

## Heritage & Planning Statement

### 4 The Green

### Great Finborough

### IP14 3AB



### Introduction

This statement has been written to support a Listed Building Consent application for the replacement of the existing render covering with traditional lime render to the front elevation.

No. 4 The Green is located in the centre of the village of Great Finborough, it is a Grade II listed building and the end cottage in a row of four. The cottages are one storey with attic rooms and are timber framed with a rendered finish. The front roof is plain tiled with a gabled dormer window, the rear roof is pan tiled with a catslide roof to cover an unsympathetic painted brick-built extension, as the property was only listed in 1988 a great number of original features have been lost.

The cottages have very long, narrow front gardens with picket fences. Between the picket fence and the green is a footpath. The green contains a very mature tree and the village sign and is a focal point of the village with other listed buildings including Chestnut View, The Chestnut Horse PH and The Old Forge. There are other locally distinct buildings which formed part of the Finborough Hall Estate with attractive Victorian brickwork.

## **Proposal.**

The existing render / laths have delaminated from the original timber frame causing the render to bow away from the building, there are signs that some repairs have been attempted by screwing the render back to the timber frame, this has also failed, at this point it is proposed that the existing covering is cut at the joining point to number 3 and carefully removed by a company specializing in heritage repairs to facilitate the replacement with traditional Lime render that will also allow the timber frame to breathe, the existing timber frame will need to be assessed once the render has been removed and repaired only where necessary.

It is also proposed to continue the new render to cover the later poor brickwork extension as a heritage gain.

### **Heritage guidelines for Lime Render:**

Plastering bead, fixed guides, metal lath or chicken wire must not be used to artificially straighten the edges of a wall. The render should follow the line of the building.

The thickness and mix will vary, but a traditional combination of coats comprise the following;

Render coat (9mm) 2 lime putty 5 sand

Float coat (9mm) 2 lime putty 5 sand

Finish coat (6mm) 1 lime putty 3 sand

Wetting between coats is necessary. Plaster should feather away at its edges, for example against existing sections of render.

When applying lime render, weather conditions must be taken into account. Where there is a risk of hot sun or drying winds, some form of protection should be erected in order to prevent rapid drying, which would cause the render to drop off. Render should not be applied when there is any risk of frost. In this instance, the render will lose adhesion before setting has occurred and again, in due course, will fall off.

### **Heritage Assessment**

Paragraph 199 of the National Planning Policy Framework ("the Framework") states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

### **Summary.**

The cumulative impact of the proposed works on the identified heritage significance of the building and its setting is considered negligible and beneficial, it would not detrimentally affect the special architectural or historic interest of the heritage asset and is required as an essential repair.

The proposal complies with the NPPF and local development policies, An onsite evaluation was conducted to analyse the significance of the heritage asset. Special care has been given to enhance the important attributes of the external elements in terms of material and finishes.

It is concluded that the proposed works will have no detrimental effect on the significance of the heritage asset and will hopefully be positively received by the planning and heritage departments.

### **Listing Information:**

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1198042  
Date first listed: 22-Jan-1988  
List Entry Name: 1-4, THE GREEN  
Statutory Address 1: 1-4, THE GREEN  
County: Suffolk  
District: Mid Suffolk (District Authority)  
Parish: Great Finborough  
National Grid Reference: TM 01404 57782

### **Details**

GREAT FINBOROUGH THE GREEN TM 05 NW  
2/118 Nos. 1-4 (consecutive) -  
GV II

Terrace of 4 cottages, mid or late C18. One storey and attics. 6 windows. Timber-framed and plastered; some original herringbone pargetting in panels. Plaintiled roof with 5 gabled casement dormers; the 3 central dormers have original windows with transomes and small-pane metal casements. 3 central ground storey windows are similar; the others have C20 small-pane casements. Two original boarded entrance doors; the other two have C20 glazed panelled doors, and one has a lean-to porch. Cottage No.1 (to left) has interesting reused timber with high quality carving: a beam with trailing-vine motif, a wide open fireplace with a roll-moulded lintel, roll-moulded ceiling joists cut in half (all early C16 work). Medieval rafters, some smoke-blackened.



Listing Map

### **Planning History.**

Replacement external 5no. windows, 2no. doors and 1no. rooflight. Removal of rear chimney stack and associated kitchen stove recess. Removal of living room tiled fireplace and surround for replacement fire opening with multi fuel stove with back boiler and oak beam over (This fireplace item is retrospective).

Ref. No: 3539/14 | Status: Granted

Erection of 2 bedroom chalet bungalow (following demolition of existing garage)

Ref. No: 1734/14 | Status: Refuse