

Friday 22nd March 2024

Laddingford House, Laddingford, Maidstone ME18 6BY

We write to discharge condition No. 6 of the conditional Listed Building Consent approval ref 23/504752/LBC and enclose herewith further details as requested.



Fig 1: Rear Elevation of Laddingford House showing the existing chimney to be reinstated.

A. APPROVAL 23/504752/LBC CONDITION No. 6

"No works relating to the rebuilding of the chimney shall commence until a method statement for all such works has first been submitted to, and approved in writing by, the local planning authority. The works shall thereafter be undertaken in accordance with the approved method statement"

1.0 METHOD STATEMENT

11 ACCESS

- 1.11 Scaffold supply and install will be conducted a competent and qualified scaffolder, ensuring compliance with safety regulations and minimizing impact on the surrounding building fabric. The scaffold structure will be securely installed to the ground using diagonal braces and cemented weights to avoid fixing to the building's fabric. Tube protectors and boards will be used where non-load bearing contact with the chimney and roof is required. Monoflex coverings will not be used in order to minimise the wind load on the scaffolding.

12 PROTECTION

- 1.2.1 Prior to commencing work, protective measures will be implemented to safeguard the roof from potential damage. Non-slip mats or boards will be placed over the delicate existing slate roofing to prevent accidental damage or displacement. Where necessary, additional supports or bracing will be installed to distribute weight evenly and minimize stress on the existing roof structure.

13 REMOVAL

- 1.3.1 The top 4 brick courses above the shoulders of the wider chimney stack will be carefully dismantled using hand tools to minimize disturbance to the existing fabric. Each brick will be individually removed and safely stored for later reinstatement where possible.



Fig 2: Detail of top of chimney showing which courses are to be removed.

1.3.2 The chimney breast lead coverings will be replaced with new code 5 lead, like for like.

14 REINSTATEMENT

Please refer to drawing “1455 P 700 01 A Proposed Chimney Reinstatement Details” showing the extent of the reinstated brickwork.



Fig 3: Rear Elevation of Laddingford House showing the existing Chimney's with running bond brickwork

2.0 MATERIALS

2.1 BRICKS

2.1.1 The intention is to reuse the bricks from the existing conservatory which is being removed as they are a good match for the existing chimney bricks



Fig 4: Left –Chimney to be extended, Right –Conservatory to be demolished with chimney in the background

2.1.2 If needed, a matching imperial handmade brick will also be sourced to supplement the reused bricks.

2.1.3 The chimney does not have as many of the dark glazed headers as seen on the conservatory –the reinstated brickwork will remove any dark headers. The patches of white paint (which is mainly on the headers) will be removed from the selection.

The stack will be laid in a running bond to match the style and height of the other chimneys on site(refer to Fig 3 for details of other chimneys) (please refer to Fig.1 showing the height of the other chimney on the rear façade)

2.2 MORTAR

2.2.1 The existing chimney has been pointed using cement mortar (not by the applicant).

2.2.2 It is intended to use a lime-based mortar on the new brickwork. The colour of the mix will need to be adjusted to match the colour of the existing mortar on the chimney.

2.2.3 The new flaunching will also be adjusted to match the mortar and flaunching on the surrounding chimney stacks.

2.3 CHIMNEY POTS & AIR BRICK

2.3.1 A new 450mm chimney pot will be introduced on top of the stack to match the other pots on site.

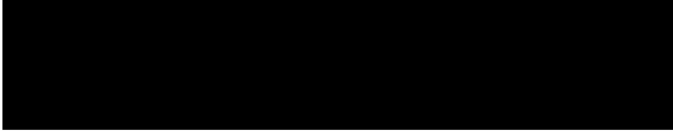


Fig 3: Style of chimney pot to be used.

2.3.2 A new air brick will be placed on the side of the chimney stack facing the roof so that it is not visible from the rear to ensure that the stack is correctly ventilated.

We trust that the above is sufficient for the condition discharge of condition 6 within Listed Building Consent approval ref 23/504752/LBC for the works to Laddingford House, Laddingford, Maidstone ME18 6BY.

Kind regards,



Karen Chalklin