

DESIGN & ACCESS STATEMENT (INC HERITAGE STATEMENT)

Introduction:

This document has been prepared by Tricker Blackie Associates on behalf of Mr A Evans for making alterations to 57 High Street. Lavenham. Suffolk. CO10 9PY.

57 High Street is Grade II listed of 16th or 17th century origin. It is a timber framed plastered building attached one side to No58, also known as Yaxley Cottage, and is outside the conservation area of Lavenham.

Pre-app advice was sought from Babergh DC Heritage Team in June 2022 under reference DC/22/02793.



Description:

The house is a gable fronted with thick cast render at first floor and a thin layer of render at ground floor on the west elevation (scribed to give the appearance of stone ashlar blocks) on brickwork, set beneath 20th century pan tiled roof.

The windows on the street elevation (west) are of simple joinery, with simple bullnosed round mouldings and is of mid to late twentieth century date. Windows contain single glazing.

The window on the rear elevation (east) at first floor is an early to mid 20th century small pane sash window with later adaption. Again, the window contains single glazing.

Requirement:

The requirement is to replace both windows on the west elevation along with the render at ground floor and to replace the window at first floor on the east elevation.

Need:

The building is poorly insulated and in particular, the single glazed windows that have limited thermal insulation. The first floor window on the east elevation is in poor condition. With high energy costs and encouragement to reduce energy use, the desire is to provide a reasonable living environment suited to meet 21st century expectations by reducing the amount of glazing and using better performing windows. See Appendix B showing the condition of glass.

Heritage:

57 High Street has the following entry.

LAVENHAM HIGH STREET 1. 5377 (east side) No 57 TL 9149 50/568 21.3.62 II 2 A C16-C17 timber-framed and plastered building with a gable to the street. Roof of modern tiles. Originally jettied on the upper storey and now underbuilt on the ground storey. Two storeys. Renovated, with sham timber-framing on the front. One window range, a casement window on the upper storey and an early C19 former shop window on the ground storey.

The current owner/applicant understands that the property is, and never has been a shop.

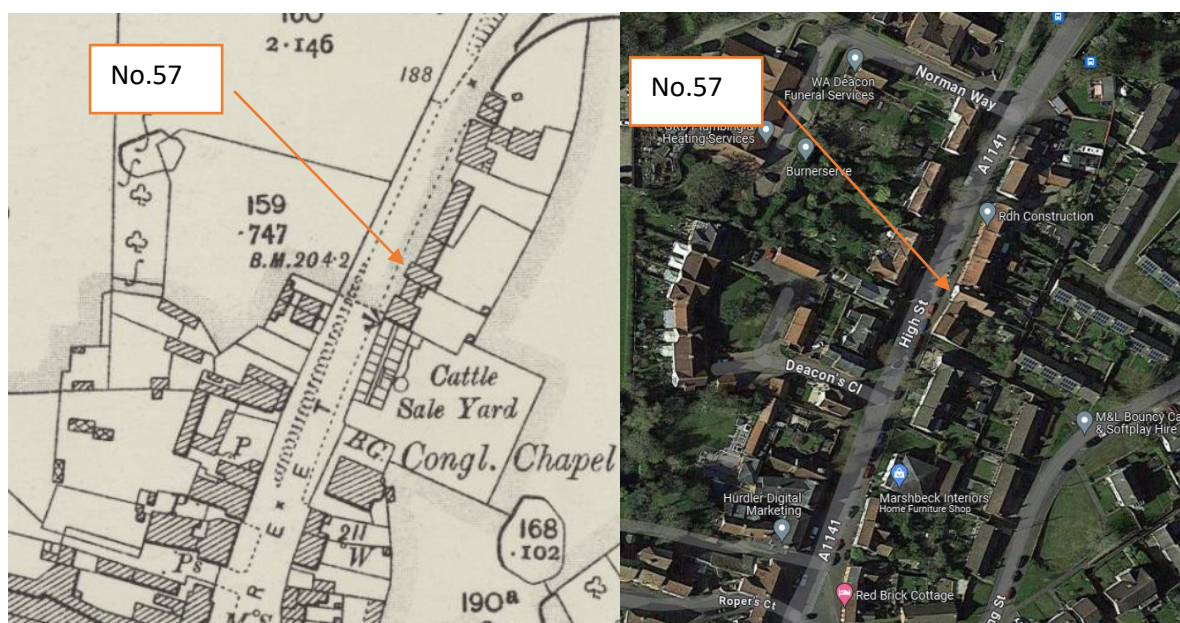


Fig 1

Extract from map dated 1892-1914 with current map (Google map)

Background:

Pre-application advice was sought from Babergh DC, a copy of this is contained within Appendix A. The house has undergone a number of historic alterations.



Fig 2. Early photographic evidence (Fig 2) shows the west elevation containing 3No sash windows, a uniform rendered appearance and a pantiled roof.



Fig 3. By the early 20th century, the pantile roof covering has been replaced with slates, the render removed and replaced with applied 'sham' timber framing to a jettied first floor and the two windows at ground floor replaced by one large window.



Fig 4. Both 57 and Yaxley Cottage were subsequently renovated.

Proposals:

The principle is to revert to sash windows and make sympathetic alterations to enhance the appearance of the west elevation.

The proposals are to replace the first floor window and to alter the fenestration at ground floor on the west elevation and to alter the fenestration at first floor on the east elevation.

West elevation – the side hung casement window at first floor is to be replaced with a sash window. The ground floor window is to be removed, the structural opening reduced and a new sash window installed. The render at ground floor is to be removed and replaced with a lime render finish and decorated.

East elevation – the sash window is to be removed, the structural opening reduced and a new sash window installed. Render to be made good to match adjacent.



Fig 5 West elevation



Fig 6 East elevation

Appearance:



Proposed West Elevation



Proposed East Elevation

The windows will be timber framed spiral balanced sash widows painted gloss white and containing 4/12/4 double glazed sealed units.

Prepared by Ian O'Hanlon BA (Hons) Arch Dipl Arch RIBA

Tricker Blackie Associates Ltd

January 2024

Appendix A

Philip Isbell
Chief Planning Officer – Sustainable Communities

Babergh District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.babergh.gov.uk



Mr Andrew Evans
57 High Street
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Sudbury
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Please ask for: Natalie Drewett
Your reference: PPA425434581
Our reference: DC/22/02793
E-mail: heritage@baberghmidsuffolk.gov.uk
Date: 1st July 2022

Dear Mr Evans

Proposal: Heritage Pre-application Enquiry. On site meeting and written response - Various works.

Location: 57 High Street, Lavenham, Sudbury, Suffolk CO10 9PY

Site Meeting Date: 07/06/2022

Thank you for your request for pre-application advice. I have reviewed the details submitted and provide the following information and advice:

Site Constraints:

57 High Street is a grade II listed timber framed and plastered building of 16th or 17th century origin, outside the Conservation Area of Lavenham. The adjacent property, no. 58, is also grade II listed as Yaxley Cottage.

The submitted 19th century photo indicates that a single storey building with dormer windows, possibly an earlier hall, existed to the north east. This was demolished to make way for the current terrace of brick houses. These are dated 1909. This photo could indicate that no. 57 was the cross wing to this earlier hall. But it may have been associated with Yaxley Cottage, or it could be a stand-alone shop with gable end frontage.

The property has undergone a number of historic alterations. The form of the building, steep roof pitch and proportions give clues to its earlier date, but its 16th century origins are only evident from the surviving crown post in the attic. This is a simple square crown post with four arch braces, two to the collar and two to the collar purlin. The house otherwise has late 19th century (or later) internal and external features throughout. The 19th century photo indicates that the front, street, elevation had two vertically hung sash windows on the ground floor and a single central sash window on the first floor. The front is shown flush and plastered in this photo. Later historic photos show a multi pane shop window on the ground floor and a casement window on the first floor, of transom and mullion form.

The list description states the house would have been jettied and has been underbuilt. The ground floor of all but the south elevation has been underbuilt with brickwork. This may have been carried out

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at the same time as the construction of the adjacent terrace, but it may be earlier. The later 20th century photographs show a "reconstructed" late medieval frontage. The applied "sham" timber framing to the first floor mentioned in the list description no longer exists and both the shop window and the first-floor window are mid twentieth century in date, and may possibly be replacements of earlier windows. The building has a thick roughcast render on the upper floors and a corrugated 20th century pan tiled roof, these are early- mid twentieth century in character. The rear half of the property appears to be almost entirely 19th century in date, including the roof structure and single storey attached kitchen, with windows and doors contemporary with this date.

The significance of the house is largely due to its earlier origins, but the later nineteenth and early 20th century alterations evidenced by the photographic records do have both historic and architectural interest.

Description of Proposal:

Heritage Pre-application Enquiry. On site meeting and written response - Various works.

Plans & Documents Considered:

The plans and documents recorded below are those which have been considered:

Supporting Statement Building Survey Report - Received 13/06/2022

Photograph Estate Agent Particulars - Received 13/06/2022

Photograph Stud wall - Received 13/06/2022

Photograph Brickwork front wall - Received 13/06/2022

Photograph Historic photographs - Received 13/06/2022

Relevant Planning History:

B/11/01085	Erection of a single storey rear extension to existing rear extension.	Granted 01/11/2011
B/11/01086	Application for Listed Building Consent- Erection of a single storey rear extension to existing extension.	Granted 01/11/2011
B/12/00578	Application for Listed Building Consent - Erection of a single-storey rear extension to existing extension and rendering of existing lean-to.	Granted 02/07/2012
B/14/00953	Application for Listed Building Consent - Internal Alterations, Demolition of rear cloakroom, utility space. Installation of french doors.	Granted 13/10/2014

Relevant Planning Policies:

CN01 - Design Standards

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CN06 - Listed Buildings - Alteration/Ext/COU
CS15 - Implementing Sustainable Development

Officer Assessment:

Replacement/ adaptation of windows

The main focus of the enquiry is the potential updating or replacement of existing windows to improve the thermal performance. Most of the windows have secondary double glazing. This is the least invasive way of improving the thermal performance of historic windows. Windows to the rear of the property, including those in the kitchen and back living room, are nineteenth century, with some original glass. They have historic value and their replacement with replica double glazed windows would not be supported.

The window in the back bedroom is an early- mid 20th century small pane sash window with a later adaptation. It has been partially replaced and the lower sash does not appear to fit the window. Although attractive, the later alteration has affected the interest of this window. I consider that there is potential for this window to be replaced with a window with improved function.

There is no objection to the replacement of the small window to the rear at first floor level and the later modern storm proof windows in the rear lean-to with double glazed windows.

The windows to the front elevation have very simple joinery, with simple bullnose round moulding. The accompanying furniture and the simplicity point to a mid-late twentieth century date. They have very little significance. The proportions of the first-floor window reflect those of an earlier 19th century sash window, and with the photographic evidence to support this, there is no objection to the replacement of this window with a sash window incorporating a slim form of double glazing. The joinery should closely replicate the slim sightlines and fine, through, glazing bars of a single glazed 19th century sash window. Any double glazing should be face putty fixed. There is not necessarily any objection to the reinstatement of two sash windows on the ground floor of the front elevation to reflect the 19th century form. However, the adaptation of the existing 20th century window to receive double glazing would be less invasive and involve much less alteration to the current external appearance of the building. The glass in the existing shop window is plain annealed modern glass and the joinery sections substantial enough that they could be routed out to receive thicker double-glazed units.

Replacement of render

The ground floor of the front elevation is brickwork with a very thin layer of render. I have looked at the photo of the corner brickwork exposed when the corner moulding was replaced and I do not think this finish is ceramic or other tiles, but is, as the surveyor outlines in his report, render scribed to give the appearance of stone ashlar blocks. The removal of the render to expose the bricks would match the north elevation, but it is likely to be difficult and damage the faces of the bricks. I have also noted that the ogee moulding to the top of the plinth is present in the 19th century photograph. This indicates to me that the plinth and this detail, and/or the underbuilt frontage may not be part of the later 20th century alterations but relate to an early development of the building. It was common for jettied timber framed buildings to be underbuilt in brickwork in the 19th century and this was usually rendered. The sash windows in this photograph are six paned and without horns to the stiles and are likely to be pre-1850 in date. Given the size of the existing shop window and the amount of disruption to the front elevation involved to install it, the existing render is probably largely a replication of the earlier finish. However, I am not convinced that the brickwork was ever intended to be seen as a fair face on the

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ground floor of this elevation. Therefore, on reflection, I do not think it would be appropriate to expose the brickwork on this elevation.

The rough cast render is a later development and there is no objection to the replacement of the small, isolated band at first floor level on the rear elevation with a smooth render. Any replacement render should be lime putty based and applied on timber lath.

Other items:

Repainting of the property - The colour of the building was changed under application number DC/20/01076. There is no objection to the colour changing back to a Suffolk pink. A change of colour form can be found on the following link: [Changing the external colour of a listed building? » Babergh Mid Suffolk](#)

Wood burning stove - the replacement of the existing gas fire with a woodburning stove and installation of a separate twin walled flue liner would not require listed building consent.

Removal of plasterboard to expose timber framing on south wall in the back living room and installing insulation between timber frame members. - I understand that the current plasterboard lining was installed by the previous owner without the benefit of consent. If this is the case, there would be no objection to its removal. The insulation of the timber frame would depend entirely on whether any historic infill panels or finishes, such as lath and plaster survive. The loss of historic fabric to facilitate the installation of insulation would not be supported. I recommend some limited opening up of the plasterboard to establish the nature of the lining and that of the underlying timber framed wall to inform this part of the proposal moving forward. Although this involves undoing unauthorised works, it also involves alterations to make good or improve the fabric. Listed building consent would therefore be required.

Conclusion:

There is potential for some replacement, or adaptation, of windows in order to improve their thermal performance where this would not affect special interest, as outlined above. These works will require listed building consent.

The exposure of the brick underbuilding on the ground floor of the front elevation is unlikely to be supported.

There is capacity for adaptation of later alterations, but more information is required before I can advise whether these would be appropriate.

This advice is informal officer opinion only and made without prejudice to the formal determination of any application. If you want a formal opinion then you will need to make an application with its associated supporting documentation, plans and fee. All applications will be subject to consultation and publicity and any proposal may be subject to a call-in by a Councillor for determination at Development Control Committee.

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Application Submission:

Our Joint Local Validation Checklist sets out the details required for each application and this is available at <http://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/>. However, on the basis of the information provided I would particularly draw your attention to the need to provide:

- As Existing Plans and elevations of the house in order to identify windows that are to be adapted/ replaced and areas of plasterwork affected
- Heritage Statement
- Large scale elevations of windows as existing and proposed (eg 1:20)
- Large scale joinery details of proposed windows (e.g. minimum of 1:5)
- Workmanship and material specification of any new plasterwork, including the support (eg lath)

This is not an exhaustive list of all documents and information which need to support your application, as mentioned above please consult the Joint Local Validation Checklist. We recommend that applications are submitted on the Planning Portal, which also provides further advice on making planning applications: <https://www.planningportal.co.uk> As part of any application you will need to submit the appropriate CIL form, which is available on our website.

I hope that this provides useful information with regards to your enquiry. If you have any queries in respect of this letter, or require clarification of issues, please do not hesitate to contact me. If you would like further discussion with regards to the detail of the proposal this would be subject to a charge for further advice, see www.babergh.gov.uk for further details.

Yours sincerely

Natalie Drewett – Principal Heritage Officer
on behalf of Philip Isbell – Chief Planning Officer – Sustainable Communities

Please note that any advice provided by the Council's Officers is informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it will not constitute a formal response or decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity. Although the Case Officer may indicate the likely outcome of a subsequent planning application, no guarantees can or will be give about the decision.

Please also note, responses to pre-application enquiries are only valid for six months from the date of receipt. You should seek confirmation that circumstances have not changed if you are submitting an application outside of this period.

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Appendix B



Image taken on 18/01/2024 showing frost on the glass of first floor west facing window.



Image taken on 18/01/2024 showing frost on the glass of ground floor west facing window.