



## HERITAGE STATEMENT

Proposed Roof Repairs & Installation  
of Rooflights

**11, Gravel Hill,  
Nayland,  
Suffolk,  
CO6 4JB**



**RICS**

14, Cornard Road,  
Sudbury  
Suffolk CO10 2XA

## 1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Planning & Listed Building Consent to strip and relay slated roofs at ground and first floor level and install 3No. Conservation rooflights. This statement is to be read in conjunction with Whymark and Moulton drawing 23/127-01C.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 This statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.

## 2. **PROPERTY DESCRIPTION**

- 2.1 The property comprises a detached two storey private dwelling located approximately 50.00m north of the junction of Gravel Hill with Stoke Street and Bear Street. The property fronts onto Gravel Hill with the front elevation facing southwest. The property is within the designated Nayland Conservation Area.
- 2.2 The historical core of the building is of two storey timber frame construction with later single storey and two storey additions to the rear elevation.
- 2.3 The building is a Grade II Listed with the listing recorded as below.

[GRAVEL HILL 1. 5377 \(North East Side\) Nayland with Wissington No 11 \(Hill House\)  
TL 9734 27/685 10.1.53. II GV](#)

[2. A C16-C17 timber-framed and plastered house with cross wings at the north and south ends. Altered in the C18 and renovated in the C20. 2 storeys. The cross wings are jettied on the upper storey. 1:2:1 window range on the west front, double-hung sashes with glazing bars. The ground storey windows to the cross wings are shallow canted bays. Roof tiled, with shaped bargeboards to the cross wings. There are C20 additions at the rear.](#)

[Listing NGR: TL9747734498](#)

## 3. **PROPOSED WORKS**

- 3.1 The proposed works principally involve the stripping and relaying of the slated roofs to the rear elevation at both ground and first floor level. In addition, whilst carrying out the works it is proposed to insert 3No. rooflights to the lean-to roof located over the kitchen area.

#### 4. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 4.1 The nail fixings to the existing slates show deterioration with a large number of lead clips evident over all the slated roof slopes. Stripping and relaying of the roof covering is therefore considered necessary in order to prevent water ingress and ensure the long term integrity and stability of the timbers firming the roof carcass.
- 4.2 A further design objective is to introduce additional natural light to the kitchen area. The head height of the existing windows to the external rear wall is low and restricts the amount of light entering the kitchen. The stripping and relaying of the slates provides the opportunity to install the rooflights with minimum disruption. In addition the works proposed also provides the opportunity to introduce insulation to the roof in the form of lambs wool with improving greatly the heat retention capabilities of the roofs concerned.

#### 5. **THE DESIGN PROCESS**

- 5.1 The stripping and relaying of the slated roofs is a maintenance issue and requires little in respect of design considerations however the installation of the rooflights has been given much thought and consideration based on the status of the building. For this reason, Clement Conservation Rooflights, manufactured and supplied by The Clement Windows Group have been selected with these providing a low profile flush with the finish of the slated roof covering.
- 5.2 Prior to submitting the initial planning and listed building applications, the homeowner was informally advised by the LPA that the use of such windows would be encouraged as these were considered to be appropriate and sympathetic when used in listed buildings and other historic structures as well as designated conservation areas.
- 5.3 The units selected are modest in size and considered to be appropriate and in proportion to roof slopes hosting the new rooflights.

#### 6. **PLANNING POLICY**

- 6.1 The Babergh Mid Suffolk Local Plan contains a number of well defined policies regarding alterations to listed buildings and curtilage structures, including Policies HB01, HB03, HB05 and H16.

6.2 It is considered the proposed works including the installation of the rooflights are appropriate and sympathetic to the listed building and continue to improve and enhance this historical building whilst at the same time continuing to allow further development of this historic building. Most importantly, it is considered there is no harm to the Heritage Asset and therefore no conflict in respect of Paragraphs 195 and 196 of the NPPF.

7. **LANDSCAPING**

7.1 Landscaping is to remain unchanged as a result of the proposed works.

8. **CONCLUSION**

8.1 Careful consideration has been given to the proposed works and selected materials and fittings in order to harmonise with similar nearby buildings and it is considered the works will not detract from the appearance of the existing Listed Building. Furthermore, the proposals are considered to comply with the requirements of all Local and National Planning Policies.



**11, Gravel Hill, Nayland**  
**Rear Elevation**

November 2023  
23/127