

# 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

### 2. Setting

The house is located on The Street in Thornham Magna adjacent to the carner 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

### 3. Fabric

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

### 4. 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

### 5. 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

### 6. Justification

The two dormer windows in the attic bedroom space are both rotten with damage to the render and leadwork and need replacing since they are letting in water and some roof tiles are already broken or missing and are also letting in water into the attic bedroom.

## **7. Mitigation**

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

The proposal includes:

- Erect scaffolding to front of house
- Remove peg tiles to front of house & ridge tiles
- Remove cement render from dormers to front of house and replace
- Remove rotten windows from dormers to front of house - replace using painted softwood and slimlite double glazed units
- Re-felt and batten the roof
- Re-instate existing tiles if usable or replace broken tiles to be agreed
- Re-lead both dormer windows with new lead
- Redecorate and remove scaffolding

These recommendations have been made by 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.