



Old Post Office

Design, Access and Heritage Statement

INTRODUCTION

The Old Post Office in Shorne is a grade II listed building. In 2011 an application to convert the current store/ workroom, currently only accessible from outside, into an en-suite bathroom was permitted. As more than 3 years have lapsed since this application, the current owners would like to re-submit a listed building consent application for this project, as well as add an additional bathroom to a store area at first floor.

The Historic England listing description for the building reads:

TQ 67 SE SHORNE THE STREET 2/145 21.11.66 Nos 2 and 4 (Harmony Hill and The Post Office)

II

C18. Timber-framed, all elevations cement rendered, clay roofing tiles. Rectangular with roof hipped at both ends. Front of 2 storeys with attic storey above. Double shop front to Post Office with glazing bars intact. One door and one window to Harmony Hill. Three casement windows to first floor. Two dormer windows with hipped tiled roofs. Painted moulded timber eaves cornice. String course on first floor level.

Original timber structure substantially exposed on Post Office.

Traditionally the Post Office used by Dickens to post his manuscripts. Formerly one house.

The application is in-line with the application submitted in 2010, permitted in 2011. The key changes to the historic building are as follows:

- Insertion of 1 no. window in the West elevation of the existing store.
- Creating an entrance between the existing bedroom on the north west side of the property and the existing workroom store.
- Conversion of the space.

In addition to these changes the additional changes in this application include:

- Addition of a bathroom at the top of the north side staircase.
- Insertion of a partition wall to create a bathroom.
- Insertion of an extractor fan through the north wall, external grille to be created using tiles.

A similar application was permitted in 2011 and the strategy and details for the en-suite have not changed and the changes to the historic building to allow the store to be converted into a bathroom are minimal.

The store/ workroom is currently a health and safety hazard and it is not possible to access the space safely, so this project would enable the space to be accessed, repaired and converted. The space would then be used and therefore able to be kept in a good state of repair. The materials proposed are in-line with the historic building ensuring that they do not cause harm to the fabric.

The access currently to the space is via a metal staircase which is in a poor state of repair- this will be removed however the external door feature will be retained. The new access will be from the north west bedroom, allowing the space to be transformed into an en-suite.

The space currently at the top of the north staircase is used for storage. The insertion of 1 partition will allow this space to work much better and provide a bathroom on the north side of the house.

HERITAGE STATEMENT

This is a grade II listed building and therefore it is important to ensure that no harm to the historic building is caused due to the conversion project. Currently the space is inaccessible safely so these works not only enable the space to be accessed but will ensure it is fully repaired.

In terms of the affect on the historic building and its significance, the external door and window are to be retained, so the character externally will not be affected negatively. Internally the small section of wall which is proposed to have an opening created within it, is very small and only of minor significance. The benefits of removing this small section of wall outweigh any harm created, the space is in need of repair and these works enable the space to be repaired and utilised.

The key significance of this building is its history as a post office, with its shop window details and its timber frame structure. These works do not affect these parts of the building.

The works to create a bathroom at the top of the north staircase only require works which are additions to the property and no removal of any walls is required, therefore no harm to the historic fabric will be caused.