



Design and Access Statement

Tichborne Cottage, Tichborne

For Mr and Mrs Smits

Supporting Statement: Adams Hendry Consulting Ltd.

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Title

Design and Access Statement

Client

Mr and Mrs Smits

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1 Introduction

- 1.1 This design and access statement has been prepared on behalf of Mr and Mrs Smits in support of a listed building and householder planning application to install a new flue liner for a wood burner stove and for the alteration of the chimney height at Tichborne Cottage, Tichborne from approximately 1.65 metres to 2 metres above the thatched roof line.
- 1.2 A Heritage Statement has separately been prepared and submitted which considers the potential impacts that the works may have on the listed building and its setting as well as the Tichborne Conservation Area.

2 Site Location

- 2.1 Tichborne Cottage is an end terrace Grade II Listed Building located within the conservation area of Tichborne, within the South Downs National Park. The location of the site is shown on the location plan drawing [1EXG] 101_P01]).
- 2.2 The Listed Building has a brick and flint exterior with a thatched pitched roof. Small glazing is displayed throughout. The existing chimney protrudes from the centre of the thatched pitch roof and the existing flue terminus of the chimney in use can be seen above the one of the chimney pots. The other chimney has been decommissioned and is topped by a flue vent plug. A series of photographs of Tichborne Cottage and the chimney have been submitted with the application.
- 2.3 The dwelling is set back from the road (Riverside Farm Lane) and forms part of a small collection of similar designed houses, also known to be listed.

3 Description of development

- 3.1 Minor works are proposed to be carried out to install a new chimney flue and to increase the height of the existing chimney above the thatch roof line to minimise fire risk to the cottage and to adjoining properties and meet with the requirements for the use of appliances burning solid fuel in thatched properties.

Install New Flue Liner

- 3.2 The existing Hunter Herald 8 stove would be removed and set aside, the existing liner and register plate would be removed and disposed of and the chimney swept. A CCTV survey and soundness test would be carried out. From suitable supports, a 150mm diameter twin-wall insulated metal chimney system would be fitted rising through the chimney to terminate at the top of the chimney pot. The existing stove would then be refitted and connected to the flue and the register plate fitted
- 3.3 The Heritage Statement submitted with the application assesses the implications of the

installation of the flue liner on the historic fabric of the listed building.

Proposed Works to the Chimney

- 3.4 The existing chimney height is approximately 1.65m above the thatch (excluding the existing flue terminus on the chimney in use) and the proposal is to increase its height to approximately 2m.
- 3.5 Access to chimney would be gained by main scaffold. The chimney pots would be removed and set aside for re-use. The top four courses of brickwork from the chimney would be taken down and five courses of new brickwork built using new bricks to match existing as near as possible. The four courses of brickwork removed would then be rebuilt similar in detail to the existing and the existing chimney pots would be refitted. The existing flue vent plug would be replaced on the decommissioned chimney and the new flue terminus would be fitted with a stainless-steel anti bird guard.
- 3.6 Drawing number [3PLN] 201_P01 shows the existing and proposed elevations and the proposed works.

4 Pre-Application Planning Advice and Relevant Planning Policies

- 4.1 Pre-application planning advice on the proposed development was received on 15th October 2021 [ref. SDNP/21/03045/PRE] advising that the principle of the proposed works to the listed building and changes to the roof were considered likely to be acceptable, subject to satisfactory detailing and consideration of the matters raised by the Heritage Officer.
- 4.2 Relevant planning policies are set out in the South Downs Local Plan (2014 -33) adopted in July 2019. Policies SD13 and SD15 apply. The property is a listed building located within a conservation area. Any alterations or additions should be sympathetic to the building and its location and not adversely affect the architectural or historic character or damage or remove historic fabric. These matters are assessed in the Heritage Statement.
- 4.3 The Ecosystems Householder Form has been submitted to meet the requirements of Core Policy SD2. A bird box will be installed on a Yew tree in the garden of Tichborne Cottage to protect and provide more, better and joined up habitats.
- 4.4 The Landscape and Biodiversity Baseline Checklist has been submitted to meet the requirements of Strategic Policy SD4.
- 4.5 This Design and Access Statement demonstrates that the proposed development will meet the requirements of Strategic Policy SD5, the key design elements of which are detailed below.

5 Design Elements

Scale

- 5.1 The proposed works to the existing chimney are very modest in scale increasing its height from approximately 1.65m to 2m. The increased height of the chimney is considered appropriate and sympathetic to its setting and proportionate to Tichborne Cottage and the adjoining row of cottages. The works are necessary to minimise the risk of fire to this listed building from the use of the wood burner stove.

Neighbouring Properties

- 5.2 Given the very small-scale nature of the works, it is considered that there would be no amenity impacts on neighbouring properties and that the works would not have an overbearing impact on the character of the dwellings collectively.

Appearance

- 5.3 The new five course of bricks will be carefully selected to match as far as possible the existing bricks and will be laid using mortar to match the colour of the existing. The existing top four courses of bricks initially removed will be reused and the existing clay chimney pots will be replaced. The overall appearance of the chimney will therefore be sympathetic to its setting in the conservation area and the listed status of the property.

Access

- 5.4 No alterations are proposed to the access to the property.

Durability and adaptability

- 5.5 The height of the chimney would be raised from 1.65m to 2m above the existing level of the thatched roof. This height will provide sufficient resilience, should the roof of the property need to be re-thatched in the future, and will ensure that the distance between the height of the thatch and the top of the chimney would continue to meet the requirements for the use of appliances burning solid fuel in thatched properties without the need for further works.

6 Summary and Conclusion

- 6.1 Careful attention has been paid to ensuring that the proposed works are sympathetic to Tichborne Cottage whilst enabling the fire risk to the property from the use of the wood burner stove to be minimised, helping to protect the listed building from potential harm.
- 6.2 Having regard to the very small scale and minor nature of the works, that are considered sympathetic to Tichborne Cottage and its location within the conservation area, it is requested that planning and listed building consent be granted without delay.