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37 BRIDEWELL STREET, CLARE
DESIGN & ACCESS HERITAGE STATEMENT (WITH SCHEDULE OF WORKS)

CONTENTS

1.0	Introduction
2.0	Setting & Context
3.0	Existing Building & Site
4.0	Proposals
4.1	Appearance
4.2	Use
4.3	Scale, Amount & Layout
4.4	Materials
4.5	Access
4.6	Landscaping
4.7	Consultation

ASSOCIATED DOCUMENTS

01	Existing Floorplans
02	Existing Elevations
12	Proposed Plans
13	Proposed Elevations

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1.0 Introduction

This statement has been prepared in support of a listed building submission to West Suffolk Council for alterations to 37 Bridewell Street, Clare. The works comprise the removal of an internal partition and door at first floor level, the removal of a modern window, the reconfiguration of an existing loft hatch and the repair of 2no. ceilings at first floor.

2.0 Setting & Context



The property sits on the east side of Bridewell Street. It is one of a row of cottages and faces properties on the other side of the road. Beyond the gardens on both sides of the road is open green space. This includes the former historic settlement of 'Clare Camp' to the west.

To the East Chilton Stream runs into the Stour, although this is not adjacent to the properties boundary.

The property sits within the conservation area of Claire and there are a number of other listed properties along Lee Street. The work to number 37 will not affect the setting of any of these are the properties nor of the conservation area

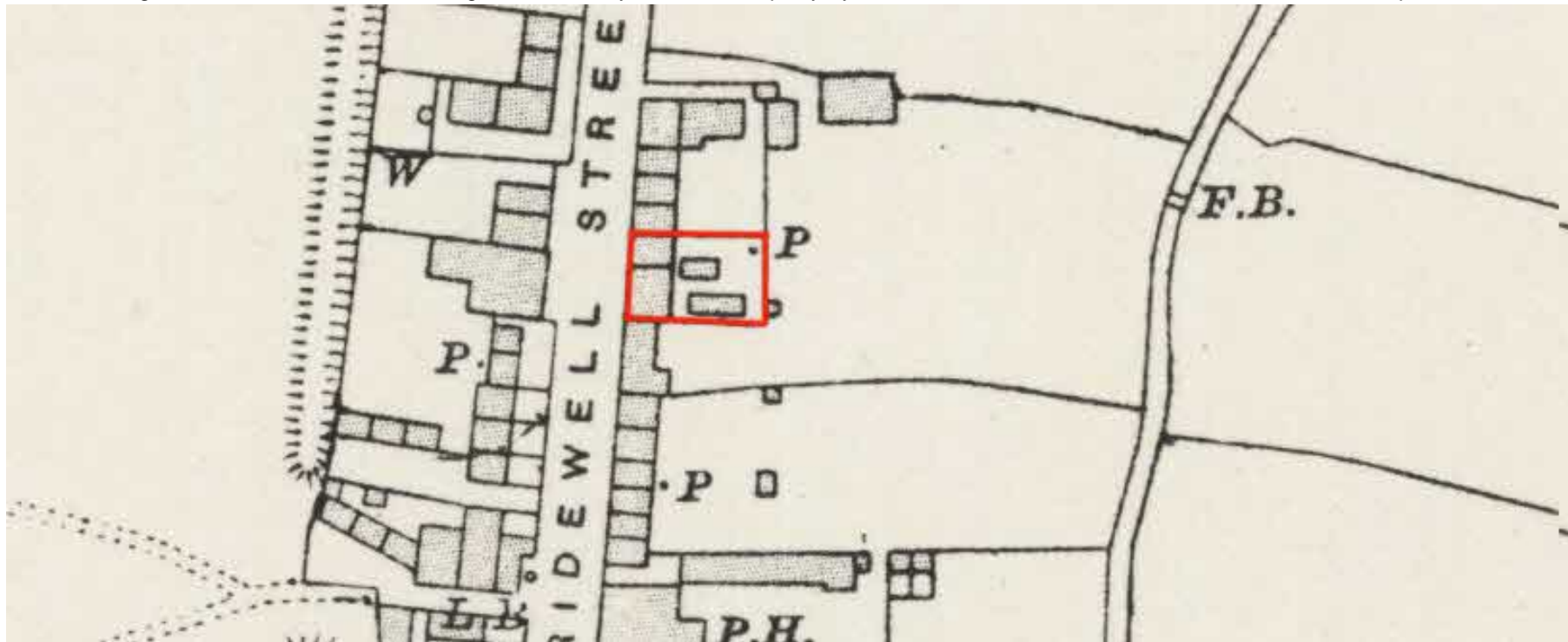
The area is entirely residential and the property is in this street tightly to the pavement on both sides of the road

3.0 Existing Building & Site

The house is a pair of cottages. These properties now form a single dwelling and there is evidence on the front elevation of the new missing 2nd door. No 37 was formerly a butcher's shop and there is still evidence of this internally with the meat hooks and underneath existing flooring the brick floor to the butchery is known to be present. The front shop door and window still exists, along with the shop sign back board overhead.

To the front all windows are sliding sashes. The property is timber framed and rendered and the roof is slate. Internally the walls are predominantly timber frame with lime plaster and brick chimneys. The rear range is a modern timber stud structure again under a slate roof.

The 1919 (published 1922) OS map shows that the property was split into two premises (35 and 37). Both of these had detached outbuildings. Therefore the current arrangement arrives after this. Although this is clearly evidenced equally by the fabric in situ. Extract taken from the 1919 OS map shown below.



The Listed building description for the property, taken from <https://historicengland.org.uk/listing/the-list/list-entry/1031768?section=official-list-entry> reads as follows:

“1. CLARE CLARE 2006 Bridewell Street (East Side) No 37 TL 7745 21/577

II GV

2. Now part of No 38. Originally a pair of early C19 cottages. Timber-framed and plastered. 2 storeys, 3 window range on the 1st storey and 4 window range on the ground storey. There is a small C19 shop window at the south end. The windows are double-hung sashes with glazing bars (small upper sashes). Roof slate.

Nos 30 to 34 (consec) 37 to 44 (consec), Red Lion Inn and Nos 46 to 48 (consec) with Nos 1 to 8 (consec) and Nos 13 to 15 (consec) form a group.”



Principal West Elevation (front)



Principal East Elevation (rear)



Principal North Elevation (rear wing/side)

4.0 Proposals

The proposed works are as listed and explained in the following schedule of work.

- i
- Removal of first floor partition.** The existing partition and door are to be removed. The door is to be kept for re-used as the door to the new ensuite within the master bedroom. The door and partition to the W/C including all pipework are also to be removed along with all modern finishes. Surrounding wall and ceiling areas will be made good in lime plaster. Floorboards are to be replaced to match existing.



This proposed work will remove a modern W/C resulting in the removal of a small lobby improving access to the bathroom and Bedroom 1.



ii



Removal of first floor window. A small window at first floor serving the W/C is to be removed. The opening is to be infilled in timber frame, and finished using new riven chestnut laths applied to the exterior of the frame and rendered in a Best of Lime render, using a Warmcote scratch coat and a Limecote top coat. Where possible between the studs sheepswool insulation (Thermafleece Cosyslab) is to be installed. This will be in line with the previous Listed Building approval (DC/22/2145/LB) for render replacement to the rear elevation

The removal of the window will improve the fenestration to the rear elevation where the window sits incongruously adjacent to the bathroom window. The opening will be infilled in traditional materials sympathetic to the existing building.

iii



Loft hatch reconfiguration. The existing loft hatch and opening mechanism are to be removed. The opening is to be slightly enlarged to accommodate a standard insulated loft hatch and ladder access. A small section of ceiling is to be removed to accommodate the alterations in size. New trimmers are to be inserted to form the new opening. The surrounding ceiling is to be made good to match existing in lime plaster.

The existing opening is fairly significant resulting in only minimal intervention to create a standard loft access. The current hatch is very heavy, operated by a pulley system within the W/C. This will be removed and replaced by a light weight insulated loft hatch with folding ladder stored within the attic space. This will greatly improve safe access to the loft space.

vi



Bedroom 1



Bedroom 2

Ceiling repairs. The ceilings to Bedroom 1 and 2 show signs of cracking and disrepair. There is distinct bowing however when viewed from the loft space the laths appear fully adhered to the ceiling joists (NB. The ceiling was only inspected in a limited number of places) which may indicate that the bowing is historical rather than the result of any impending collapse.

The proposed works will be limited to the filling of any cracks and making good the existing ceiling finish. The ceilings are to be finished in a lining paper and 2no. coats of breathable paint.

The proposed works seek to repair and maintain the existing historic fabric.

All the proposals are aimed at enhancing the existing property. Where necessary interventions are being made to historic fabric then these are being undertaken in sensitive and respectful approach to the listed building and historic fabric and its layout. The changes generally seek to upgrade the building's performance. Alterations to the first floor layout are minimal and seek to improve the accessibility.

In general the works proposed are seen to be of benefit to the property without the loss of any key features or historic fabric. The works will ensure that the property is not only repaired to a high standard but also upgraded to better meet modern requirements.

4.2 Appearance

From the front, the property will be unchanged in appearance.

From the rear, the property will be improved by the removal of the first floor window. All other existing details and proportions of the remaining dwelling will be retained.

4.3 Use

The property is a private residence and this will remain unaltered.

4.4 Scale, Amount & Layout

There is no change to the scale of the building as part of these proposals.

The layout is largely unaltered, save for the removal of some partitions at first floor.

4.5 Materials

Materials are to be used as listed in the proposals.

Render	Best of Lime Warmcote and Limecote
Plaster (existing walls)	Best of Lime Warmcote and Limecote

4.6 Access

The removal of the W/C will greatly improve access to Bedroom 2 and the Bathroom whilst the reconfiguration of the loft hatch will allow better access to roof spaces from the first floor.

4.7 Landscaping

There are no landscaping plans included as part of this application.

4.8 Consultation

No consultation has taken place prior to the submission of this application.