

GOLDINGS

Chartered Building Surveyors and Architectural Consultants

High Gables, Daglingworth, Cirencester, Gloucestershire, GL7 7AE

Telephone: 01285 654975

Email: enquiries@goldingsurveyors.co.uk Web: www.goldingsurveyors.co.uk

HERITAGE, DESIGN & ACCESS STATEMENT

PROPOSED DE & RE-CONSTRUCTION OF ASHLAR CHIMNEY STACK

AT

THE STABLES
TURKDEAN MANOR, TURKDEAN, CHELTENHAM,
GLOUCESTERSHIRE, GL54 3NU

FOR

RAMTECH ENERGY SERVICES LTD



Date: 15th May 2023

Our Ref: 1069/HDA/FINAL/1.0

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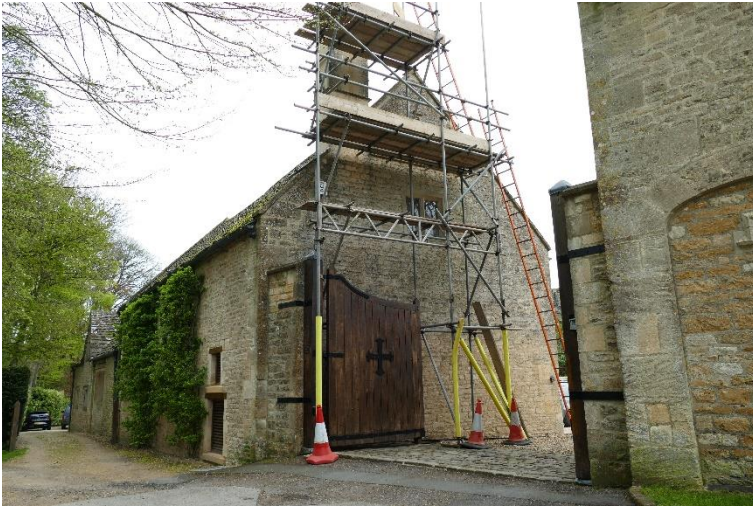
Application to be read in conjunction with the following drawings and documents:

1069/23/01	Location Plan & Block Plan As Existing	May 2023	Goldings
1069/23/02	Survey – Part Floor Plans, Roof Plan & Elevations As Existing	May 2023	Goldings
1069/23/03	Proposals – Part Floor Plans, Roof Plan & Elevations As Proposed	May 2023	Goldings
1069/23/04	Ashlar Chimney Details	May 2023	Goldings
1069/23/05	Block Plan As Proposed	May 2023	Goldings
1069/MST/FINAL/1.0	Method Statement – Proposed De & Re-Construction of Ashlar Chimney Stack	5 th May 2023	Goldings
35323-01 NKM Assoc	Bat Survey Report for Upper Chimney and surrounding roof	19 th April 2023	NKM Associates

1 Introduction & Proposal Outline

- 1.1 The Stables constitute the western component of a larger traditionally constructed Grade II listed range, comprising the former stable, although equally an adjoining barn and cottage, with The Stables having been converted at some point in the buildings past to provide a plant room to the ground floor, with games room to the first floor.
- 1.2 The structure sits as a part of the broader Turkdean Manor, itself equally a separate Grade II listed structure, being located on the eastern edge of the village and civil parish of Turkdean, c. 11 miles north-east of Cirencester and c. 10 miles broadly east of Cheltenham. The structure is located both within the Turkdean Conservation Area and the Cotswold Area of Outstanding Natural Beauty.
- 1.3 This application is extremely modest in its scope – mandated following the recent failure of existing plant and alterations to legislation – consisting only of the proposed de and re-construction of a single gable end ashlar chimney stack penetrating the northern roof at broadly mid-way up the verge, with the stack to be carefully de and re-constructed re-using all existing stone and with all detailing to match existing.
- 1.4 The existing ashlar stack was constructed around the turn of the millennium for aesthetic reasons to obscure two integrated stainless-steel flues installed in conjunction with two oil-fired boilers located in the plant room at ground floor level within The Stables, with the original consent for construction of the stack (*Ref: CD.1225/C & CD.1225/D, dated 21st April 1998*) being subsequently altered via an informal minor amendment request to subtly reposition the stack, agreed in writing by Cotswold District Council on 26th November 1998.
- 1.5 The original flues were installed in conjunction with two non-condensing oil-fired boilers, with the system being used to provide space heating and hot water to those array of buildings at Turkdean Manor. Whilst the system was compliant at the time of installation, one of the two boilers has now failed, mandating its replacement – repairs have been investigated, although are impossible due to the age of the boiler – with a modern, significantly more efficient, and compliant condensing boiler.
- 1.6 Those flues present to the existing system do not have a watertight liner and are incompatible with any form of modern condensing boiler; therefore, if the existing flues are retained and used with a condensing boiler, water will condense within the flues finding its way out at intersections/joints, leading to damp penetration within surrounding historic fabric. Water vapour is equally slightly acidic and concern exists of this leaching into the surrounding stonework, potentially leading to staining and/or further deterioration and contamination of surrounding historic fabric. As a result, there is a need to insert a new flue liner for the replacement boiler, with the decision taken to replace both boilers and flues for completeness.
- 1.7 Following closer examination of the existing system, removal of the existing flues without de-construction of the existing ashlar stack has been found to be impossible, due to an existing kink present to the flues and that the existing system may have been clipped in place internally in locations within the chimney breast and stack.

- 1.8 To enable replacement of the flues, the stack is to be carefully temporarily taken down and re-built on a like-for-like basis, re-using all existing stone and with all detailing to match existing. Whilst the works are to be completed by a suitably skilled and experienced mason, an accompanying Method Statement (Ref: 1069/MST/FINAL/1.0) has been enclosed as a part of the submission documentation. De and re-construction of sections of the existing chimney breast – originally constructed in conjunction with the stack – may equally be required to enable the removal of the existing flues.
- 1.9 Whilst it is accepted the existing mortar to the stack will need to be replaced with new lime mortar, this is to match existing and with the fundamental appearance of the structure and stack to remain unaltered. Furthermore whilst – due to the time of year – the remaining single boiler is able to satisfy the current heating and hot demand, this will be insufficient as temperatures begin to revert; therefore, time is of the essence to ensure the new system can be installed in good time prior to a decline in seasonal temperatures.



Photograph 1.1
The Stables – Western & Northern Elevations



Photograph 1.2
The Stables – Northern Elevation



Photograph 1.3
The Stables – Western & Southern Elevations



Photograph 1.4
Ashlar stack – Northern aspect



Photograph 1.5
Ashlar stack – Northern and Eastern aspects



Photograph 1.6
Ashlar stack – Southern aspect

2 The Proposals (Design & Access Statement)

2.1 Use

The intended use of the structure is to remain as is.

2.2 Amount

This application proposes no alteration or increase in footprint to the structure.

2.3 Layout & Scale

This application proposes no alteration to the existing configuration of the structure, nor any alteration to the built form resulting in an adjustment to the massing of the building.

2.4 Appearance

The application proposes no alteration to the appearance of the existing structure, with the single existing gable end ashlar chimney stack merely to be carefully taken down and re-constructed around the replacement compliant flues on a like-for-like basis, re-using the existing stone and with all detailing to match existing.

2.5 Access

Vehicular and pedestrian access to the structure is to be unchanged as a part of this application.

2.6 Landscaping

No landscaping works are proposed as a part of this application.

3 Heritage Assessment

3.1 Significance Assessment

The Stables and the adjoining range hold clear architectural, historic, evidential and sociological significance via the vernacular form of construction, detailing, its historic use and its place within the wider Turkdean Manor estate.

The presence of the ashlar stack as a wider element of this structure, whilst in-keeping with the nature of the building and surrounding detailing and structures, is believed to have a modest contribution and with this further diminished given knowledge of its relative recent – around the turn of the millennium – construction.

3.2 Impact of the Proposed Works

The scope of the proposed works are acknowledged to be extremely modest, consisting only of the de and re-construction of the stack on a like-for-like basis, re-using all existing stone and with all detailing to match existing; thereby, providing virtually no impact to the fundamental appearance of the stack both individually, and as a part of the wider structure.

Whilst the existing mortar will be lost during its de-construction, this is believed to be acceptable given the stacks relatively recent construction and given the more important fundamental re-use of all existing ashlar and moulded stone to the stack during its re-construction. The potential de and re-construction of sections of the chimney breast are equally deemed acceptable given their form of construction and materials, age (being constructed in conjunction with the stack itself) and absence of any immediately surrounding historic fabric that may have been disturbed in the process.

4 Conclusion

4.1 The extremely modest proposed works are believed to have no impact on the setting or character of the Grade II listed structure and are acknowledged as requisite elements to ensure that the plant can be updated with high efficiency condensing boilers and compatible flues, to comply with modern standards and legislation, without leading to unintended consequences with the introduction of more significant potential deterioration to surrounding historic fabric via damp penetration as a result of condensation and flue gasses from the existing non-compatible flues.

Appendix A – Historic England Listing Description

Grade: II

List Entry Number: 1303913

Date first listed: 23-Jan-1952

List Entry Name & Statutory Address: RANGE COMPRISING FORMER STABLE, BARN AND ADJOINING COTTAGE, TURKDEAN MANOR

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Turkdean

National Grid Reference: SP 10830 17670

Details:

TURKDEAN UPPER TURKDEAN SP 11 NW 6/97 Range comprising former stable, barn and adjoining cottage, 23.1.52 Turkdean Manor (formerly listed with Turkdean Manor) GV II Probable former stable and barn, semi-detached and adjoining cottage in the grounds of Turkdean Manor (q.v.). Barns late C18, cottage probably converted out of outbuilding early C20. Barns; coursed squared and dressed limestone, stone slate roof. Cottage; limestone rubble with stone slate roof and ashlar stack. Range forms an 'L'-shaped plan. Barn nearest Turkdean Manor; 2 storeys with access to loft via plank door with fillets within basket-headed surround, up single flight of stone steps on side towards Turkdean Manor. Similar door and surround to ground floor right of steps with flat hood supported on moulded stone brackets. Two-light stone-mullioned casement with diamond-leaded panes high up in left gable end with pigeon loft above. Small 2-light stone-mullioned casement in right gable end. Barn with gabled projecting porch right. Decorative timber framing in gable of porch. Garage doors with fillets former double width opening opposite, now blocked, with 6-light late C19-early C20 stone-mullioned casement with stilted heads, carved spandrels and stopped hood and leaded panes inserted in blocking. Converted outbuilding breaks forwards right of projecting gabled porch with early C20 plank door with fillets towards gable end with 3-light window with transom left, 3-light window with transom left, stopped hood over both parts. C20 two-light casement left. C20 two-light tile hung dormer from eaves above. Raking 2-light roof dormer with diamond-leaded panes right. C20 single and 2-light stone-mullioned casements in right gable end. Axial and gable end stacks with moulded capping to cottage. Interior not inspected.



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