

## Glebe Cottage Application 23/01545/LBC PP-12194615

### Scope of works

- 1) Conservation Application for chimney works due to unsafe structure and requirement to raise height to comply with solid fuel appliances and thatched roofs.
- 2) East gable end chimney scaffolding to be erected and path blocked from use to make site area safe.
- 3) Building Control building notice application to be submitted ref: 23/01073/DALBN
- 4) Structural Engineers site inspection and drawings for rebuilding of brick section of chimney onto cob base.
- 5) Drawings to be finalised.
- 6) Like for like bricks to be sourced to maintain original appearance of chimney.
- 7) Lime mortar approx. 2 tons to be sourced (Heritage Cob and Lime supplier)
- 8) Remove failed brick section of chimney to cob base.
- 9) Re-build as per structural engineers drawing and comply with heights above thatched roof requirements.
- 10) Slate floor tiles to be fitted in hearth pre log burner installation.
- 11) Rangemoors, (HETAS installers) to install stainless twin wall flue and log burner and commission the install work.
- 12) Thatcher's to make right around new section of chimney on gable end.
- 13) Scaffolding to be removed
- 14) Site clean up.

Building control have issued the Building Notice and we have the structural engineers drawing which allows us from a structural perspective and Approved Document A & J to build to the required 1.83M above the ridge line vertically. Further excessive chimney stack movement and debris falling had both been noted again in August and September 2023. The homeowners bedroom is directly under the chimney stack in question as is the primary means to get to the front of the property used by all parties. This fireplace is also the only means of heating the property barring expensive and old (asbestos cladded) night storage heaters. The homeowner is a retired lady living on her own.

With these factors in mind and a weather window for using lime rapidly closing in, we have made the difficult decision to remove the chimney stack primarily on safety grounds pre conservation approval. I have a video showing how the bricks just gently lifted away with no need for a hammer on any brick whatsoever. Bricks have been retained in the garden for re-purposing for non-structural uses only due to the poor condition of the bricks. I also have sections of the hazel spikes and bits of thatch that had actually started to burn around the

exterior of the brick stack further showing the chimney stack was unsafe and not compliant for use. Presumably lack of oxygen and luck have saved the property from total loss. To date we are working on number 9 of the scope of works and currently have around 1.6M of the chimney re-built. Bricks have been sourced by a company called Furness Bricks and their Clamp range. They are an excellent match for what was originally there.