



# NEDGING HALL ESTATE

13 Church Field Road  
Sudbury  
Suffolk  
CO10 2YA  
Tuesday 13<sup>th</sup> June 2023

To whom it may concern,

This is the Design & Access Statement for the change of material for the rendering of the front of 106 High Street Bildeston and part of the exterior of the south facing of The Bildeston Crown Hotel 104 High Street Bildeston. Both properties are owned by Nedging Hall Estate a subsidiary of Heathpatch Ltd and both buildings are operated as one business, The Bildeston Crown Hotel, (<https://www.thebildestoncrown.com>).

The location of these areas can be found highlighted on the Ordinance Survey with images attached to this application.

## 1. About the buildings/overview:

List Entry Name: The Crown Inn / Statutory Address: The Crown Inn, 104 High Street  
Heritage Category: Listed Building / Grade: II\*  
List Entry Number: 1286228  
Date first listed: 23<sup>rd</sup> January 1958

List Entry Name: 106 High Street / Statutory Address: 106 High Street  
Heritage Category: Listed Building / Grade: II  
List Entry Number: 1351408  
Date first listed: 10<sup>th</sup> July 1980

## 2. Setting:

The Crown Inn was bought and renovated by Mr J K Buckle in 2003. The Crown Inn was originally a merchants house which dates from 1495 and has been an inn at least since the mid C17. The Crown Inn has been trading as a 3 AA Rosette 13-bedroomed hotel, a restaurant and a bar since 2003.

106 High Street was purchased in 2007 by Mr J K Buckle. The property was added to the operations of The Bildeston Crown Hotel. The downstairs has a restricted access toilet and baby changing facilities, two cupboards for storage and a dining room used for exclusive hire. Upstairs there is one luxury double bedroom with an ensuite bathroom.

## 3. Fabric:

The Crown Inn is a timber-framed building, plastered on the ground storey and exposed framing on the upper storey which is jettied on exposed joists. A cross-wing at the north end was formerly gabled but is now incorporated with the roof of the main block. Two storeys. Four window rang of C18 leaded casements on the upper storey and modern copies on the

ground storey. A central 8-panel door has a moulded architrave and cornice. Roof tiled, with a chimney stack with attached shafts at the north end. The interior has exposed timber-framing moulded ceiling beams and joists and a crown post roof.

106 High Steet is an early C19 timber-framed and plastered building. Two storeys. Two window range of double-hung sashes with glazing bars. Central doorway (not used). Roof slate.

4. Features: Not Relevant / as per above
5. Principles: Not Relevant
6. Justification:

The Crown Inn has an area of concern which need to be reinnervated, highlighted by the red box in the images below. This area is currently concrete-rendered, and we are seeking permission to change material during the renovations to traditional lime render. The front of The Crown Inn is already lime rendered. The current concrete plastering of The Crown Inn is cracked, allowing rainwater to enter the building, therefore, starting to cause damage. The second image is showing this. This will not only preserve the building but enhance it by bringing it back to its original fabric. It is just the area highlighted in the red box which we are seeking to change the material.



The front of 106 High Street (West facing) has a concrete plaster render with large cracks and damage, photos below in this application. The front exterior of the building requires refurbishment. We are seeking your approval to change the render of the property from concrete to the traditional lime render. This will not only preserve the building but enhance it by bringing it back to its original fabric. It is just the front of the property we seek to change the material.



7. Mitigation. A local company to carry out the work. GM Plastering & Lime Rendering has 20 years of experience in Suffolk. <https://www.garymarcksplastering.co.uk>. The building will be scaffolded.

If you have any further questions about this application, please don't hesitate to call me.

Regards,



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