



DESIGN & ACCESS AND HERITAGE STATEMENT

**BARN STREET BOUNDARY WALL
THE GROVE
5 LADY STREET
LAVENHAM
SUFFOLK**



Client: Nigel Evans
The Grove
Lady Street
Lavenham
Sudbury
Suffolk CO10 9RA

Prepared by: The Morton Partnership
Brunel House
Norwich Road
Halesworth
Suffolk IP19 8HX

Date: January 2024

Ref: CJS\EJM\22764~das01_REV -

Introduction

The Grove, 5 Lady Street is a large, detached, listed property, sitting in extensive grounds in the centre of Lavenham. Part of the boundary wall against Barn Street is constructed in flint and brick, partially retaining the higher garden level.

Historic England's listing description is reproduced below. It should be noted that these listings are not always accurate, as evidenced in this listing where the property is described both as grade II and grade II*. A full copy of the listing is also included in Appendix A.

1. LAVENHAM LADY STREET 5377 (east side) No 5 (The Grove) TL 9149 50/593 23.1.58 II GV 2. A large house standing back in its grounds with the front facing south, probably originally a clothiers house of C15-C16 origin. The south block was completely refaced in grey brick in the C18. Roofs tiled. The south block has a parapet and stucco cornice with arched modillions. Two storeys. The south front has outer 2 storeyed splayed bays and a central Venetian window surmounted by an open pediment. A central doorway has a Tuscan doorcase with plain columns and an open pediment. Two gabled dormers behind the parapet. The timber-framed and plastered wing to the north has a variety of small windows including an old restored mullioned window. There is an old ridge chimney stack with 2 short octagonal shafts and a large modern gabled dormer. The interior has fine panelled rooms and moulded beams. The front rooms have good C18 panelling.*

Listing NGR: TL9160949225

Assessment

The Morton Partnership first visited this site on 21 June 2007 to inspect a section of the boundary wall at the rear of the property running along Barn Street, which was leaning. Two buttresses had been added to the external face, but these appeared to be ineffectual. The conclusion of this inspection was that the wall was currently stable, although crack filling should be carried out and monitored.

The Morton Partnership were again asked to visit site, and did so on the 15 December 2023. This was to further inspect the leaning section, as part had now collapsed.

The wall is divided into four bays by engaged brick piers, is approximately 14.5m long, with the topography being that the road rises along Barn Street towards the centre of the town. At the south end there is a short return of around 2.6m running into the neighbour's driveway (6 Barn Street).

The wall itself is approximately 330mm wide and surmounted by brick coping, with the wall below of principally flint construction, but with bands of brickwork. The lowest band is of two courses of conventionally laid brick, whilst the two upper bands being bricks laid on edge, but diagonally (see drawings). The wall is retaining with the soil behind being at 600mm or more higher than the pavement level. There is a series of trees behind the wall and in relatively close proximity.

At the south end, one bay, approximately 2.8m long, has collapsed which seems is clearly related to root pressure from the tree behind, acting on the rear face.

To the rear, it is possible to see that there are modern bricks, included in the construction, suggesting a possible re-build in more recent times (possibly/suspect 1960s). The return section to 6 Barn Street has also been lost, although the image from Google Earth (Streetview) shows that this appears to be a recent brick plinth with timber fence panelling above.

Amount

We consider that the tree to the south end should be removed to allow the section of wall to be re-built in a structurally stable manner (through separate application). The other trees can be retained but will need to be managed to try and reduce future growth.

It will be necessary to rebuild the wall over the collapsed length and our drawings show the extent of this and also the form. The existing details will be replicated including the brick coping, the band courses and the engaged piers. It should be noted that the brick banding detail was different in this bay prior to collapse; the bricks being arranged in 2No. bands of stretcher bond, not diagonally laid. The photos in Appendix B show the wall circa 2007 with this detail evident. Any shortfall in bricks, including the coping bricks, will be made up in new bricks to match existing in colour, texture, size and for the copings the profile also.

The mortar will be lime based in a 1:3 mix with 60% sharp sand and 40% washed soft. Samples should be prepared for consideration prior to full works proceeding.

From the historic photos it can be clearly seen that there was a buttress to this south end where the collapse has occurred, no doubt added to counter the action of the tree growing. However, we do not see the need to rebuild this, if the tree behind is removed and we reduce the earth that the wall retains. We consider that the existing foundations should be adequate to be re-used but will need to be checked with some trial holes. The rear face should have all the vegetation removed to allow this to be fully assessed.

In addition to the re-building to the south end, we recommend that the remaining length of walls should be repaired. This will include removal of all moss and vegetation, and then mainly repointing works.

To the south end the lost plinth courses should be re-built and then replacement timber fence panels installed to replicate the original – see drawings.

Scale

Please refer to TMP drawings.

Layout

Please refer to TMP drawings.

Appearance

Please refer to TMP drawings.

Access

Access will remain unchanged.

APPENDIX A
HERITAGE ENGLAND LISTING

THE GROVE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1351531**

Date first listed: **23-Jan-1958**

List Entry Name: **THE GROVE**

Statutory Address 1: **THE GROVE, 5, LADY 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: **THE GROVE, 5, LADY 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: **TL9160949225**

Details

1. LAVENHAM LADY STREET 5377 (east side) No 5 (The Grove) TL 9149 50/593 23.1.58 II* GV 2. A large house standing back in its grounds with the front facing south, probably originally a clothiers house of C15-C16 origin. The south block was completely refaced in grey brick in the C18. Roofs tiled. The south block has a parapet and stucco cornice with arched modillions. Two storeys. The south front has outer 2 storeyed splayed bays and a central Venetian window surmounted by an open pediment. A central doorway has a Tuscan doorcase with plain columns and an open pediment. Two gabled dormers behind the parapet. The timber-framed and plastered wing to the north has a variety of small windows including an old restored mullioned window. There is an old ridge chimney stack with 2 short octagonal shafts and a large modern gabled dormer. The interior has fine panelled rooms and moulded beams. The front rooms have good C18 panelling.

Listing NGR: TL9160949225

Legacy

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

Legacy System number: **276744**

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 22-Jan-2024 at 12:20:34.

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End of official list entry



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APPENDIX B
PHOTOGRAPHS

RE: THE GROVE, LADY STREET, LAVENHAM, SUFFOLK – BARN STREET BOUNDARY WALL



BAY 1 – SOUTH END



BAY 2



BAY 3



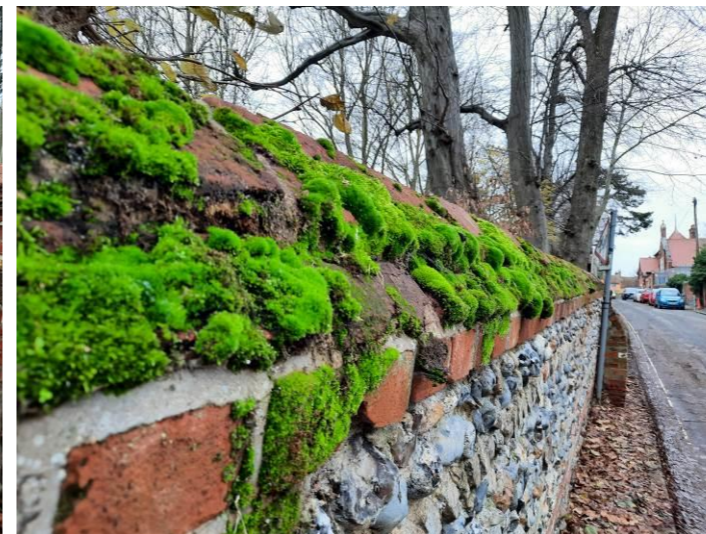
BAY 4 – NORTH END



RETURN AT SOUTH END



VIEW ALONG WALL LOOKING SOUTH



COPING



PART VIEW OF COPING



VIEW AT SOUTH END WITH TREE BEHIND



VIEW OF SOUTH END CIRCA 2007



VIEW OF RETURN PRIOR TO COLLAPSE © GOOGLE EARTH



REAR FACE WITH MODERN BRICKS