



SITE LOCATION:

JANUARY 2021
HERITAGE, DESIGN & ACCESS STATEMENT
POPLAR COTTAGE

1.0 INTRODUCTION

This statement has been prepared as part of a planning and listed building consent application for Poplar Cottage, Cart Lane, Chilbolton, Hampshire, SO20 6BA.

The works proposed look to extend and line one the existing chimneys and to extend the other to provide additional safety measures for use of the existing open fireplace and aesthetic balance to the property. As the property is Grade II listed and sits within the Chilbolton Conservation area, this document includes a heritage appraisal to discuss the impact of completing the proposed works.

This document identifies the important character and historical aspects of the property, discusses the works proposed and explains how it looks to protect and enhance the important features identified.

2.0 SITE AND SURROUNDINGS

2.1 SITE CONTEXT

The site is located along Cart Lane, which runs perpendicular to the main Village Street, which houses the village shop, post office and pub. Situated to the center of Cart Lane, the existing dwelling sits on a roughly West-East axis. The site is accessed by vehicle through a shared access off Cart Lane to a private driveway where a gate provides access to the garden from the South. Alternatively a pedestrian wooden gate sits alongside the existing cottage directly off Cart Lane.

The immediate area comprises of large detached situated on private plots, with generous gardens and low timber fences along the gravel lane. The site itself is characterised by a gently sloping garden to the South, populated with a mix of mature and recently planted trees and bushes, whilst the cottage runs tight along the Northern boundary.

The existing property is a Grade II listed, C18 detached dwelling which is considered to previously have been two cottages which are now combined.

The house is of rough cast walls and has a thatched roof with eyebrow windows to the first floor. A ground floor entrance porch has been added, as well as two single storey pitched extensions to the West and East sides of the property, constructed of brick with a slate roof to the West and a concrete tile roof to the East.

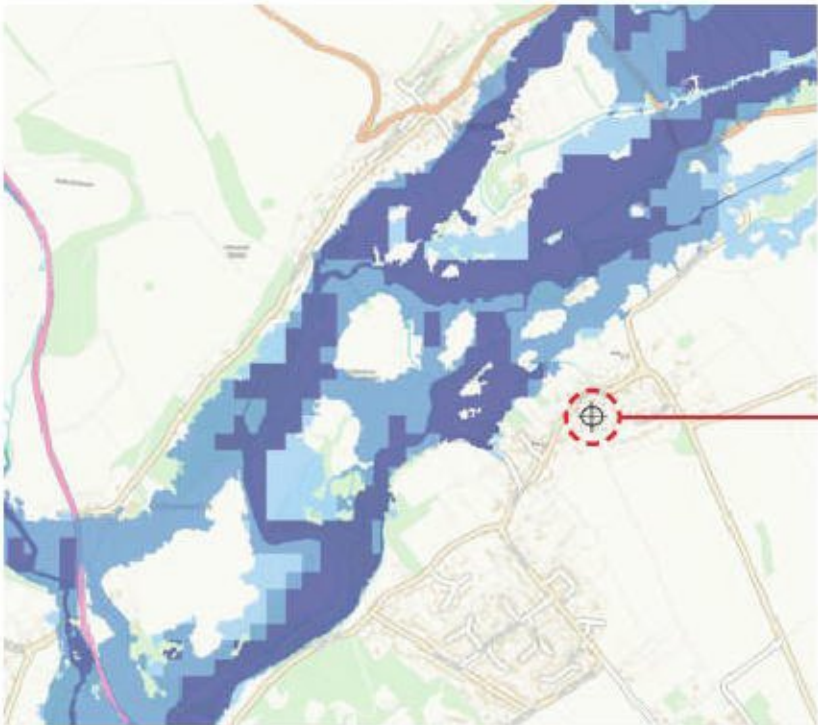


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2.2 FLOOD RISK

● High ● Medium ● Low ○ Very low ⊕ Location you selected



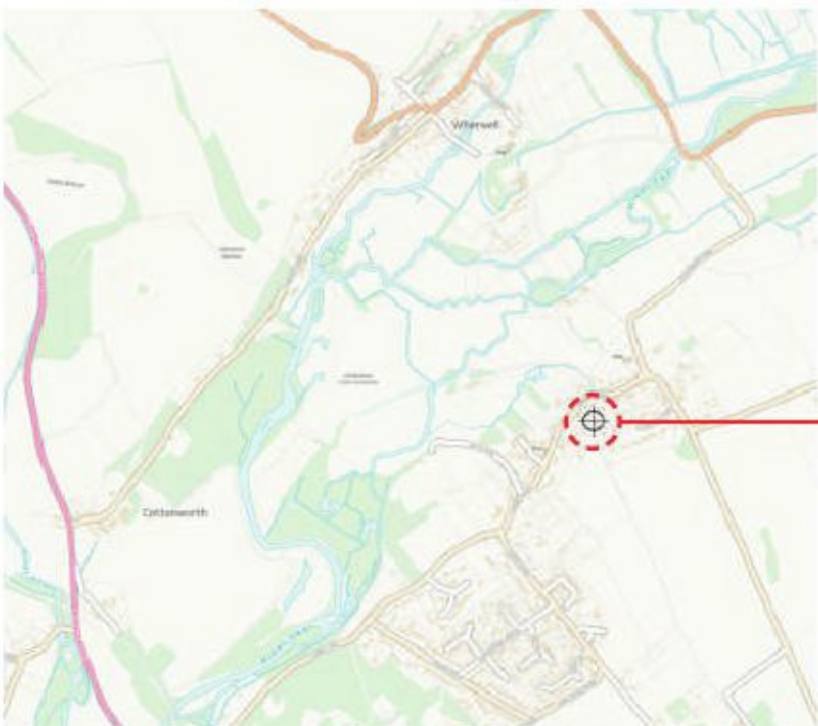
Flood Map - Rivers & Sea
Environment Agency
= VERY LOW RISK

Site Location



Surface Water Map
Environment Agency
= VERY LOW RISK

Site Location



Reservoirs Map
Environment Agency
= VERY LOW RISK

Site Location

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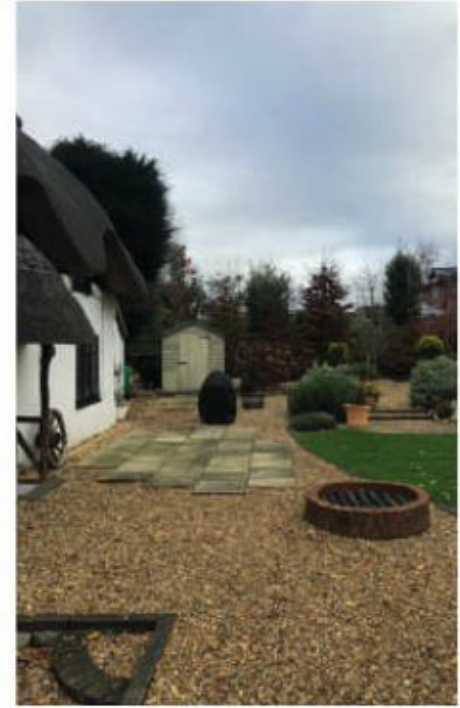
2.3 SITE PHOTOS



1.



2.



3.



4.



5.

1. Property from SE corner of garden showing extension to East side
2. SE chimney proposed for extension and lining - other chimney located to the middle of the existing roof
3. Garden with house along North boundary
4. View of property from Cart Lane showing extension to West side
5. North boundary of property showing neighbouring property and existing chimney heights

2.4 EXISTING INTERNAL FIREPLACE & SURROUND



1.



2.



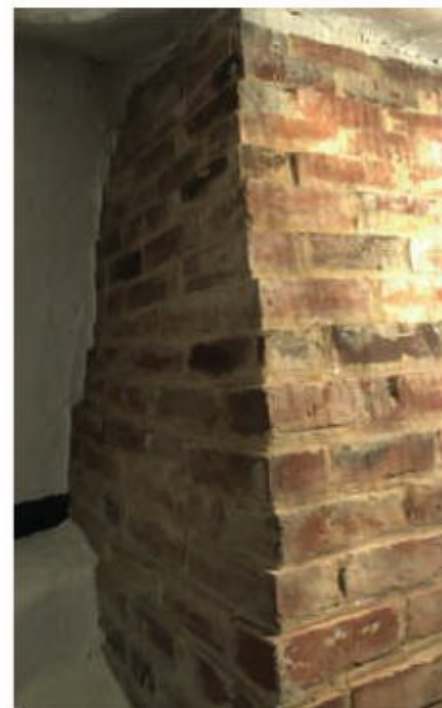
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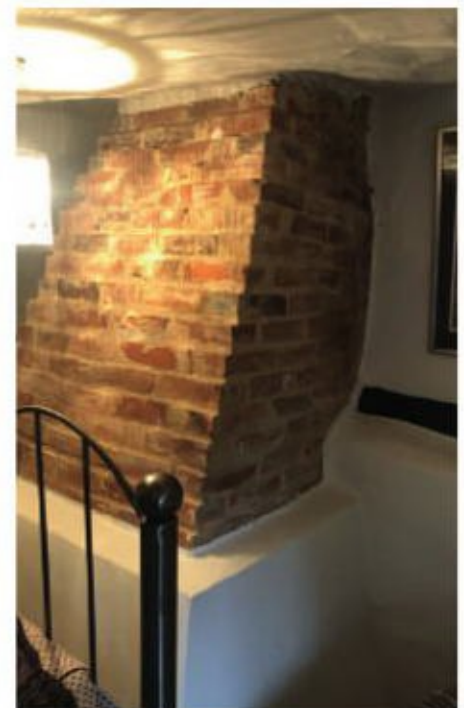
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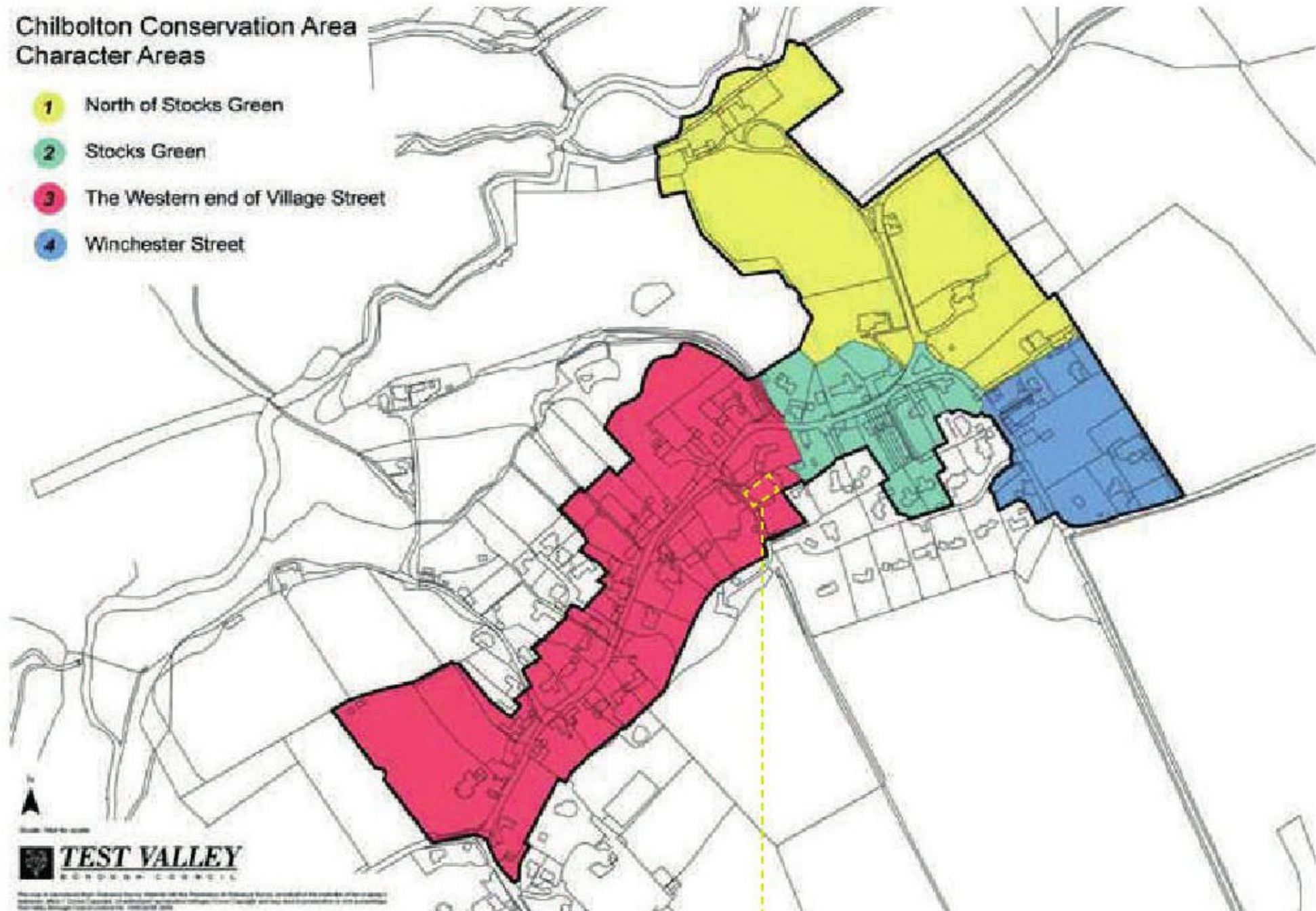
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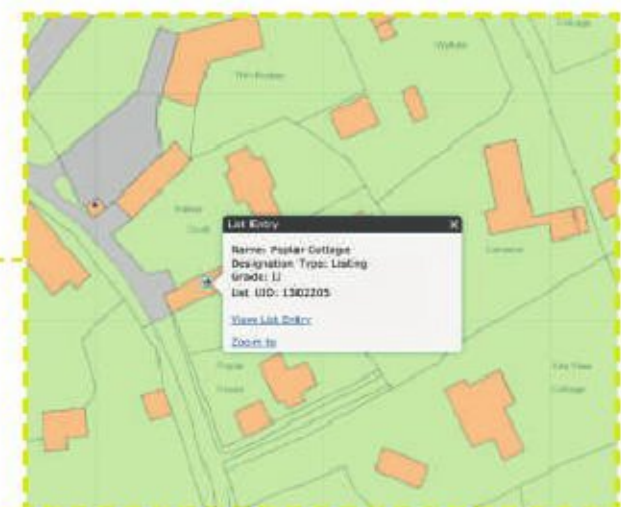
7.

1. Existing Inglenook fire place and surround located within living room
2. Existing flue plate
3. Existing Inglenook fire
4. Existing masonry surround to Inglenook fire
5. Existing masonry surround to Inglenook fire
6. Existing masonry flue to first floor bedroom
7. Existing masonry flue and rendered plinth to first floor bedroom

2.5 CONSERVATION AREA



Map extracted from Chilbolton Conservation Area Character Appraisal

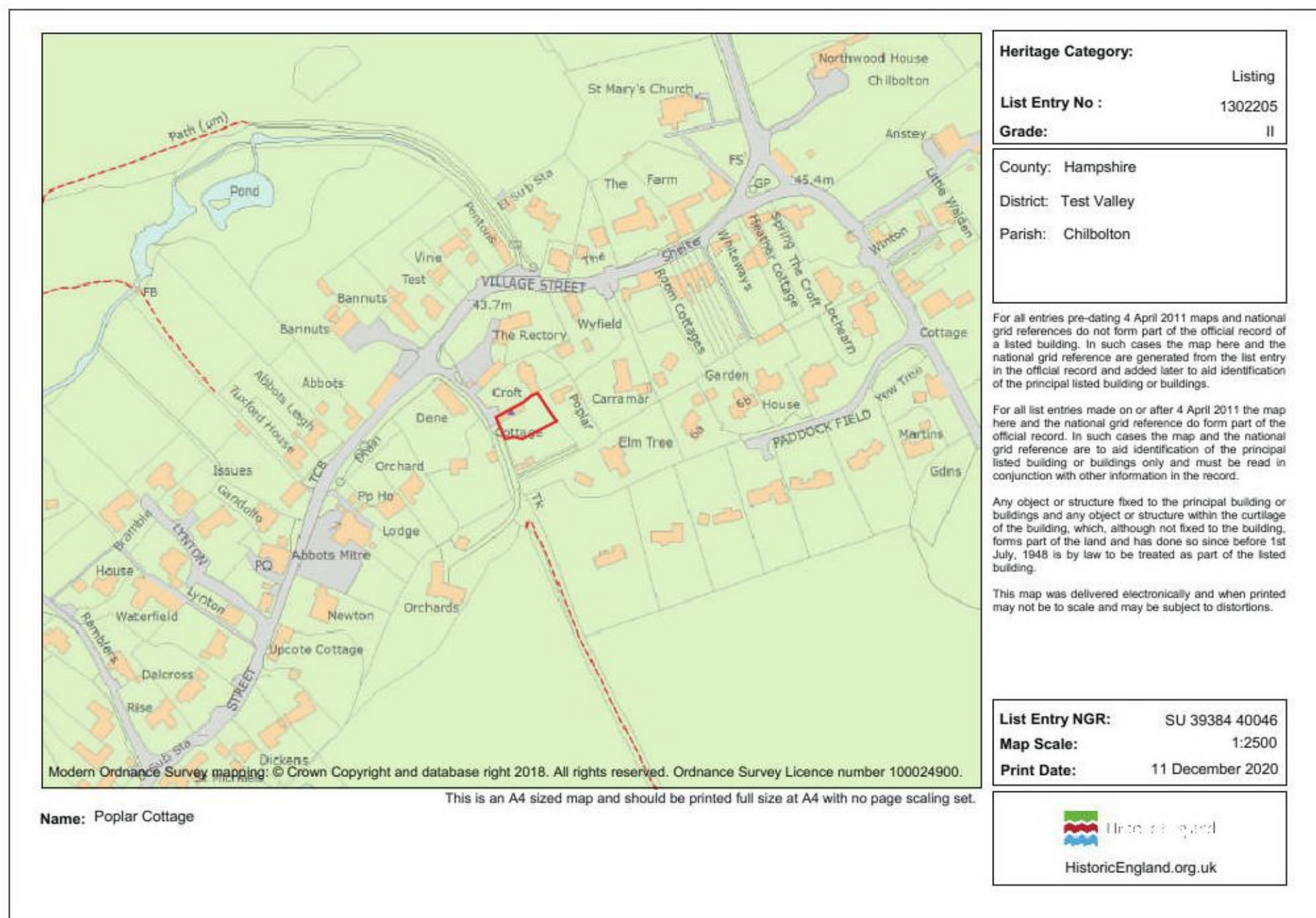


Poplar Cottage sits within the Western end of Village Street Area of Chilbolton Conservation Area, with the building itself being Grade II Listed.

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2.6 DESCRIPTION OF HERITAGE ASSET AND SETTING



Map courtesy of <https://historicengland.org.uk/listing/the-list/list-entry/1350491>

Poplar Cottage is Grade II Listed
List Entry no: 1302205

Historic England List Description

Grade II Long house, probably once two cottages. C18. Rough cast walls, thatched roof. One storey and attic, four windows. Roof half-hipped at the west end, exposing timber framing in the gable, eyebrows to the upper windows. Some cambered ground floor openings, the rear (north) wall is partly rendered and partly of flint (both painted), and an outshot at the west end is of painted brickwork. Casements. Plain doorway beneath a thatched hood.



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2.7 HISTORICAL ALTERATIONS

Poplar Cottage shows many examples of being adapted throughout its lifetime to accommodate the changing requirements of living over the last few hundred years, though each of these changes has retained the original character and historical setting of the original property.

1. The property has evidently been combined from 2 smaller cottages into one single dwelling.
2. There have been two side extensions added within the last century to provide further living space.
3. A porch has been added to one of the original entrances to provide a more sheltered approach to the house.
4. The land surrounding the property has been divided and a separate dwelling has been created within the new plot, granted in 2011 (10/02891/FULLN).

These previous works provide a precedent for allowing alterations that are beneficial to the longevity and health of the building as a residential dwelling.



Previous extension to the South facade



Previous extension to the North facade



Previous porch addition



New build property constructed within previous grounds of Poplar Cottage

3.0 THE PROPOSED WORKS

3.1 DESIGN PRINCIPLES

The works proposed include the addition of height to both chimneys and stainless steel lining of the SE chimney stack at Poplar Cottage, Chilbolton. The reason for completing these works is to allow for the safe use of the existing open fire within the property. The proposed increase of the chimney stacks will provide additional fire protection by increasing the existing distance between the chimney opening and the thatched roof, which is currently too much of a fire risk to justify use. The existing flue of the SE chimney will be lined with a stainless steel flue to satisfy building regulations and requirements for safe use of the open fire.

Due to the listed status of the cottage, and its positive impact on the character of the Chilbolton Conservation Area, the proposed design looks to balance the requirement of safety and aesthetic to ensure changes are sympathetic and the heritage asset is conserved. As well as balancing the proportions of the individual stack, we are proposing to extend both stacks to retain the balance of the overall property, again helping to retain its original character as balanced semi-detached properties.

Drawings of the existing and proposed property are included with this application.

3.2 LOCATION, ACCESS, BIODIVERSITY, LANDSCAPING AND REQUIRED WORKS

The location of the chimney stacks will remain as existing. Due to the limited and concentrated nature of the works proposed, there will be no impact on landscaping, biodiversity or access.

In order to carry out the lining of the chimney, a few internal bricks will need to be carefully removed from the internal stack in the first floor bedroom, and replaced after use. Specialist contractors, Billings Chimneys, will be carrying out the works and have provided a separate Schedule of Works outlining the methodology of the proposed works.

3.3 MATERIALITY

The materials for this project have been carefully selected to compliment the existing historical fabric and ensure a seamless transition between the existing and completed works. Proposed bricks and mortar will be selected to match the existing. Please refer to separate material statement submitted as part of this application.

Specialist contractors, Billings Chimneys, have outlined the materials proposed;

"Lime Mortar Mix - The lime mortar mix we propose to use is to be 5 parts fine sharp sand to two parts hydraulic lime (NHL 3.5). This will be gauged out and well mixed for a minimum of 30 minutes to ensure a consistent colour and texture throughout.

Lime weather flaunching - The lime mortar weather flaunching mix we propose to use is to be 3 parts sharp sand to one part hydraulic lime (NHL 5). This will be gauged out and well mixed for a minimum of 30 minutes to ensure a consistent colour and texture throughout.

Chimney pots - We propose to use straight beaded chimney pots. We need to use this type of pot as it is all that is available that will allow us to maintain the minimum masonry flue dimensions through to the top of the chimney pot. This is essential to ensure that the products of combustion are safely emitted into the outside air. Should a smaller diameter chimney pot be used, it is likely the products of combustion will spill from the flue into adjoining rooms, posing a risk to the health of the occupants."

4.0 PLANNING POLICY AND CONTEXT

4.1 PLANNING POLICY

Policies particularly relevant to our proposal within the **Test Valley Borough Revised Local Plan 2016** that have been considered within the proposed works include:

COM2: Settlement hierarchy
E1: High quality development in the borough
E9: Heritage
LHW4: Amenity

In addition, the **Chilbolton Village Design Statement** has been considered, which mainly outlines the typology and history of the land. The proposed works are not considered to impact on the attributes discussed in this document.

Regarding the listed status of the property, the **Planning Act 1990 (Listed building and Conservation Areas)** has been considered. Particular consideration has been given to Policy E9, which states that works affecting a heritage asset will be permitted, provided that:

- a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and*
- b) the significance of the heritage asset has informed the proposal through and assessment proportionate to its importance.*

It is generally acknowledged that

“development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use.”

As the proposed works do not pose substantial harm to the significance of the cottage, yet allow the property to function in a much safer manner, it is believed that the proposed works will benefit the listed property rather than be detrimental to it. The works will allow for the fireplace to be used safely, reducing the risk of the thatch catching fire which would be far more damaging to the property than the proposed works. By considering the proportions and style of the existing chimneys and ensuring materials used will match the existing, the character of the property will be retained as much as possible.

4.2 LOCAL PLANNING PRECEDENT

There are multiple examples of planning applications for similar alterations within the Test Valley Borough Council, Below are a collection within close proximity that are particularly relevant to this application.

(APPROVED) 10/02891/FULLN - "Erection of dwelling and garaging together with provision of oil tank and repositioned oil tank, erection of picket fence"

Distance from property:
20 metres

Relevance to application:

This application includes the construction of a new build residence within the previously owned land of Poplar Cottage, which was granted in 2011. The impact on the character of the property by changing its setting in this way has a far greater impact than the proposed works to the chimneys.

(APPROVED) 19/00671/LBWN - "Raised height of chimney"

Distance from property:
4.2 miles

Relevance to application:

This application approved the raising of a very similar chimney on a listed thatched cottage to 1.8m in the neighbouring village of Goodworth Clatford. The work was completed by Billings Chimneys (specialist contractors proposed on our application).

(APPROVED) 13/01803/FULLN - "Raised height of chimney"

Distance from property:
1.4 miles

Relevance to application:

This application included the raising of a similar chimney on a thatched cottage to 1.8m in the neighbouring village of Wherwell.

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4.3 CHILBOLTON CONSERVATION AREA EXAMPLES

There are many examples of extended, altered and re-constructed chimney stacks throughout the Chilbolton Conservation Area. Below are some examples seen from the main route through the village centre, that have utilised pots, additional brick courses and toppers to increase distance from the thatched roofs.



Extended chimneys - Joy's Lane, 0.3 miles



Additional pots - Village Street, 0.1 miles



Additional courses and pots - Village Street, 0.1 miles



Large re-built side chimney stack and extended brick courses to ridge stack



Additional brick courses - Village Street, 0.1 miles



Additional brick courses - Village Street, 0.1 miles

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4.4 PRE-APPLICATION AND STRUCTURAL ADVICE

Previous pre-application advice was sought relating to the proposed 'installation of chimney liner and 3 foot chimney pot with stainless steel raincap/ bird cover' in 2017, application reference 17/02229/PREAPN. The advice received has been summarised below and our response outlined:

Advice received at Pre-application:Response:

"Looking at the height of the chimney, it seems as though it does not have much clearance above the ridge height of the thatch - normally 1.8m is required associated with most uses. The application does not advise what the intended use of the stack is".

The current stack protrudes just 2.2ft/690mm above the thatch, which is far smaller than the required 1800mm required by modern building regulations.

The chimney is intended for use as a flue for the existing open fire, with **no intention to introduce a log burner** which Historic England recommends against due to their increased fire risk.

"A 3' tall pot may not be the most sympathetic way of meeting your requirements and may result in harm to the significance of the listed building when taking into account its character".

"It should be noted that there are alternative means to reduce fire risk; for instance the addition of further brick courses to the chimney".

Building regulations suggest a minimum clearance of 1800mm above the height of the ridge. To minimise impact to the existing building we are proposing to limit the height of the pot to 1.9ft/600mm with a 4ft/1200mm tall brick stack to reach a total of 5.9ft/1800mm. This ensures **good visual proportions of brick to pot which is in-keeping with the original character**. It is proposed to line the existing chimney with a stainless steel flue liner as an additional means to further reduce fire risk.

"The application would need to show this (the chimney) would not look incongruous, and that the structure is capable of accommodating the additional weight".

To maintain the character of the original semi-detached cottages, it is proposed to extend both chimney stacks to achieve aesthetic balance to the overall property - elevations have been included alongside this proposal. Requested advice from a Structural Engineer is outlined below.

Advice received from a Structural Engineer:

"Provided that the chimney breast is intact all the way down the building then raising the stack by 18 courses shouldn't be a problem for the brickwork or the foundations – the increase in load is relatively low.

Building Regulations allow the height of a stack to be 4.5 times its width above the highest intersection point with the roof (Approved Document A, Section 2D). At 550mm wide that means the Regulations suggest the stack could be up to 2.4m high so that seems fine. I would suggest you ensure the stack is tied in to the roof as the B. Regs diagrams indicate a stack in the middle of a roof rather than on the edge of one."

This discussion satisfies the pre-application request for confirmation of structural stability. The advice given regarding tying the added brickwork into the existing stack will be followed.

5.0 SUMMARY

Poplar Cottage is a Grade II listed building, that helps identify the history and character of Chilbolton village. The property itself has undergone a number of changes through its lifetime to adjust to the changing requirements of modern living, though the character of the property has been retained.

The essence of the property is a cosy rural thatched cottage, full of character and history. Often a key feature of this type of home is the open fireplaces. Though these original features have been retained, they are now considered unsafe for use due to the insufficient height of the existing chimney stacks, posing a potential risk of fire. The proposed works look to upgrade the property's safety through increasing the chimney stacks and lining of the SE chimney flue to better suit modern standards and allow the feature fireplaces to be used as they originally would have been intended.

Relevant planning policy has been considered, and the proposal adjusted to suit. To retain the original character of the property, the proportions of the stack have been designed to reflect the existing by increasing both the brick courses and pots in unison. Though the intention is to only use one of the fireplaces, both original chimney stacks are proposed to be extended to ensure the balance of the original semi-detached cottages is retained whilst only the SE stack is proposed to be lined.

Aligning with advice from Historic England, an open inglenook fire will be maintained within the property as opposed to a wood burning stove. The existing masonry surround will be retained in situ and any internal work completed during the installation will be carefully undertaken and returned to match the existing.

Pre-application advice outlined some aspects that have been addressed and a structural engineer has been consulted to confirm that the proposed chimney extensions will be safe with the existing structure. The works required to extend the stacks will be sensitive to the property and conducted in a way that minimises impact, whilst the experienced contractors understand the intricacies of listed thatched buildings and have provided a schedule of works alongside this application.

In summary, the proposed works will help preserve and enhance the existing building, be sensitive to its heritage status, and be conducted in an appropriate manner, with appropriate materials that will retain the existing character.