

Repairs and alterations including replacement of render to front elevation & re-roofing front roof pitch, 52 & 54 Bear Street, Nayland.

Listed Building Consent Application



**DESIGN, ACCESS
& HERITAGE
STATEMENT**

▶ 5902

Listed building consent application

Address:

52 and 54 Bear Street, Nayland, Suffolk, CO6 4HX

Local Authority:

Babergh District Council

Client:

Mr. & Mrs. Margrett

Date:

November 2023.

Wincer Kievenaar Architects Ltd.

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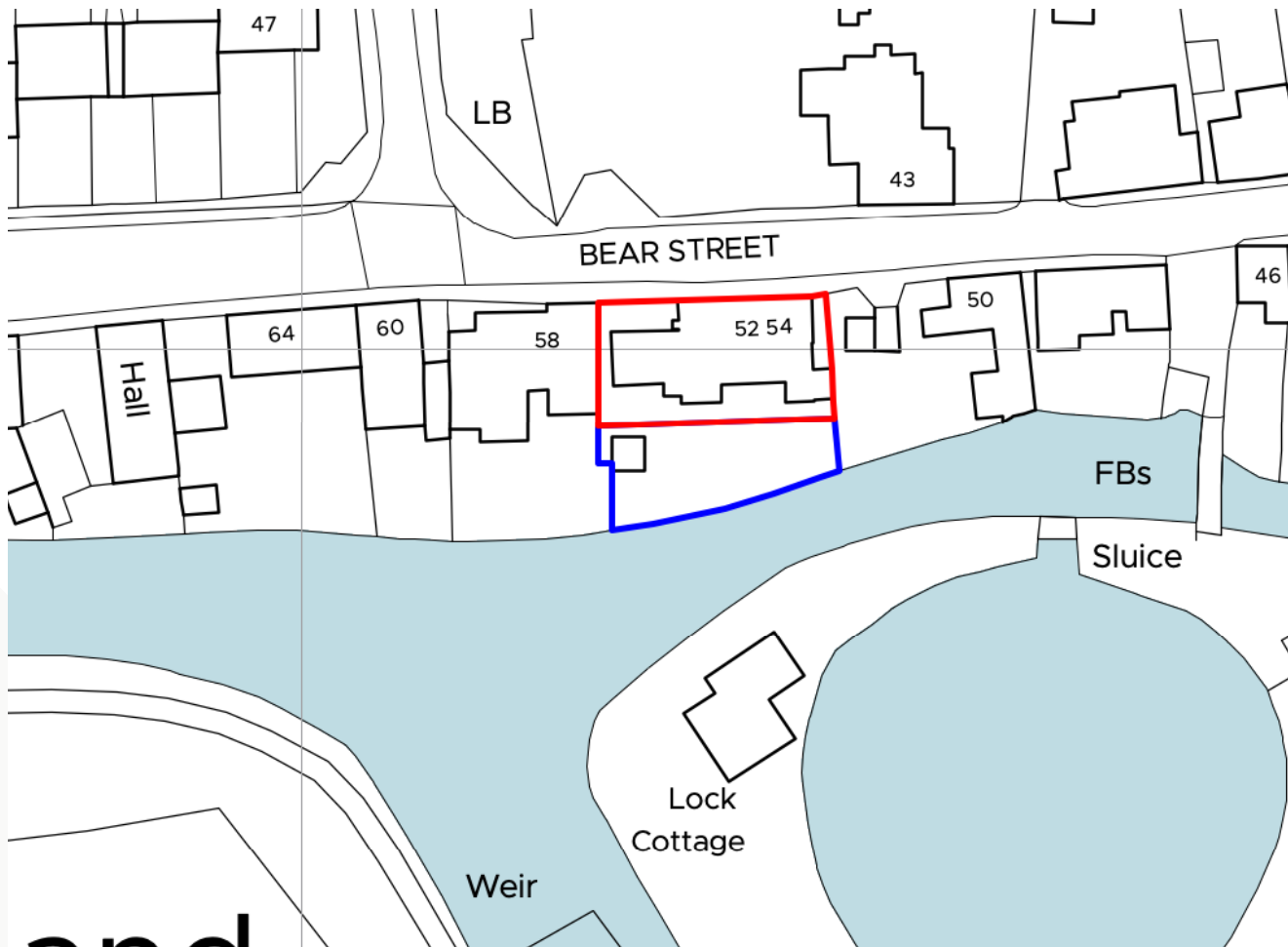
INTRODUCTION

PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design, Access and Heritage Statement in support of a listed building consent application for the repairs and alterations at 52 Bear Street, Nayland, a Grade II listed dwelling.

The works propose the replacement of existing render to the building's front elevation with appropriate lime render painted to match that of the existing. The replacement render aims to address the consistent damage caused to the render due to surface water splashing off of the road side with appropriate specification and detailing (refer to Appendix B). The works also include the replacement of the roof tiles on the roadside roof pitch. Due to the conditions of the existing tiles, it is likely that the majority will need replacing and will be replaced with an appropriate hand-made clay plain tile (refer to Appendix A).

Due reference should be made to the following approved application:
B/12/00785 - Erection of first floor side extension and two-storey rear extensions following demolition of existing single storey rear extension (as amended by email dated 29/08/12 and accompanying drawing ref 4568/03E and 4568/04D).



HERITAGE



0 5 10 M
Scale: 1:100

Listed building Entry Number 1033628

Details: Bear Street

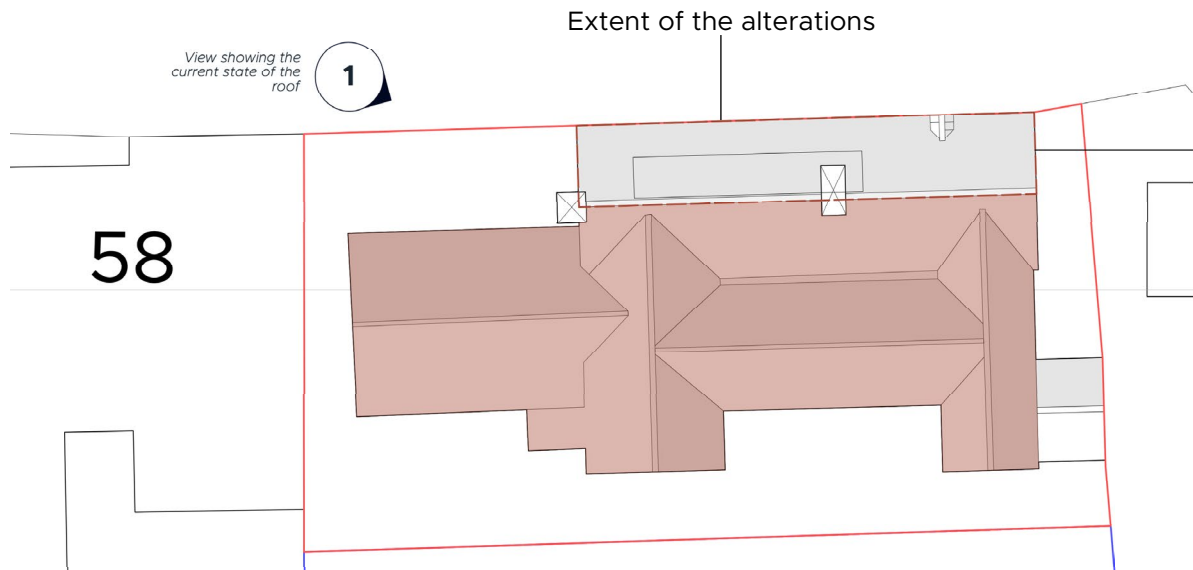
1. 5377 (South Side) Nayland with
Wissington Nos 52 and 54 TL 9734 27/627 II GV

2. A C17 timber-framed and plastered house with a C18 front. 2 storeys. 4 window range, double-hung sashes with glazing bars. 2-panel doors, one is now moved to the east side. A raised band extends across the front between the storeys. Roof tiled (old tiles).

Listing NGR: TL9724434303

The character of the building will be improved as we are proposing the replacement of damaged render with fresh lime render to match the existing as well as new hand made plain tiles to match the rear profile previously approved.





1 - View showing the current state of the roof

Image shows the difference between the edge tiles of the altered end of the gable and the current northern roof face. Roof tile will have the same profile as the plain tiles on the altered sections which have been chosen to match the existing.



USE

52 - 54 Bear Street, Nayland, is a single private dwelling (Grade II Listed Building) located midway along Bear Street, falling within both the 'built up area boundary' and the Conservation area'.

The intended use of the property remains as a residential dwelling, and the proposed works aim to prevent any damages to occur through damp penetrating the fabric as well as to enhance the beauty along the Nayland street scene.

SCALE

The street scene which is protected by the conservation area previously mentioned, will be improved through the repairs of the lime render which is currently faded and experiencing cracking, as well as the replacement of the plain tiles along the same elevation (which have suffered from years of weathering normal for a northern facing roof slope) to complete the replacement of all plain tiles on the roof. The proposed plain tiles have been previously approved under application: *B/12/00785* and can be seen along the rear on view 1.

LAYOUT

The areas of works to the listed building are limited to the front (north) elevation. This is indicated on the photos and plan.



APPEARANCE

The appearance of the grade II listed property will remain unaltered as the proposal does not intend to alter the materiality of existing fabric but instead, it will refresh the existing property.

The replacement render will improve the elevation while the new plain tiles will elevate the street scene. The proposed materials have been chosen to preserve the building's historic appearance.

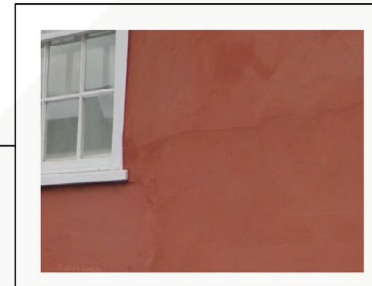
A new penticeboard will be placed on the raised band to protect the wall below from further water damage.



Render starting to crack around window frames and under dormer at the eaves.



Render starting to crack around window frames



Render starting to crack around window frames



Noticeable damage to render under cill which will be repaired by proposal



PROPOSED FRONT ELEVATION
North
Other elevations remain unaffected

Proposed penticeboard to extend across raised band



Paint fading and staining brick plinth caused by badly draining gully. To be repaired





ACCESS

Due to the nature of the proposal, there will be no change to the vehicular or pedestrian access to the property.

Scaffolding will be required to carry out the alterations to the roof however, due to the focus being on a single face the level of scaffolding required will be minimal.



▼ APPENDIX A

GOXHILL PLAINTILE



Technical Data – Goxhill Plain Tile		
	Roof	Vertical
Minimum roof pitch*	40°	75°
Headlap (minimum)	65 mm	38 mm
Batten spacing at maximum gauge	100 mm	114 mm
Size of tile	265 x 165 mm	265 x 165 mm
Covering capacity at maximum gauge	60 tiles per m ²	53 tiles per m ²
Cover width	165 mm	165 mm
Profile depth	13 mm	13 mm
Hanging length	245 mm	245 mm
Weight as laid	72.0 kg per m ²	63.6 kg per m ²
Weight per 1000 (including pallet & packaging)	1.31 tonnes	1.31 tonnes
Weight per tile	1.2 kg	1.2 kg
Weight per pallet (including pallet & packaging)	0.734 tonnes	0.734 tonnes
Quantity per pallet	560	560
Battens per m ²	10 m	8.8 m
Batten size - up to 600 mm rafter centres	38 x 25 mm	38 x 25 mm
Nail size/type for tiles	38 x 3.35 mm aluminium rink shank clout head	38 x 3.35 mm aluminium rink shank clout head

Product specification is subject to change and will be updated accordingly. Unless otherwise stated, data is based on the tiles laid at minimum headlap.

For projects where the rafters are below the recommended roof pitch, contact Sandtoft Technical Support for advice.

Tile Fixing

Sandtoft roof tiles must be laid and fixed to comply with BS 5534: the British Standard Code of practice for slating and tiling, and BS 8000: Part 6: the British Standard Code of practice for workmanship on building sites.

To ensure compliance with these Standards we strongly recommend that a calculated fixing specification be obtained from Sandtoft Technical Support or using Sandtoft's online FixSPEC tool at www.wienerberger.co.uk or www.roofspec.co.uk

For further information go to www.wienerberger.co.uk or contact Sandtoft Technical Support on 0844 9395 999.



Issue date: August 2016

The Goxhill plain tile specification shows the spec of the plain tile previously approved in the application referenced *B/12/00785*.

Our proposal will consist the following:

- 10% light red
- 20% dark red
- 20% dark chestnut
- 50% autumn brown

all of which will be chosen at random on site by the contractor.



WARMCOTE RENDER

Warmcote



USAGE DATA SHEET

Breathable | Lightweight | Flexible | Sustainable

Warmcote™ has been developed to offer insulation for traditional, [historic](#) buildings where the use of modern systems would be inappropriate and potentially damaging.

Used in conjunction with sustainable, breathable boards such as cork, wood fibre or sprayed hemp, Warmcote's traditional lime plaster mix can make a significant improvement to the living environment of a home, as well as reducing the energy bill and the carbon footprint. The original drive behind its development was to offer some thermal benefit to traditional 'hard to insulate' buildings, particularly timber framed buildings where it may be aesthetically undesirable to apply boards to the exterior. It is breathable, flexible, very lightweight and can be applied at practically any thickness. The best achieved so far is 8" in two passes. Warmcote is incredibly useful if you are making good damaged clay lump, cob, masonry or daub.

Warmcote is made with lightweight minerals as the aggregate in place of sand. The results of testing so far put the Lambda value of Warmcote at around 0.140 W/MK. That is about four times more thermally efficient than a standard lime plaster, and seven times better than sand and cement.

Packaged in 25kg recyclable LDPE bags

Coverage Makes around 40L and yields @ 3.5m² @ 10mm thick

Storage Keep dry and away from frost and direct sunlight

Safety Irritant – Calcium Hydroxide

- Causes serious eye damage
- Causes skin irritation
- May cause respiratory irritation
- Keep out of reach of children
- Wear protective gloves, eye and face protection
- If in eyes, rinse cautiously with water for several minutes and immediately call for medical advice
- If on skin, wash with plenty of soap and water
- Avoid breathing dust. If inhaled, remove the affected individual to fresh air and keep at rest in a position comfortable for breathing

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MIXING

Pour no more than 7 litres of clean water into a mixing tub. Gently add **Warmcote**, mixing with a plasterer's paddle, do not add all of the dry plaster at once, bring gradually to the required consistency. If necessary add more water.

There is no 'right or wrong' amount of water to add, it can be used at whatever consistency best suits the job, be it thinned down for spraying or thick enough to hand trowel.

Once **Warmcote** is uniformly mixed, gently add all the fibres from the small bag and mix thoroughly, it does not need to stand, it can be used straight away.

DIRECTIONS FOR USE

Ensure that the background is clean and free from loose friable or dusty material.

Warmcote can be used for the full thickness of plaster from dubbing out to a polished finish in one, two or multiple coats on most backgrounds, it also works very well as a scratch coat beneath a Limecote finish. We would not however recommend its use as a finish on timber frames or backgrounds where background movement is a factor, a finish coat of Limecote would however be perfect.



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APPENDIX B

LIMECOTE RENDER

LIMECOTE



BEST OF LIME
INNOVATORS IN LIME PLASTERS

USAGE DATA SHEET

Non-hydraulic | Breathable | Extraordinarily Flexible | Sustainable | Traditional | Beautiful

Limecote is based on a lost English medieval lime plaster recipe, once used commonly, particularly on timber framed buildings. It can still be easily found in 15th to 18th Century buildings – from the humblest thatched cottage to the grandest, high status mansions. It is highly likely that the recipe was used for one of the most extravagant buildings Europe has ever seen: [Nonsuch Palace](#), Henry VIII's grandest and most elaborate building project. The building was timber framed and was decorated with 700 high relief stucco panels depicting classical scenes. This recipe has its roots in the Stucco mixes used in the classical world from 3,500BC. The connecting thread through history is the use of calcium carbonate instead of sand, be it marble dust, powdered limestone or crushed chalk.

Packaged in 25kg recyclable LDPE bags

Coverage Makes around 20L and yields @ 2m² @ 10mm Thick

Storage Keep dry and away from frost and direct sunlight

Safety Irritant

Calcium Hydroxide


- Causes serious eye damage
- Causes skin irritation
- May cause respiratory irritation
- Keep out of reach of children
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BEST OF LIME
INNOVATORS IN LIME PLASTERS



MIXING

Pour no more than 7 litres of clean water into a mixing tub.

Gently add Limecote, mixing with a plasterer's paddle, do not add all of the dry plaster at once, bring gradually up to the required consistency. If necessary, add more water.

There is no 'right or wrong' amount of water to add, it can be used at whatever consistency best suits the job, be it thinned down for spraying or thick enough to hand mould into heavy relief as with modelling clay.

Once the Limecote is uniformly mixed, gently add all of the fibres from the small bag and mix thoroughly.

Limecote does not need to stand, it can be used straight away.

DIRECTIONS FOR USE

Ensure that the background is clean and free from loose and friable material. Lightly damp down, avoiding a film of water on the surface.


While Limecote will adhere to practically any background, it doesn't contain any hard, sand aggregates. When it dries, it won't crack, but may pull back into the substrate. In a raking light, such as low sun or artificial up/down lights - variation in background from lath, block mortar joints etc may show through. For this reason, it is worth applying a scratch coat of Warmcote onto these backgrounds first.

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RENDERCOTE RENDER



RENDERCOTE USAGE DATA SHEET

Breathable | Robust | Sustainable | Traditional

HIGH EXPOSURE PLASTER

Rendercote is based on our best understanding of the probable mix used for the high relief stucco work at Hardwick Old Hall in Derbyshire, a lime plaster finish exposed to the elements since the mid eighteenth century. Rendercote is based on blend of limestone aggregates, sourced mostly from the Buxton area. It is combined with a moderately hydraulic lime and natural stearate to repel liquid water but allow free transport of water vapour.

It is for use only for masonry backgrounds and is intended as a robust two coat system for high exposure areas such as parapet walls, chimneys and plinths, as well as windmills and lighthouses.

Packaged in 25kg recyclable LDPE bags

Coverage A 25kg bag of Rendercote will cover approximately 1.7m² if used at 10mm thick. This applies to both Base and Finish.

Storage Keep dry away from frost and direct sunlight.

Safety Irritant

Calcium Hydroxide

- Causes serious eye damage
- Causes skin irritation
- May cause respiratory irritation
- Keep out of reach of children
- Wear protective gloves, eye and face protection
- If in eyes, rinse cautiously with water for several minutes and immediately call for medical advice
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MIXING – For Base and Finish

Pour no more than 5 litres of clean water into a mixing tub or mixer. Gently add Rendercote, mixing with a plasterers paddle or a Belle type mixer, do not add all of the dry plaster at once, bring gradually up to the required consistency. If necessary add more water. Once the Rendercote is uniformly mixed, gently add all of the fibres from the bag and mix thoroughly.

Rendercote is ready to use as soon as mixed.

DIRECTIONS FOR USE

Ensure that the background is clean and free from loose, friable material. Lightly damp down, avoiding a film of water on the surface.

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SILSAN WATER REPELLENT

SILSAN
DATA SHEET



BEST OF LIME
INNOVATORS IN LIME PLASTERS

Product description

Silsan® FC 624 is an aqueous emulsion of a solvent-free, water and oil repellent impregnating agent based on modern PFOA and PFOS-free C6-fluorides, silanes and siloxanes. **Silsan® FC 624** is suitable for impregnating alkaline building materials such as natural and artificial stones.

Silsan® FC 624 provides complete protection of brickwork and façades. Due to its stain release properties, the substrates stay dry and clean.

Silsan® FC 624 provides a reliable and longlasting protection for brickwork and façade against water intrusion, efflorescence and destruction by water-soluble pollutants as well as against frost damage and the attack of micro-organism.

In addition to the water-repellent effect, **Silsan® FC 624** provides excellent and longlasting oleophobic (oil repellent) properties to the treated substrate. Therefore **Silsan® FC 624** is perfectly suited for the water and oil repellent treatment of floors and worktops for home and industrial use.

Silsan® FC 624 is suitable to be used for strong to medium absorbent construction materials. Low or non-absorbent surfaces must not be treated with **Silsan® FC 624**. **Silsan® FC 624** is suitable for:

- Plaster
- Grout
- Porous concrete
- Industrial made bricks and clinker
- Sand-lime bricks
- Natural and artificial stone

Silsan® FC 624 accentuates the natural colour shade of the treated material. There is no significant change to the physical properties in particular the water vapour permeability (sd value) of the substrate treated with **Silsan® FC 624**

- There is no significant change to the physical properties in particular the water vapour permeability (sd value) of the substrate treated with Silsan

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cont....



BEST OF LIME
INNOVATORS IN LIME PLASTERS

Liquid packaged in 400ml tubs

COVERAGE - Approx. 50m

STORAGE - Store in cool dark place, don't expose to direct sun light or heat

SAFETY - Liquid Do not drink or get in eyes,
Hazardous Substances Complies with EN1504-2, 5.3

MIXING/APPLICATION

Dilute 10:1 with 4L water

Paint on with brush, roller or airless spray.

Allow 24 hours between applications.

In areas of high exposure or limited access, we would recommend a third application.

Cost £28.50+ VAT 400ml

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