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62 FRIARS STREET  
SUDBURY  
SUFFOLK  
CO10 2AG

## DESIGN & ACCESS STATEMENT

DATE: 19<sup>TH</sup> JANUARY 2024

OUR REFERENCE: 24-001-AS



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## **1. INTRODUCTION**

The following Design & Access Statement is for proposed works at 62 Friars Street, Sudbury, Suffolk, CO10 2AG and should accompany all submitted documents.

The proposed works consist the removal of the existing sand and cement render and replacement with traditional lime render, replacement of pentice boards with lead covering and replacement timber corner boards.

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## **2. LAND USE**

The site is located within the market town of Sudbury. It is currently used as a private residential dwelling and there is no proposal for the change of use to this building within this application.

## **3. DEVELOPMENT AMOUNT**

This application is for the removal of the existing sand and cement render to the elevations on the site at No 62 Friars Street. There are no proposals to extend or erect any new buildings on site within this application.

## **4. SITE LAYOUT**

The main dwelling is located to the south of the site and is sited characteristically longways to the public highway. There are no proposals to alter this and the overall site layout will remain the same within this application.

## **5. DEVELOPMENT SCALE RELATIONSHIP**

The scale of the existing dwelling will not be altered within this application and will remain the same height, width and length.

## **6. LANDSCAPING**

Existing landscaping to the site will remain as existing and not be altered within this application.

## **7. DESIGN RATIONALE**

The proposed is to remove all of the existing sand and cement render that is on the elevations of the existing main dwelling and replace it with a more traditional lime render which will allow breathability to the structure behind.

Isolated repair works to the timbers behind this modern render may be required but will be undertaken in a traditional manor using the appropriate carpentry joints, while the frame is exposed lambswool insulation will be installed between the studs before a breathable membrane is fixed to these studs of the building and laths fixed over this using stainless steel fixings.

Render drip and corner beads will be fixed where required and the first coat of lime render with fibres will be applied and left to dry before a topcoat of lime is applied and finally painted with a suitable breathable paint to match the existing.

In addition to the render works some repair works will be undertake to the frame of the window on the north elevation that can be seen in the appendix and site photos document submitted within this application, rotten timber will be cut out and have a new section spliced into the frame then painted to match the existing.

W1 and W2 will have new timber pentice boards installed above the windows and dressed with a lead covering. Timber corner boards will be removed and replaced with a new timber board then painted to match the existing timberwork on the dwelling.

## **8. PROFESSIONAL INVOLVEMENT**

Due to the simplistic nature of the application no external community members or professionals were consulted prior to the application. If the application was of a more substantial size the application would have been submitted for a pre-consult.

## **9. PLANNING POLICIES ASSESSMENT**

Relevant local and national government policies have been reviewed in relation to this application.

## **10. SITE ACCESS**

The existing access to the property will not change.

## 11. BIBLIOGRAPHY

- Design and access statements guide, CABE, 2007
- The Essex Design Guide, ECC, 1997
- <http://www.heritagegateway.org.uk>
- <http://www.colchester.gov.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

## 12. APPENDIX 1 – ROTTEN TIMBER IN WINDOW FRAME



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