

Design & Access Statement

Reedland Farmhouse, Holland Road, Little Clacton, CO16 9RX

Proposal

To repoint Snug Fireplace and fit a replacement woodburning stove.
To repoint Living Room Fireplace and refit existing stove.

What features are on the existing site?

This is a Grade II Listed House. Dated 1746 of possibly earlier origin. Timber framed and rough rendered. Red plain tiled roofs. 2 red brick chimney stacks. 2 storey main range, one storey and attics forward left wing, this with upper 3 light and lower 2 light casements to gable and 2 small 2 light casements to right return. Main range 2 window range of 3 light casements with transoms. Vertically boarded door with top light, central to windows, moulded surround flat canopy. Oval plaque over gives a date of 1746.

There are two inglenook fireplaces in the property which are in need of attention –

Snug Inglenook is fitted with a woodburning stove and has a curved chamber and brick hearth.



Living Room Inglenook is fitted with a woodburning stove and has a square back, plastered inner panels, and a brick hearth.



Both have full brick chimney breasts.

Please provide details of the scale/ appearance of the proposed development

It is proposed to repoint both inglenooks – chambers and chimney breasts – using a traditional lime mortar. Any replacement bricks will either be reclaimed soft red Imperial or reclaimed soft clay Tudor bricks in sympathy with existing and will be sourced at time of the work being carried out to ensure a good blend with existing.

Please provide details of how Heritage Assets have been addressed

Currently both fireplaces are pointed using modern cement mortars. This is not malleable and does not allow the bricks to move and breathe. There is evidence of efflorescence and cracking – a traditional lime mortar will assist with both of these issues and prevent the bricks from deteriorating further.

There are plastered panels on the inside walls of the Living Room inglenook chamber – modern plaster is not designed to withstand the heat from a woodburning stove and is cracking and crumbling. We propose to remove the modern plaster and replace with a traditional lime render in these two sections, which will move with the heat and protect the brickwork below.

Both fireplaces have poor pointing/ areas of concern. Please see close-up photos below –

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Snug



Living Room



Please see photos below of a recent, non-listed inglenook repointing undertaken showing original condition, raking out of mortar, and finished condition. Raking out of mortar is carried out by hand using a range of tools depending on the condition of the bricks – great care is taken to prevent damage.

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We also show below as an example of our Heritage work a chimney stack on a listed property – as you will see, the stack was in a dangerous condition, so permission was sought and granted to dismantle the stack and rebuild. We reused existing bricks where possible and sourced reclaimed bricks in sympathy where needed. A lime mortar was used to allow the bricks to breathe. A sample of the bricks and the mortar mix was provided prior to the work being carried out, and we would be happy to do the same in this case.

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For information on cement mortar, efflorescence, and lime mortar, we refer to the Society for the Protection of Ancient Buildings (SPAB) – including their Advice Note

https://www.spab.org.uk/sites/default/files/SPAB%20Technical%20advice%20note_Fireplaces%2C%20Flues%20and%20Chimneys.pdf

together with the following link from their Knowledge Base –

<https://www.spab.org.uk/advice/repointing>

We would be happy to meet with an Inspector on site to talk through the proposed work/ methods if required.