**DESIGN & STATEMENT and HERITAGE STATEMENT**

for Listed Building Consent

Alterations to The Old Post Office, 205 The Street, Thornham Magna, Eye, IP23 8HB

General remedial works

1. **Design**

**1.1 Use**

The Old Post Office is a dwelling.

* 1. **Amount**

The proposal does not include any increase or decrease in floorspace.

The proposal includes:

Insertion of 2 steel tie bars across the room

Insertion of 4 new posts

Insertion of steel plate

**1.3 Layout**

The layout will remain unchanged by the remedial works.

**1.4 Scale**

The scale of the building will remain unchanged by the remedial works.

**1.5. Landscaping**

No landscaping measures are included in the proposal

**1.6 Appearance**

The external appearance of The Old Post Office will remain unchanged by the remedial works.

1. **Access**

**2.1. Access**

The proposal will not affect either vehicular or pedestrian access to or around the site.

1. **Listed Building/Heritage Statement**
   1. **Special Architectural or Historic Interest**

The Grade II house was built 1745 with various later additions.

* 1. **Setting**

The property is located on The Street in Thornham Magna.

The property is not within a Conservation Area.

* 1. **Fabric**

The fabric of the house is predominantly rendered timber frame and masonry construction, capped by large, clay pan-tiled duo-pitched timber roofs.

* 1. **Justification**

The proposal is intended to carry out remedial repairs. The condition of the East lean-to ground floor wall has rotated outwards, away from the internal structure, raising concern of the stability of the first floor study area.