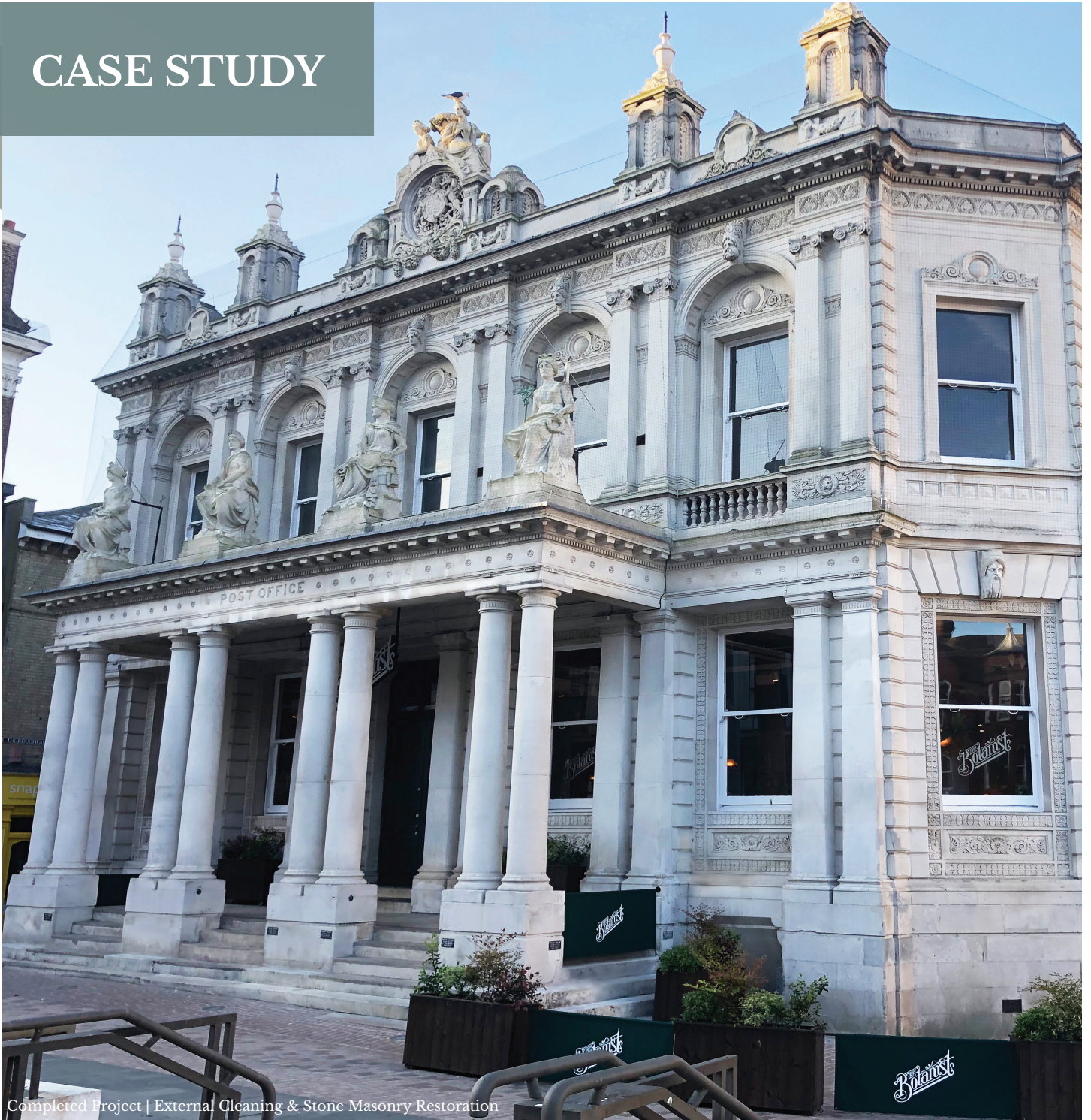


CASE STUDY



Completed Project | External Cleaning & Stone Masonry Restoration

Restoration & Conservation
Stone Masonry & New Carvings
External Cleaning
Roofing & Joinery Repairs
Glazing & Leadwork
Rainwater Goods
Services



Completed Works

Historical Building



Overview

As one of the finest and prominent buildings in Ipswich town, it was commissioned by the Post Office and opened in 1881 on the footprint of the demolished 1850 Corn Exchange. Architect J. Johnson designed a grand structure with Doric portico, fine statuary, finials and stone carvings. The Old Post Office has been empty since 2015 when Lloyds Bank and The Wharf moved out. The restoration would see this important building brought back to its original condition and help revitalise the town centre. The facade was in much need of vital restoration and cleaning as well as repairing roof areas, lead-work, windows and chimneys.

USL was appointed as Principal Contractor to carry out the sensitive conservation, masonry, maintenance and repair works at the Grade II listed Old Post Office on 1 Cornhill in Ipswich.

Works Undertaken

USL were pleased to carry out the sensitive restoration including;

- Extensive stone cleaning to North and West elevations by means of DOFF set, where some areas (entablatures to chimneys) required JOS to remove carbon build up between modillions.
- Stone restoration and repairs included two carved panels and cills beneath the portico to be retrieved from cellars to be cleaned, re-carved, repaired and reinstated in place of removed ATM machines.
- Repairs to all stone dressings around chimneys.
- Conservation repairs to ornate high-level stonework including new carvings. Likewise new stone urns were added to the four large 'pepper pots' to which were attached bronze and cast-iron finials.
- Repointing works were carried out in both Stone and Brick including all horizontal joints to projecting courses. Old ferrous fixings were removed with mortar repairs. Much of the brickwork to the chimneys were raked out and repointed.

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Stone Cleaning & Bases for Urns



Work in progress

- Joinery repairs to roof encompassed treatment of all internal wood structure with wood preservation. Timber repairs and re-roofing were carried out as required including stripping of all battens and slates.
- Glazing and Window Repairs especially those to first-floor sash windows as in poor condition. Badly eroded cills were cut out and replaced with Iroko. Likewise, rotten parts to the sash were replaced in Douglas Fir.
- Lead ridges to the South and East were found to have inadequate coverage to affect a water-tight seal and were replaced in full. As well as new flashing and cladded in code 6 lead.
- Rainwater Goods Repair to all external downpipes and guttering as removed from site for repairs, cleaning and repainting.
- Following the re-roofing the lightning conductor system as overhauled and refitted. The conductors to the 4 large 'pepper pots' were extended to accommodate the new urns and finials.
- Electrical Works to ground and first floor to make safe and functioning.
- New bird netting system installed to complete roof area including West and East elevations down to beneath first floor windows.



Works in progress

*"This is one of our main heritage buildings in the town centre – a major refurbishment and repair of this building that the council has invested in, and brings back historical features." - Carole Jones
Ipswich Borough Council's Portfolio Holder for Planning*



Preworks condition



In-house mason carving new panels



New Urns



New Roofing



Completed new carvings for Pepper Pots

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