Successive phases of extension and alteration have eroded the historic character of this building, so that it no longer has special interest and should be removed from the List.

Second Countersigning Adviser: Mr Calladine

Comments: Yes, de-list.

Removal of a building from the list is a major decision. However, it is unfortunate that incremental changes and additions allowed over a number of years have swallowed the listed building such that both internally and externally its character has been extinguished. Little is now apparent which highlights the special interest it had at the time of listing. The special interest has been so compromised that the building should be de-listed.

5 July 2007

HP Director:

Comments:

Proposed List Entry

## HOLYWELL CUM NEEDINGWORTH

04-NOV-1982

OVERCOTE LANE  
(South side)  
NEEDINGWORTH  
Pike and Eel Inn  
DL

Case UID: 162400

Proposed LBS UID:

C17 Inn. Three unit plan with outshut to rear. One-storey and attic. Range to right hand of stack, raised to two-storeys in C19. Local gault brick, plain tile roofs. Ridge stack of local brick and red brick. Dentil eaves cornice. Two gable roofed dormers with modern casements. Modern casements at ground-floor, and canted bay window added to left hand gable. Porch of reused carved oak in angle of original building and modern extension to right hand. Interior: Two inglenook hearths; chamfered ceiling beams, four oak panelled doors with cock's head hinges.

Listing NGR: TL3601271334