**HERITAGE DESIGN AND ACCESS STATEMENT**

for Listed Building Consent

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

General remedial works

1. **Special Architectural or historic interest**

NOT RELEVANT – whilst The Old Post Office is Grade II Listed, according to English Heritage website there are no architectural or historic features of particular interest

1. **Setting**

The house is located on The Street in Thornham Magna adjacent to the carnser which runs along the road. We do not have any specific history on the house but according to English Heritage the house, dating back to 1745, at one time was a Post Office and shop and was extended c. 1800 and c.1900. It is of red brick with timber framed walls and is colourwashed and plastered.

We moved in March 2021 and have not altered the building in any way other than to carry out remedial timberwork to a hallway as per Mid Suffolk planning consent

Ref DC/21/04593

1. **Fabric**

Red brick with timber framed walls, colourwashed and plastered, capped by large, clay pan-tiled duo-pitched timber roofs.

1. **Features**

NOT RELEVANT – whilst The Old Post Office is Grade II Listed, according to English Heritage website there are no architectural or historic features of particular interest

1. **Principles**

NOT RELEVANT - whilst The Old Post Office is Grade II Listed, according to English Heritage website there are no architectural or historic features of particular interest

1. **Justification**

In the ground floor living room where the half-arch is over the fireplace a number of the bricks that form the half-arch have dropped noticeably (by up to 20mm) with sections of the original lime mortar becoming loose and detached. As seen from Weybread Limited’s report small pieces of lime mortar dropped out of the arch whilst Jason Albanie was in the house as people walked round the end of the bed in the bedroom upstairs over the living room. In the bedroom immediately above there is a noticeable drop in the floor level across the brick hearth in this room with a number of hearth bricks having cracked above the line of the ground floor fireplace frontage.

1. **Mitigation**

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

The proposal includes:

 Dismantle chimney arch in living room & lift hearth in upstairs bedroom

Rebuild arch using lime mortar, NHL 3.5 and medium sand 1:2 mix, re-using existing bricks

 Re-lay hearth

These recommendations have been made by Jason Albanie, Weybreads Ltd (formerly from Adam Power Associates) who knows the house together with Ben Thornton, Thornton Construction Ltd, who is very experienced in work on listed buildings, is known to the Heritage Team at Mid Suffolk Council and knows The Old Post Office well and carried out Council approved work on our hallway.