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DYERS HALL
95 HIGH STREET
LAVENHAM
SUFFOLK
CO10 9PZ

HERITAGE STATEMENT

DATE: 18th APRIL 2024

OUR REFERENCE: 24-048-AS



CONTENTS

1. INTRODUCTION	3
2. HERITAGE ASSET & SETTING DESCRIPTION	3
3. SIGNIFICANCE OF THE HERITAGE ASSET	3
4. HERITAGE ASSET PROPOSED DESIGN RATIONALE	3
5. IMPACT OF PROPOSED ON HERITAGE ASSET	4
6. BIBLIOGRAPHY	5
7. APPENDIX 1 - LISTING DETAILS	6

1. INTRODUCTION

The following Heritage 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. HERITAGE ASSET & SETTING DESCRIPTION

Dyers Hall is located within the village of Lavenham at no. 95 High Street in Suffolk with Babergh District Council being the local authority.

The dwelling was constructed circa the 18th century with the surrounding area of an urban style with mix of residential dwellings and commercial shops. Situated frontways to the public highway with access to the dwelling via a set of steps on the west elevation.

3. SIGNIFICANCE OF THE HERITAGE ASSET

Lavenham has a number of listed building with Dyers Hall being one of many situated on the high street, part of a row of terraces next door to the Lavenham Grey Houd pub linked at first floor level with a cart access at ground floor.

The dwelling has a number of decorative and principle architectural features such as the clay tiled roof and double hung sashes with glazing bars. The ground floor north side has a timber frame bay window adjacent to a 6 panel door with moulded architrave and flat roof porch on timber brackets. Access to the front door is via a set of steps with iron handrails.

Windows and doors are of timber construction with a mix of vertical sliding sashes to the front and casements to the rear. Two storey in format with a cellar and two sloping roofed dormer to the front elevation and one to the rear.

4. HERITAGE ASSET PROPOSED DESIGN RATIONALE

The proposal within this application is to strip back and remove all of the existing sand and cement render on the main dwelling only leaving the render to the recently constructed extension.

The existing sand and cement render on the building does not allow the structure behind to breath and therefore upon the removal of the render isolated repairs to the frame behind may be required using traditional carpentry methods. Whilst the frame is exposed it would be good practice to install sheep's wool insulation between the studs enhancing the thermal properties of the external wall and using natural breathable materials at the same time.

Upon completion of any timber repairs and insulation install, a breathable membrane will be installed and fixed to the studwork of the frame before horizontal laths are fixed using stainless steel fixings as well as any drip, corner and stop beads.

Finally, the first coat of lime with fibres is applied and allowed to cure before a final top coat is applied then painted with the appropriate breathable paint to match the existing.

5. IMPACT OF PROPOSED ON HERITAGE ASSET

The impact on the site will be minimal due to the nature of the works the overall appearance will not differ greatly from what is currently on site. The works will enhance the listed building and remove the existing sand and cement render which is incorrect for this age of property and not allowing the fabric of the structure to breath correctly.

6. BIBLIOGRAPHY

- Design and access statements guide, CABI, 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>

7. APPENDIX 1 - LISTING DETAILS

Official list entry
Heritage Category:
Listed Building
Grade:

II

List Entry Number:
1351510

Date first listed:
23-Jan-1958

List Entry Name:
95, HIGH STREET
Statutory Address 1:
95, HIGH STREET

Location
Statutory Address:
95, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:

Lavenham
National Grid Reference:
TL 91534 49253

Details

LAVENHAM HIGH STREET 1. 5377 (east side) No 95 TL 9149 50/584 23.1.58 II GV 2. A timber-framed and plastered building with C18 external features, now faced in roughcast. Roof tiled. Two storeys and attics. Two window range of double-hung sashes with glazing bars. The ground storey has a splayed bay at the north end and a cart entrance at the south end with one modern window above. A 6-panel door with moulded architrave frieze and flat hood on brackets is approached by a flight of steps from the pavement, with iron handrails and balusters. One sloping roofed dormer on the front.

Listing NGR: TL9153449253

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
276733

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

VERIFICATION
APPROVED FOR ISSUE:
GE
DATE:
20-04-2024

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