

Design and Access Statement for Glebe Cottage ref PP-12194615

Glebe Cottage is a grade 2 detached cobb and thatch property built around C18 as suggested by Heritage Listings entry number: 1106547. It faces SSE. It has a walled boundary to the north side along the road and hedged boundaries along its front south facing side to either fields or neighbours gardens. The adjoining barn to the west end of the property is owned by the home owner. The conservation request is to replace the east gable end chimney stack in a like for like design with locally sourced reclaimed or handmade brick and lime mortar. Where any bricks can be re-used they will be. The height of the chimney will be raised by a few courses to comply with the 1.83m height above the ridge building reg requirement

The reason for the chimney works is the current lime mortar has been acid eroded through many years of coal and wood fires and has now left the stack unstable and unsafe. Many bricks have been found to be rotten with movement seen at the lowest course to the upper most. There are also multiple holes where the render and mortar has completely eroded leaving thatch to be in direct contact with potential combustible materials. The owner has been made aware in its current state this chimney is not fit for purpose. A picture of the chimney in question is below.



Access for the house is via the lane exiting the village towards the B3220. Parking for vans and vehicles is available onsite and along the same lane by the home owners barn. Delivery

lorries/trucks with cranes have good access for delivery of materials with storage of said materials on the private driveway. This is secured by a 5 to 6ft stone/cobb wall and latched wooden gate. There are WC and wash facilities on site.

Scaffolding will be erected for the works to comply with all health and safety requirements. All scaffolding will be within private property so no adverse effects to any others will be incurred. Work will be during daylight hours so no need for lighting and working hours will be between 08:30 and 19:00 at worse. Noise will be minimal as a hand hammer and chisel will be used to remove the old chimney. Waste rubble is to be stored on site in the corner of the garden or a skip will be placed on the driveway entrance. No blocking of the road will be required. The picture bellow shows a red circle depicting the chimney in question and the red X shows the location for material storage.



The chimney design will mirror what is currently there to minimise the impact to the property when it has been re-built. It will be higher by around 8 to 10 courses to obtain the 1.83 M height above the thatched ridge. The original pot appears to be in good condition and will be re-used if this is the case. If not a like for like pot will be fitted. Bricks are going to be either reclaimed, re-used where possible from the original chimney or new handmade local bricks. Currently we are looking to source from Winkleigh Timber. Lime mortar and lime render will be used. A yogurt wash will be applied to encourage Lichen to re-grow as it currently is to further reduce the impact to the property. Internally a plywood front will be temporarily put up in-front of the inglenook to protect any falling debris and dust from getting into the property. This will then be safely disposed of in a skip. A twin wall stainless-steel flue liner will be fitted inside the chimney by a Hetas registered engineer with the end cowl recommended by them (potential no cowl needed depending on draw obtained post installation). Only the end cowl will be visible from the outside. Internally the twin wall will be seen dropping into the inglenook terminating onto a wood burning stove.

A scale drawing of the chimney has been submitted as part of the conservation application documents.