

## **Design and Access Statement**

### **Proposal: Change of use of room – Ground floor bedroom/laundry room to kitchen**

#### **1. Site Address**

The Guildhall, Church Street, Eye, Suffolk, IP23 7BD

#### **2. Heritage Asset**

Grade I Listed building and in a Mid Suffolk conservation area

#### **3. Significance of the Heritage Asset**

The Guildhall is a timber framed, jettied building with some original timbers dating back to 1495. The building was stripped back to the timbers and remodelled in 1875, adding an extension and exposing the timbers externally. The building has some fine examples of oriel windows with detailed carvings and leaded casements. The Archangel Gabriel carving on the South-West corner post dates to C15. The interior is Victorian in design, with exposed bressummer beams on the first floor. Originally built in 1495 as a grammar school, for which it remained until 1965. The building took on several commercial purposes after that, until becoming a home in 2001. The outside space is a small courtyard on the North side, paved with a brick wall and adjoining the school building. A small outbuilding stands in the corner of the courtyard which was added around 1950.

#### **4. The Proposed Works**

The proposed change of use of room from a ground floor bedroom/laundry room to a kitchen within the 1875 brick build extension.

Removal of a modern partition wall to open the room up to its original 1875 floorplan.

#### **5. Impact of significance**

This change of use will have minimal impact on the existing building internally and externally. There is already a water feed and waste pipe in the laundry room, supplying a washing machine. The current kitchen will retain kitchen units and sink and would be used as a boot room/utility room.

The property will benefit from the new kitchen location as currently the ground floor bedroom is overlooked on both sides by people accessing the primary school, this room is therefore not currently being used.

Following inspection, the change of use of the kitchen/bedroom will have no impact on any historic structure as the partition wall to be removed is of modern construction and modern materials. The new layout will reinstate the fireplace currently behind the partition door in the corner of the ground floor bedroom, to a central position within the kitchen.