

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO THE CHIMNEY OF 1 MANOR LANE GOSBECK

INTRODUCTION

This heritage, design and access statement has been prepared in support of an application for permission to replace the current sheet steel wood burning stove with a new cast iron wood burning stove and to install a flexible flu liner in the chimney and remove the slab on the top of the chimney and replace it with a traditional clay chimney pot and bird guard.

HERITAGE

HISTORY & DEVELOPMENT

Heritage Category: Listed Building

Grade: II

List Entry Number: 1033065

Date first listed: 22-Sep-1987

Statutory Address: 1, MANOR LANE

The listing description for the house states *"House, mid C16. 1 storey and attics. 2-cell end-chimney plan. Timber-framed and plastered. Roman pantiled roof (once thatched), half-hipped to right. To left is an external C18 end chimney of red brick with integral oven. C19 small-pane casements. A stable-type boarded door in a small C19 extension to rear. An unusually complete example of a small C16 house with substantial framing. Good close-studding and heavy unchamfered floor joists exposed in the twin service rooms. Roof is probably of coupled-rafter form, but with square-set purlins over the service cell."*

The listing description was undertaken in 1987 and ignores later additions to the property. The close studding is a misdescription for standard stud work according to a recent surveyors report.

The recent surveyors report deduces that the house is a rare example of a two-cell house comprising of a 'high' end now occupied by the sitting room, an area which would have been used for general day to day living and possibly sleeping accommodation, open to the underside of the roof which occupies a single bay. The second bay has a central division and adjacent doors with retained hinge pins. This represents the service end with the buttery and pantry originally used for food storage, now used as a dining room/study. The pantry may well have been used later as the main cooking area and the buttery for storing produce. The floor area above appears to be integral to the main wall structure and indicates a platform which may have been used for further storage or sleeping towards the end of the medieval period. The gable to the north end would have been the original chimney. It is likely that there would have been an open fire in the sitting room area.

The first major alteration took place in the 18th century with the incorporation of the gable chimney and an oven and flooring over the high end. The new flooring rests atop of mortises contained by beams which span in front of the fireplace. The dimensions of the floor joists, laid on their end, indicates that these were a later addition. The beams to the south end appear to indicate that there would have been notched joists originally and it has been deduced that the north side of the sitting room would have been salvaged timber reused as a soleplate. All exposed structural timbers are oak. A ladder would have been used to access the new floored in area within the attic space at this time and the windows to the northern and southern end would have probably been added; the hinges are 18th century in style.

The roof pitch of 50 degrees indicates the property was once thatched. This was likely to have been tiled (currently in Victorian roman rolled machine made pantiles) in the late 19th to early 20th century.

Listed building consent and planning approval is dated at 1994 for the extension to provide a porch, bathroom area and kitchen area. It is assumed that the following work would have been also completed at this time;

- Shingling outside and re-rendering throughout
- Replastering internally
- Replacement of the floors on screeded concrete with underfloor heating
- Rewiring throughout
- Kitchen refurbishment
- Re-lighting throughout
- Oil fired central heating boiler
- Incorporation of bathroom

LOCATION & NEIGHBOURHOOD

The property is located along a serviced road which ends in farmland. It is the last property on this road and can be viewed from the road. The housing in the neighbourhood is in variety. The properties nearest neighbour, on the same side, is a bungalow built in the 1970's/80s which appears to be empty and behind this are farm buildings. Over the road there is a modern barn conversion and a slightly larger house of a similar age and style to 1 Manor Lane.

ASSESSMENT OF HERITAGE SIGNIFICANCE

The property has been described as an unusually complete example of a 16th Century house and has Grade two listing. This indicates that the integrity of the properties features must be preserved.

DESIGN PROPOSALS

The aim of the proposed work is to develop the property to improve its utility and reduce its carbon footprint. The addition of an efficient wood burning stove will help reduce condensation within the property in order to preserve the materials of the structure and keep it warm during winter months. The overall approach aims to improve efficiency without degrading the properties significance. The addition of a flexible flue will bring the chimney in line with current requirements and regulation. The choice of materials will be in keeping with the period features of the house. Work will be undertaken by an experienced tradesperson, familiar with installation of wood burning stoves and flues in period properties.

Figure 1. Current Chimney design

Figure 2. Current wood burning stove

INVOLVEMENT / CONSULTATION / POLICY

Advice has been sought from Edwins Installation Services who have advised on materials to be used and need for listed building consent due to removal of the chimney slab in order to fit flexible flu liner. A traditional period chimney pot will replace the slab.

LAYOUT

There is no change to the current layout of the site.

APPEARANCE

The replacement of the wood burning stove will be in keeping with the traditional style of the cottage and improve the overall appearance. Installation of the chimney pot will be in keeping with the age and style of the property.

ACCESS

There will be no change to access whatsoever.

Figure 1
Current Chimney design



Figure 2.
Current wood burning stove

