

Holywell Cottage, 50 Worminghall Road, Ickford,
Aylesbury, Buckinghamshire, HP18 9JD

Design & Access Statement | March 2024

Addition of Chimney Pot

Physical context

Figure 1 Site Location Plan



Photo 1 – Front facing aspect from road.



Photo 2 – Front view of Chimney



Photo 3 – Rear view of Chimney



Holywell Cottage is a Grade II listed building located in the historic village of Ickford (Figure 1). The view of the cottage from Worminghall road (Photo 1) is of a small white and timber framed with white colourwash plaster infills, is a 1.5 storey thatched cottage set back from the road. There is a single storey later addition lean-to on the right of the house which is also thatched and constructed from wychert (Photo 2). The cottage has two flanking chimneys. There is a vehicle access drive to the right as you look at the cottage from the road. There are external board doors to drive side and front of the cottage. To the rear of the property there are two single storey later additions C1960s. The first is small, rendered brick, painted white with slate roof which connects directly to the historic building by an internal threshold and also has a window into the rear garden. The second is a larger brick built room, externally rendered and painted white with a red tile hip-style roof, this room has two double patio doors into the garden and a single window facing down the length of the plot. This room is connected to the historic part of the building via a small corridor with windows on both aspects with flat roof.

Chimney for pot installation further details (on left as viewed from the Worminghall Road)

After purchase of the property in July 2023, we are undertaking a rethatch due to the poor condition of the roof which has resulted in water penetrating the property. The installation of a chimney pot on the functioning chimney will support future safe use of this fireplace. The choice to install a bird cowl would also be to reduce the concern of fire risks associated with nesting birds. This will be in line with the standards of fire regs for solid fuel fires to future-proof any later installations providing a clearance of 1.8m from the roof. The choice to do this at this time prior to rethatch is to avoid later damage to the newly thatched roof (in line with the thatcher's advice).

After informal discussion with the heritage officer, it was confirmed that this was seen as a reasonable measure and had an evident benefit of reducing the risk of the property from catching fire.

Proposed style terracotta pot and compatible cowl:

Redbank: Red Roll Top Chimney Pot - 600mm

Colt Cowls: High Top Bird Guard Solid Fuel

