

Design and Access Statement

for List Building Consent Application DC/21/03383

at 6 Westgate Terrace, Westgate Street, Long Melford, CO10 9DW

- 1. Special architectural or historic interest:** The house was completed in 1839 as part of a speculative development, and was listed Grade 11 in 1978 after a complete internal refurbishment in 1977.
- 2. Setting:** The house is a mid-terrace three storey Georgian style town house in terrace of seven houses. The terrace is joined to the Black Lion hotel.
- 3. Fabric:** The house is constructed of white Ballingdon brick to the front elevation, and red brick at the rear.
- 4. Features:** It is unusual in being situated in Long Melford, a village of low rise hall houses and workers' cottages.

5. Principles: This application is being made to protect the building from damage by water ingress from the rear courtyard of the adjacent house to the east. This rear courtyard was resurfaced by the previous owner of No 7 about six years ago. The work was poorly done and rainwater runs off the yard towards the house, and is channelled into the cellar. This has gradually got worse and a chartered surveyor has this month reported moisture levels of between 25% and 40% in the cellar wall of No 6 Mapimmediately below the courtyard. The advice from the surveyor was to expose the area where water comes in, seal it with a concrete haunch covered in bituminous paint and install a 'French Drain' filled with pea gravel.

6. Justification:- Further ingress of water will continue to damage the wall of the cellar and may result in rot to the timber beam supporting the cellar ceiling at that point.

7. Mitigation: The effect on the appearance of the property will be minimal: a quarter circle of sandstone slabs of about 1m² in area will be removed and replaced by pea gravel for the drain part and purple slate chipping over the rest to match the existing borders of the courtyard. This particular part of the yard belongs to No. 6.

Heritage Statement

None of the proposed work will affect the external appearance of the house apart from the minor change to part of the rear courtyard as described in (7) above.

Schedule of works

1. Removal of the sandstone paving slabs to the affected area. a
2. Hack-up/ remove mortar bed and haunching adjacent to door threshold.
3. Removal all debris, renew haunching and door threshold to form French drain detail.
4. Apply bituminous coating to waterproof door threshold.
5. Infill French drain with shingle.
6. Remove composite boarding internally and ensure all timber is allowed to dry out fully. Treat affected timber with suitable wood preservative, fully in accordance with manufacturers recommendations and instructions.