

## **Design Access Statement / Planning Statement / Heritage Impact Assessment**

Project: Reinstatement of a brick chimney

Site: Rogers Farm Cottage, Winston Green IP14 6BG

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## **INTRODUCTION**

This Statement accompanies an application for Listed Building consent and planning permission for a chimney. As this is a proposal for alterations in the curtilage of a single dwelling, some aspects such as the social and economic context are of limited applicability.

### **1. Site analysis and Evaluation and description of proposals**

The following is the listing description:

House, probably late C16. 2 storeys. 3-cell cross-entry plan. Timber-framed and plastered. Pantiled roof, probably once thatched; an axial chimney of red brick. Mid C20 casements and battened and boarded entrance door.

### **2. Design approach / history**

Recent extensive repairs were carried out at the cottage and as part of it for whatever reason, the builder decided that the chimney was in such poor condition that he should take it down. Rather than replacing the chimney, he opted for a pair of stainless steel flues which now penetrate the roof.

The applicant applied for planning permission and listed building consent to retain the twin steel flues and it is apparent that the heritage officer would not accept this so the application was withdrawn.

This application is to rebuild a brick chimney to resemble the original as closely as possible (new imperial bricks 'Regency Chesham Multi' with lime mortar). It is also proposed to add two chimney pots which would be Redland roll top red clay, 450mm high.

The old chimney penetrated the roof at the ridge centrally in the roof whereas the new flues are offset to miss the ridge; this is to be corrected when the new steel flues are removed.

### **3. CONCLUSION**

The applicant is keen to do the right thing for Roger Farm House and this application seeks approval to do just that.