

Job: 37 Water Street, Lavenham  
Job No: 7546  
Client: Mr and Mrs Boucher  
Date: 5/12/2023

Historic Statement and Justification

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## **Historic Statement and Justification**

### **Proposed Alterations**

**37 Water Street**

**Lavenham**

**Sudbury**

**Suffolk**

**CO10 9RN**

## EXISTING

The existing house is a grade II listed property set on the corner of Shilling Street and Water Street. A copy of the listing, entry number 1037170, is included with this statement. The house has undergone a number of changes over the 20<sup>th</sup> century with facilities moving around the property and the incorporation of upvc windows to the rear.

The house is late 18<sup>th</sup> century or early 19<sup>th</sup> century with render finish and more modern tiled roof. The building on its public face has timber doors and windows, the latter being of casement form.

The layout is fairly traditional, although opening doors (over the pavement and road) to the garage/utility spaces form a hard and unwelcoming space which faces onto a rear enclosed courtyard garden. At first floor are three bedrooms and two shower rooms, one of which is ensuite. A lounge, kitchen, dining room and w.c./plant room, along with aforementioned utility/garage, form the ground floor.

## PROPOSALS

The changes are mainly alterations and sought to add natural daylight to the layout as well as creating a more functional property.

The changes can ideally be outlined as following, with the justification clarified: -

### Ground Floor

- |                |   |
|----------------|---|
| Dining Room    | <ul style="list-style-type: none"><li>- remove existing upvc doors to the courtyard (1, 2) and install timber doors and frame to be less clumsy and bulky than the existing. Proposal omits the divisions in the door forming a less fussy detail. These to be more in keeping with the historic nature of the dwelling.</li><li>- two historic conservation style rooflights to add further light to this dark area. Formerly the kitchen, this dining room will gain from natural daylight and ventilation. Proposed rooflight details attached.</li></ul>  |
| Garage/Utility | <ul style="list-style-type: none"><li>- remove existing utilitarian paved and open gully drainage and create usable spaces from this cold and underutilised space, which enjoys views to the courtyard garden (3, 4).</li><li>- remove rear upvc doors and glazing (3) and install painted timber bifold doors and glazing to be in keeping with the materials normally related with this period dwelling.</li><li>- divide the space into a study/sitting area off the kitchen and courtyard with studwork partitions and a utility space off this. Study creates a work area, while also doubling as an area to sit on level access with the external courtyard garden.</li></ul> |

- the utility to have a space for washing machine and tumble drier, while refuse bins and other utility facilities located within this space. The external doors are to be fixed shut and insulated. A pedestrian door formed into the space, which will only be visible as an outline. Character not altered from external, but spaces can link in with the existing locality and create a focus point for the courtyard garden.

### **First Floor**

- Central Bedroom - door relocated within modern stud wall partition to allow improved use of the bedroom space available. Door re-used in adjusted opening position.
- Ensuite off Main Bedroom - to be altered from a shower room to a bathroom and to incorporate a new window. Sanitaryware to link to the existing drainage run available. New window similar to that previously approved at appeal. Window gives necessary light and ventilation to the space. Window timber and painted white and match other existing windows in profile and form. Space all redecorated.

### **GENERAL**

All proposals relate to and build on the existing form of the property yet retain its existing as well as original character in use of traditional materials and finishes. All new windows and doors are glazed to incorporate double glazing.

# 37, WATER STREET

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1037170**

Date first listed: **10-Jul-1980**

Date of most recent amendment: **07-Jul-1981**

List Entry Name: **37, WATER STREET**

Statutory Address 1: **37, WATER STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **37, WATER STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Lavenham**

National Grid Reference: **TL9180849114**

## Details

This list entry was subject to a **Minor Amendment** on **28/01/2013**

TL 9149 50/675 5377

LAVENHAM WATER STREET (north side) No 37

(Formerly listed as No 38)

GVII

A late C18 or early C1 brick (painted) building with a tiled roof. Two storeys. Two window range of double-hung sashes with glazing bars, in flush cased frames on the ground storey and later casements on the upper storey. There is also a 2 window range on the east side with a central 6-panel door and one casement above.

Listing NGR: TL9180849114

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 276828

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 27-Nov-2023 at 12:44:33.







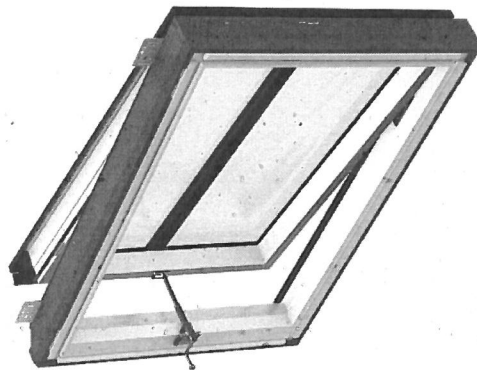




# VELUX Heritage conservation roof window, GCL

**VELUX®**

Glazing 01



The VELUX Heritage conservation roof window is designed to be in keeping with historic façade aesthetics. Slim and elegant and sitting flush to the tiles, it blends beautifully into historic roofs.

- Authentic top-hung design in keeping with heritage aesthetics
- Slimmer black exterior profile for a perfect fit
- Seamless and stunning glass-to-edge fit
- Near flush installation blends into the roofing material, in keeping with the building's original character
- Central glazing bar that fulfils the design requirement for period authenticity
- Double glazing with glass-to-edge technology that comes with premium features, including safety lamination, toughened outer glass, UV filter, easy-to-clean coating and unique rain noise reduction
- The traditional roof window winding handle mechanism combines a simple operating method with a timeless heritage design



## Application guidance operation method

The window can be installed in roof pitches between 20° and 65° to the horizontal.



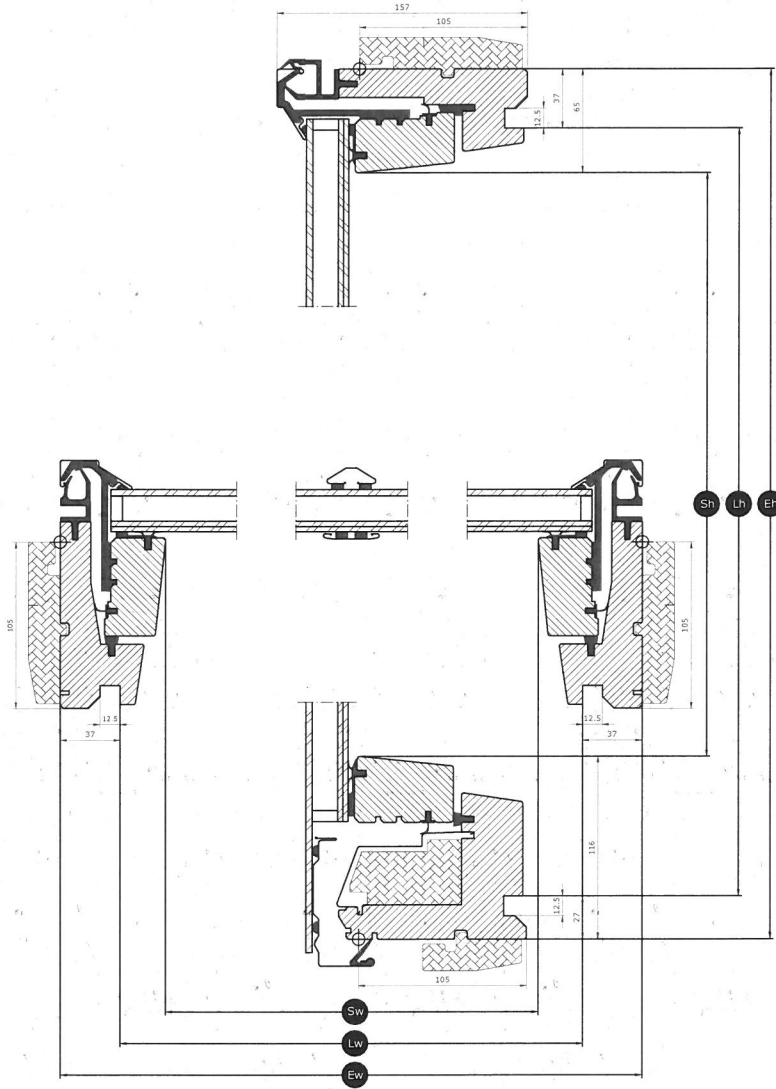
The Heritage conservation roof window GCL is a top-hung window that is operated with a hand-winder fixed to the bottom frame. The window can be opened to a maximum of approx. 150 mm. The black profiles, central glazing bar and flashing beautifully match historical buildings.

## Available sizes and daylight area

	550	660	780	942	1140
978	GCL CC04 (0.33)				
1178	GCL CC06 (0.42)	GCL FC06 (0.53)	GCL MC06 (0.65)		
1398		GCL FC08 (0.64)	GCL MC08 (0.79)	GCL PC08 (0.99)	GCL SC08 (1.23)
1600					GCL SC10 (1.43)

All measurements are in mm. ( ) = Effective daylight area, m<sup>2</sup>

# Cross section dimensions



Width		CC--	FC--	MC--	PC--	SC--
Sw	Sash aperture width	419	529	649	811	1009
Lw	Distance between lining grooves, width	475	585	705	867	1065
Ew	External frame width	550	660	780	942	1140

Height		--04	--06	--08	--10
Sh	Sash aperture height	797	997	1217	1419
Lh	Distance between lining grooves, height	913	1113	1333	1535
Eh	External frame height	978	1178	1398	1600

## Glazing features

Glazing 01		
	<b>Heat insulation</b> The low energy glazing unit reduces heat loss through the window and enhanced indoor comfort.	$U_g = 1.1 \text{ W/ (m}^2\text{K)}$
	<b>Solar gain</b> In colder climates and in rooms with large window areas, solar gain provides a better indoor climate during winter periods.	<b>0.56</b>
	<b>Solar protection</b> In warm climates and in rooms with large window areas, a sun protective glazing unit provides a better indoor climate during summer periods.	★★★★☆
	<b>Security</b> Thicker laminated inner glass increases resistance to manual attack (burglary).	★★★★☆
	<b>Safety lamination</b> Prevents glass from falling into the room in case of accidental breakage.	✓
	<b>Toughened glass</b> Adds strength to the outer glass surface to protect from wayward balls and extreme weather such as heavy storms and hail.	✓
	<b>UV filter</b> Protects your interior furnishings from fading due to the sun's harmful UV rays.	✓
	<b>Rain noise reduction</b> Rain noise reduction creates a barrier between the window and the weather outside for undisturbed moments during rainy days – or nights.	✓
	<b>Easy-to-clean</b> Dirt-repellent coating lets you spend less time cleaning and more time enjoying the view.	✓
	<b>Anti-dew</b> The anti-dew coating significantly reduces the days with dew on the outer glass and thus gives you a clear view.	

### Glazing structure

Glazing unit	Variant composition
Double-glazed	6.8 mm laminated float glass - 16 mm Argon - 4 mm toughened glass with enamel

## Technical values for the window

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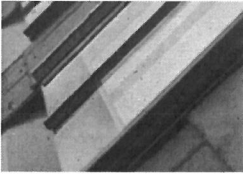
Overview of technical values for the product, covering among other, CE marking in accordance with EN 14351-2.

Window characteristics	Performance
Thermal transmittance	1.3 W/(m <sup>2</sup> K)
Light transmittance	0.75
Total solar energy transmittance	0.56
Sound insulation	35(-1;-3)
Air permeability	4
External fire performance - British	NPD
External fire performance - European	Broof(t4)
Impact resistance	3
Load-bearing capacity of safety devices	N/A
Reaction to fire	C-s1, d2
Resistance to snow load	See glazing composition
Resistance to wind load	C3
Water tightness	E900

NPD: No performance determined

## Visible features

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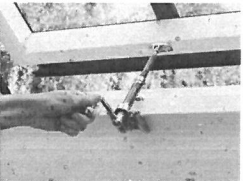
### Glass-to-edge technology

This roof window is precisely crafted with glass-to-edge technology for a seamless and stunning fit. The glass-to-edge technology allows water to run off the window easily.



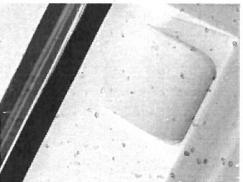
### Glazing bar

The vertical glazing bar delivers a classic, traditional look to the conservation window.



### Hand-winder

The window is delivered with a hand-winder that is fixed to the bottom frame. When the handle is turned, the winder pushes out the window sash approx. 150 mm.



### Blind bracket, manual

Easily install blinds on the window without the need for extra tools. Simply click on the blind in the pre-fitted brackets.



### Gasket

Forming the air and sound seal between the frame and sash.

### Data plate

Every VELUX roof window has a unique data plate with information that can be used to look up CE marking documentation, when purchasing accessories or in case of service or replacement.



## Interior finish

Material Description	White-painted Finished with triple coat, white painted.
Colour code NCS, inner surface	S 0500-N
Colour code nearest RAL, inner surface	9003

## Exterior covers

Material Description	Aluminium, black Black
Colour code NCS, outer surface	S 9000-N
Colour code nearest RAL, outer surface	9005

## Cleaning and maintenance



The window can be cleaned inside with ordinary household cleaners. Cleaning of exterior glass must be done from the outside, but to reduce the frequency for exterior cleaning of the glass it comes with an easy-to-clean coating.



VELUX repair and maintenance kits are available.

## Guarantee period



The full terms and conditions of the VELUX Product Guarantee are available on our website [www.velux.co.uk](http://www.velux.co.uk) or [www.velux.ie](http://www.velux.ie)



## Flashings and installation products

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### Flashings

The Heritage conservation roof window is constructed with a built-in insulation collar in the window frame. Install the VELUX Heritage conservation roof window by using a genuine VELUX flashing solution into slates and plain tiles. Our EDU 1500 flashing is designed specifically for the exact size and shape of the Heritage conservation roof window and includes underfelt collar BFX to create a perfect weathertight fit. The flashing is made by use of aluminum only.

## Blinds, awnings and shutters

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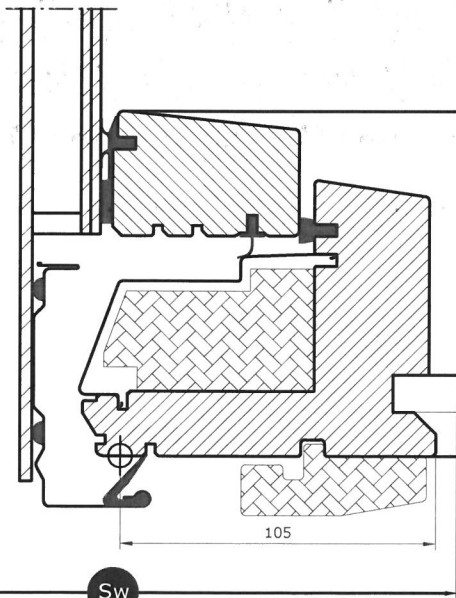
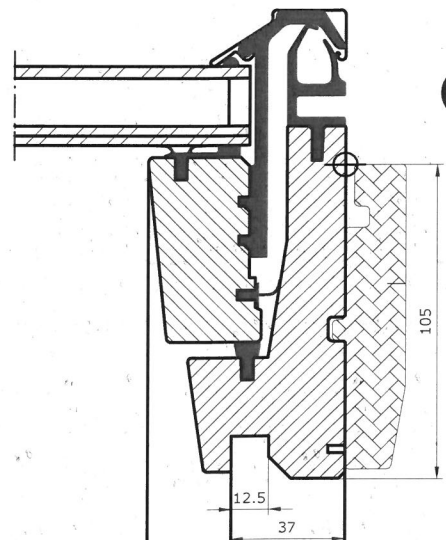
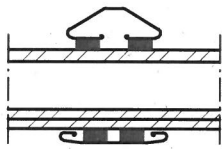
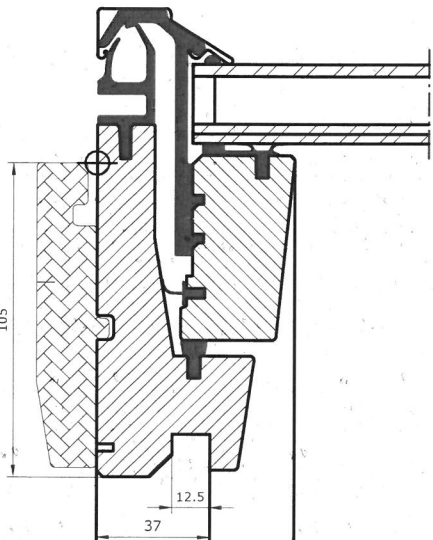
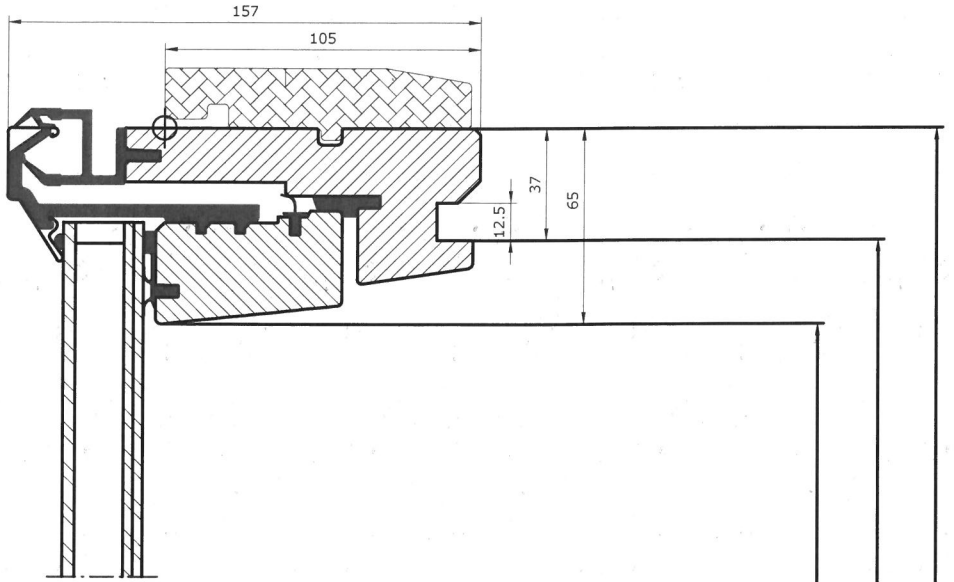
VELUX Heritage conservation roof window is compatible with translucent and blackout energy interior pleated blinds for ultimate light control. Please contact your local VELUX sales company for more details.

## Further information

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We reserve the right to make technical changes.

For more information on our products, please visit <https://www.velux.co.uk> or <https://www.velux.ie>.

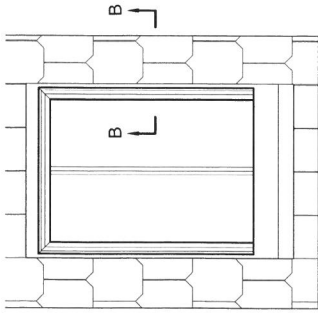


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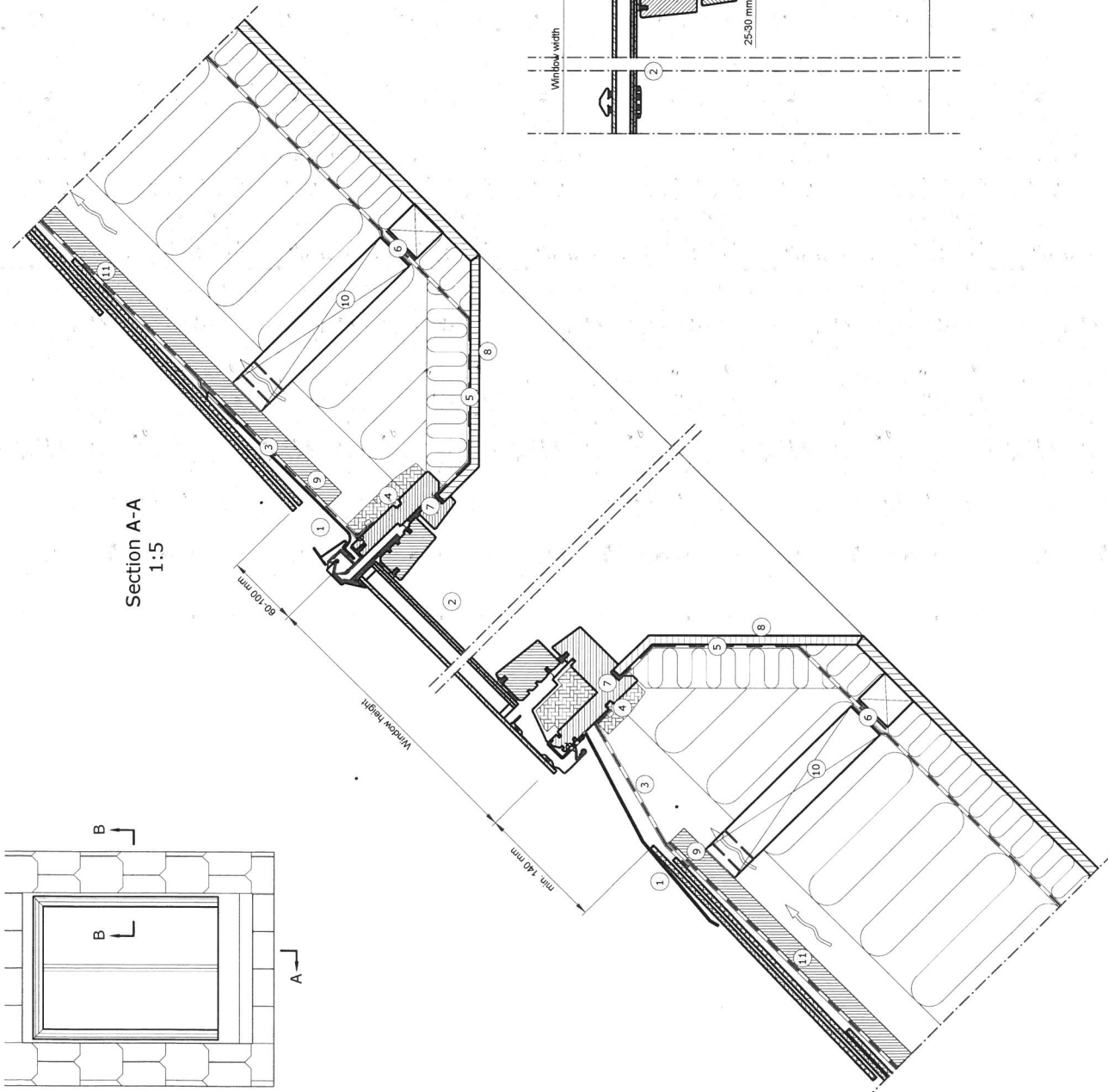
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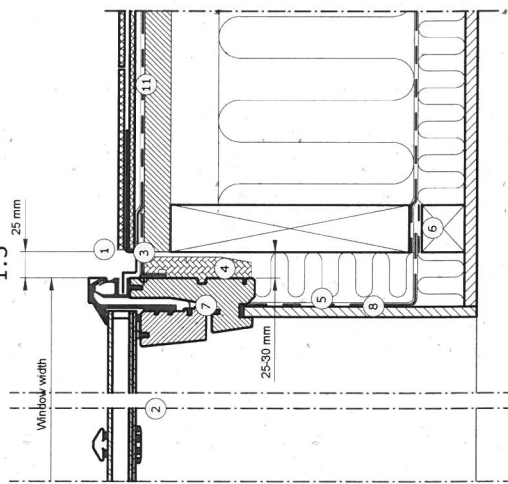
Ew



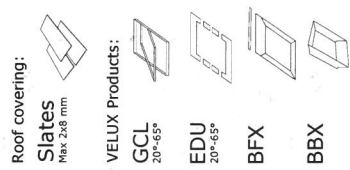
Section A-A  
1:5



Section B-B  
1:5



- 1 VELUX flashing (EDU 20°-65°)
- 2 VELUX window (GCL 20°-65°)
- 3 VELUX underfelt collar (BFX)
- 4 VELUX insulation frame (Pre-installed on GCL)
- 5 VELUX vapour barrier (BBX)
- 6 VELUX vapour barrier tape (BBX)
- 7 Gasket on BBX in window rebate
- 8 Lining (non - VELUX)
- 9 Sarking board (Non VELUX)
- 10 Trimmer where necessary (Non VELUX)
- 11 Felt/breather membrane (Non VELUX)



VELUX window sizes:

Size	Width (mm)	Size	Height (mm)
CC--	550	-K04	978
FC--	660	-K06	1178
MC--	780	-K08	1398
PC--	942	-K10	1600
SC--	1140		

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File name: GCL + EDU DRAFT2

Drawing no.: ---    SC0: ---

Create date: 16.12.22    Rev. date: ---    Format: A3    Scale: 1:5