

Heritage Statement

**For St Mary's C of E Primary School,
Kilby**

Re-building of chimney stack

Introduction

This Heritage Statement has been prepared to accompany a Listed Building Consent Application submitted to Blaby District Council on behalf of The Governors of St.Mary's C of E Primary School, Kilby (applicant), by YMD Boon Ltd (agent).

The purpose of this statement is to support the application and the submitted drawings / proposals.

History

Listing: (As taken from www.historicengland.org.uk)

Listing Number: 1307566

Grade: II

Listing detail/description:

School. 1875. Brick with Swithland slate roof. 4 bays with paired lancet windows with red and blue brick heads and ornate glazing. Red and blue brick eaves cornices interrupted by the window arches. Blue brick sill band and plinth. Small gabled porch on eastern gable. Polygonal leaded cupola above with weather vane.

Previous Applications: Proposal:

96/1420/1/LX

Structural repairs to roof

01/0808/1/PX

Replacement of temporary buildings

05/0013/LY

Installation of security lighting and alarm box to exterior of building (retention)

07/0937/1/PYCS

Installation of mechanical canopy to exterior of school.

07/0380/1/PY

Installation of 3no. lighting columns and associated works.

Proposed Works

The proposed works consist of:

- Dismantling and rebuilding chimney stack to rear of main building
- Replacement of lead flashing and soakers to chimney stack

Justification of Proposed Works

In 2020, a structural survey was carried out which identified an open bed joint all the way through at base of chimney, close to roof level. Signs of movement had also been identified by splits to lead flashing and erosion to the mortar joints.

The Structural Engineer recommended that the chimney was to be dismantled and capped off at roof level. YMD Boon submitted Pre-Planning Application Ref **20/0422/PREAPP** regarding the removal of the chimney. Blaby District Council Planning Department advised that a formal Planning Application and Listed Building Consent would be required and the general advice regarding the Listed Building status was to 'repair where possible and replace only if beyond repair'.

A further structural survey was carried out in 2021 to assess whether there were any options to repair the existing chimney without the need to dismantle. The Structural Engineers conclusion stated that the options to repair were limited and recommended to carefully dismantle the existing chimney stack down to roof level and rebuild like for like using lime mortar to match existing.

The existing bricks will be re-used and the decorative details will be reinstated like for like. Lime mortar will be used and the pointing will match the existing. The lead flashing and soaker will also be replaced like-for-like using traditional techniques.

Access scaffolding will need to be provided for the duration of the work.

Conclusion

The proposed work is necessary to ensure the long-term stability of the chimney stack. Disturbance of the existing structure will be kept to a minimum and all work will be carried out re-using existing materials where possible and using traditional techniques.