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DYERS HALL
95 HIGH STREET
LAVENHAM
SUFFOLK
CO10 9PZ

DESIGN & ACCESS STATEMENT

DATE: 18TH APRIL 2024

OUR REFERENCE: 24-048-AS



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1. INTRODUCTION

The following Design & Access Statement is for proposed works at Dyers Hall, 95 High Street, Lavenham, Suffolk, CO10 9PZ and should accompany all submitted documents.

The proposed works are for the removal of the existing sand and cement render and replaced with a traditional lime render painted to match the existing.

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2. LAND USE

The site is located within the village of Lavenham just to the north east 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 of the main dwelling and there are no proposals to extend or erect any new buildings on site within this application.

4. SITE LAYOUT

The main dwelling is located within the high street of Lavenham and site longways to the public highway with private amenity space to the rear. 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, a breathable membrane will be installed to the timbers 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.

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>

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