

DESIGN, ACCESS AND HERITAGE STATEMENT OCT 2021

Job No: 53404

The Thatched Cottage, Wix Road, Bradfield, Essex. C011 2UX

This design, access and heritage statement (DAHS) accompanies the Listed Building Application for the reconstruction of the top of the main brickwork chimney stack at The Thatched Cottage, Wix Road, Bradfield, Essex. C011 2UX following fire damage. The DAHS has been written to meet the requirements of the local planning policy.

The property is a 2 storey 3 bedroom detached Grade II listed building with a number of additions to the rear and left-hand side of the original cottage. The original timber-framed cottage building dates from the late-16th century or possibly the very beginning of the 17th century. A full detailed description of the building can be sought from the historic building record, forming part of the previous listed building application granted on 17th September 2021.

The original cottage is front facing with a jerkinhead style hipped gabled thatched roof over, with 1 No. front facing dormer and 1 No. rear dormer. The external walls of the property at ground floor are constructed of solid white painted brick facing elevations, extending from ground floor level to the underside of the first-floor eaves plate. The gables extended beyond first floor wall plate level, with lime rendered timber frame clipped gable walls to the left and right sides of the main cottage above first floor level, built off of the ground floor brickwork walls. The timber frame above first floor level, including the first-floor plates, the gables, partition walls, tie beams and roof structure (now destroyed) over is constructed of mostly oak. The timber frame structure below first floor wall plate level and the wall plate mostly remain intact, showing areas of fire damage which require substantial repair.

To the rear left of the original cottage there is a single storey brickwork lean to roof extension clad in clay pan tiles, which houses the snug and toilet. To the rear right there is a single storey flat roof extension which houses the kitchen, with part of the addition to the left-hand side of the kitchen being single storey lean to. There is a further single storey lean to/flat roof extension to the left side of the main cottage, which houses the garage.

To the left-hand side of the main cottage is a small red facing brickwork chimney stack which is redundant below first floor level and to the center of the main cottage is a more substantial main chimney stack constructed in red facing brickwork. The main central stack is divided into 2 brickwork flues, which serve two separate fire places at ground floor level and discharges through the thatched roof finished with two number red clay pots, one serving each flue. A render finish is applied to the top section above roof level.

The original cottage has a floor plan area of 56m², with a frontage measuring 11.99m and a depth of 5.435m. The combined single storey additions amount to a total floor plan area of 42.6m².

A gravel drive and parking area is situated to the front left-hand side of the property. The front of the property is accessed from the main road onto the gravel drive which extends from the main road to the front of the property which is set back from the main road with a separating lawn. The drive holds sufficient space for a number of cars. The site is predominantly level.

There are a number of trees and other vegetation surrounding the property and on the site with hedging along the front and left boundary and a shiplap fence to the right-hand boundary, separating the adjacent right hand farm buildings.

The property has a site area of approximately 720m², with a frontage of 19m and a site depth of approximately 49m.

The road to the front of the property is a 2-way road with no road markings. The speed limit is 30mph.

The property was first listed on 30th November 1987. The list entry reference number is 1254113, full details of the listing can be viewed on the Historic England website. The description from the listing is:

BRADFIELD WIX ROAD TM 13 SW (east side)

3/95 The Thatched Cottage - II

Cottage. C17 or earlier. Timber framed, brick faced, weather boarded returns. Hipped thatched roof. Off center right and left external red brick chimney stacks. Outshot to left return. One storey and attics, one eyebrow dormer. 4 window range of small paned vertically sliding sashes, moulded surrounds. Left C20 boarded door. Garage doors to outshot. Internal substantial frame with stop chamfered bridging joists and flat section ceiling beams, top. plate visible. Side purlin roof. Back-to-back fireplace now blocked with C20 fireplace. Vertically boarded doors.

Listing NGR: TM1428830176

Following a fire on Friday 26th February 2021, the property has been severely fire damaged resulting in the roof of the main cottage being completely destroyed with associated fire damage sustained throughout the remaining first-floor structure. Heat, smoke and water damage has subsequently occurred throughout all the ground floor areas and remaining single storey addition roof areas. Repairs were specified to rectify the fire damaged property and planning permission and listed building consent was applied for

to restore the cottage with listed building consent and planning permission being granted on 17th September 2021. Reference numbers: 21/01035/LBC and 21/01034/FUL

The proposal associated with this application is to restore the integrity of the main chimney stack following the fire damage and uncovering of brick deterioration, erosion and loss of section to the stack at high level, as the main works has progressed. See photos below illustrating damage and loss of section.



Works commenced on the property in association with the granted applications. However, the chimney stack is in far worse condition than was anticipated at the time of the original applications and the loss of brick section around the original chimney at roof line requires this area to be completely rebuilt. With loss both internally and externally and a number of holes all the way through, and do not consider we can carry out an effective repair safely in its condition.

We therefore propose to take the chimney down to the course just below the erosion and re-build, this will mean taking the top 2.8m of the chimney down. Any reusable bricks will be put to one side for reuse, however this will be very limited. In terms of the re-construction, whilst we note that there has been a later stack added to the right of the original, we would prefer to re-construct as one from the line we are taking down to, alternatively we could use bed joint reinforcement to ensure the two stacks are tied together.

The defective height of chimney will be constructed in matching reclaimed brickwork. See photo below illustrating the matching brickwork sample. These will be supplied from J Purdy & Sons who stock reclaimed materials.



The existing chimney bond is a mixture of lateral bond at low level forming a traditional stretcher bond at high level. The proposed brick bond at high level will be a traditional stretcher bond to match existing with the bricks laid in a mortar mix consisting of a 3 part sharp sand to 1 part NHL 2. The render will not be reintroduced to the top section of the chimney as existing, with reclaimed brick in a traditional stretcher bond visible.

The proposals have been specified and designed in such a manor to restore the integrity of the chimney, using matching materials and traditional construction methods where necessary and where pre existed.

Our detailed proposals are illustrated as shown on drawings 53404/B/200, 53404/B/201, 53404/B/202 and 53404/B/203. These documents are attached to the application and should be read in conjunction with this statement. Please refer to these attachments for detailed repairs.