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HERITAGE STATEMENT

FOR REPLACEMENT WINDOWS & DOOR, REPAIRS TO EXTERNAL RENDER AND INTERNAL ALTERATIONS TO FORM NEW GROUND FLOOR CLOAKROOM & LARGER 1ST FLOOR BATHROOM AT

Moot Hall,
Well Lane, Clare,
Sudbury,
CO10 8NH

Date: February 2024

Understanding Moot Hall:

The house became Grade II listed on the 19th December 1961,

CLARE Well Lane (South Side) Moot Hall

(Formerly listed as part of Sadlers Cottage and Premises occupied by Deeks (Tobacconist))

'GV II A C17 timber-framed and plastered house built on part of the site of the medieval Moot Hall. Refronted in the C18. 2 storeys. 2 window range, double-hung sashes with glazing bars, in cased frames. A central doorway has a plain architrave and hood. Roof tiled. A crow stepped wall to a later addition extends on the east side.

All the listed buildings in Well Lane with Nos 1 to 8 (consec) and No 31 Church Street, all the listed buildings in Market Hill, Nos 1 to 8 (consec) Malting Lane, Stone Hall and Nos 36 to 40 (consec) Nethergate Street and all the listed buildings in Station Road form a group.'

Listing NGR: TL7700945286

On Heritage gateway there are 117 listed buildings within 500m of the house. There are 26 archaeological records within 500m. There are 40 excavation records within 500m. The property is located within a conservation area and a village character area. The site is in Flood zone 1, which is a low probability of flooding from rivers and seas.

The house is a C17-18th timber framed building and some flint construction at low level on the rear, under a slate roof, with sash and casement windows.

Significance:

The existing external walls consist of painted render (low significance) over brick & some flint (high significance)

The existing external door to the kitchen is flush panel part glazed 20th century (low significance)
(Figs 2 & 3)

The existing small kitchen window is a 20th century timber fixed pane and fanlight window
(low significance)
(Fig 4)

The existing 1st floor bathroom window is a 20th century timber single casement and fanlight window
(low significance)
(Fig 5)

The existing kitchen cupboards are 20th century (low significance)
(Fig 6)

The existing 1st floor landing cupboard and partition forming the bathroom is 20th century (low significance)
(Fig 7)

The Approach:

Careful removal of cracked and blown sand cement render to front and side walls of existing crow stepped historic addition (Figs 1a & 1b) which has been allowing rain penetration at high level.

Carry out conservation repairs to capping stones as necessary.

Replacement windows (2no) and door (1no) to be timber conservation design with slim-line double glazing all as detail section drawing 2345 PD 202 and Plans/Elevations 2345 PD 201.

Proposed Works:

External Plaster Repairs: The proposal is to carefully remove the existing sand cement render from the brick substrate at high level below wall capping (Fig. 1a & b)

Figure 1a

Remove the sand cement render to the top half of wall to a point where the existing render is fully adhered to the brick substrate and on an existing horizontal ashlar line, using hand tools to prevent damage to the surface of the brick.

Allow the brickwork to dry out.

The surface of the existing brick is to be cleaned and the joints raked back (10mm) to provide a key for the undercoat. Water will be applied to provide sufficient suction and a dubbing out coat applied if there are areas with damaged joints/defaced surface. Strength of plaster to be compatible with brick substrate.

Apply lime plaster to the exposed brickwork to an Anglia Lime specification suitable for external plaster over a brick substrate.

The edges of the exposed line of existing render should be slightly undercut to help provide a key for the repair.

New plaster finishing coat is to form a flush surface with the existing render line.

Plaster repair is to match existing ashlar pattern.

Redecoration with breathable external quality paint to match the existing colour.

Figure 1b

The surface of the wall at lower level is to be investigated to confirm that there are no other areas of cracked/blown render and that the remaining areas are in sound condition.

ALL IN ACCORDANCE WITH ANGLIA LIME SPECIFICATION PREPARATION AND APPLICATION RECOMMENDATIONS

The new area of plaster as well as all existing external walls are to be finished in a breathable external paint system, colour to match the existing walls. New and existing windows will also be decorated/redecorated to match the existing colour of the windows.

Replacement Windows and Door:

The existing kitchen window and external door and bathroom window are all modern and of non-traditional design.

They will be replaced with timber joinery of a traditional flush casement design with horizontal glazing bars integral with slim double glazing as indicated on drawing 2345 PD 201 and detail section drawing 2345 PD 202.

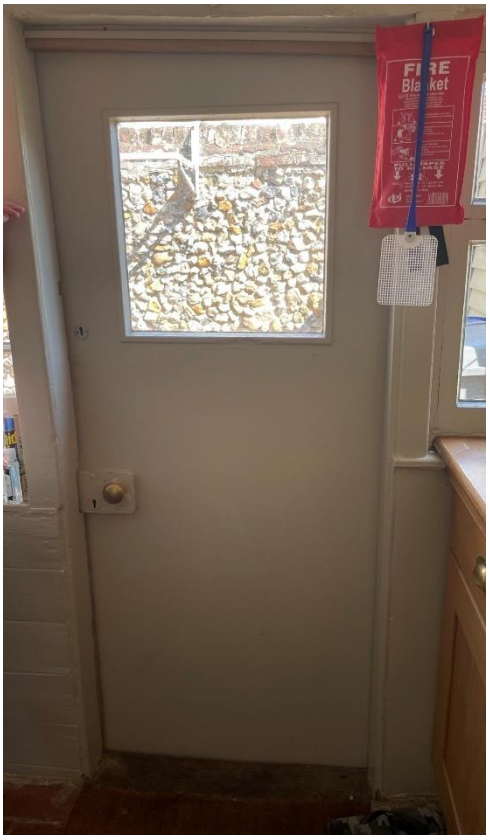
The internal alterations in the kitchen to form a downstairs cloakroom will not affect any historic fabric. The new cloakroom will replace a modern cupboard space.

The internal alterations at 1st floor to extend the bathroom into the existing cupboard will not affect any historic fabric. The insertion of a new shower into the existing cupboard space will require removal of a section of modern partition wall and a cupboard door which will be infilled.

Pre-application advice: Telephone conversation (14.06.23) and email correspondence following with Ms C Leveson. NOTE: The proposed addition of the downstairs cloakroom to the existing kitchen has been included in the application subsequent to contact with the Conservation Officer.

Impact table for the proposals:				
	Proposal	Significance of affected material	Impact	Reason, approach and Mitigation
1)	Removal of the sand cement render below the capping to the crow step brick wall (of brick addition) as identified above to be carefully removed by hand. Repair with non-hydraulic lime plaster to Anglia Lime specification, pattern as existing. It will be painted with a breathable mineral paint to match the existing colour.	Low – cracked sand cement render.	Positive conservation impact.	The existing sand cement render is cracked at high level which is allowing water penetration into the historic fabric. The repairs will be carried out in a breathable lime plaster which will protect the brick substrate.
2)	New plaster and all existing external walls are to be finished with breathable mineral paint suitable for substrate and environment conditions. Colour to match existing house.	Low significance where substrate is sand cement render. High significance where substrate is brick/flint/lime plaster.	Positive conservation impact	Redecoration with a breathable paint system will protect the new and any existing lime plaster.
3)	The existing flush panel part glazed external kitchen door is 20th century and is to be removed.	Low significance	Positive conservation impact	Replacement with a high quality joinery traditional style timber door will enhance the appearance of the listed building. Breathable paint finish to match existing colour.
4)	The existing (small) kitchen window and 1st floor bathroom window are 20th century and are to be removed.	Low significance	Positive conservation impact	Replacement with a high quality joinery traditional style flush casement timber windows will enhance the appearance of the listed building. Breathable paint finish to match existing colour.
5)	Removal of modern cupboard doors and framing to kitchen	Low significance	No loss of historic fabric	The provision of a downstairs cloakroom improves the viability of the listed property as a family home. The installation is reversible.
6)	Removal of modern cupboard door and section of bathroom partition	Low significance	No loss of historic fabric	The provision of improved bathroom facilities improves the viability of the listed property as a family home. The installation is reversible.

Photographs:



Figures 2 & 3: External and internal view of modern external door to kitchen to be replaced with traditional style external door

Figure 4: Existing kitchen window to be removed and replaced with traditional timber flush casement window

Figure 5: Existing bathroom window to be removed and replaced with traditional timber flush casement window

Figure 6: Modern kitchen cupboards to be removed and replaced with partition and door to form new downstairs cloakroom

Figure 7: Existing landing cupboard door to be removed and opening infilled