

Design and Access and Heritage Statement

Planning Portal Reference PP-14492129

Proposed alteration to chimney to raise height by 600mm. The Croft, Berry Wood Lane, Donhead St Mary, Shaftesbury SP7 9DH

1. Outline of the Proposals

We received a notice from the insurers that they would be unable to insure the house unless the existing chimney was raised from its existing height 1200mm to 1830mm above the level of the thatch – this height is thought to considerably reduce the risk of a thatch fire.

Justification. Current Building Regulations state that the top of the chimney pot should achieve 1.83m above the thatch ridge. This is to ensure that should hot embers exit the top of the chimney, it is likely that they will be carried away from the thatch with the up draught, therefore reducing the risk of sparks falling onto the thatch and decreasing the risk of a fire occurring.

The chimney is used for smoke extraction from a wood burning stove, is only approximately 1.20m above the thatch ridge height and by raising the height above the thatch ridge to achieve 1.83m would reduce the risk of a fire occurring and significantly damaging the property, which is of historical significance.

Proposal. The current chimney consists of a red brick and mortar chimney stack which was rebuilt in about 2014 when the cottage underwent extensive refurbishment, topped with a red clay chimney pot and a stainless-steel bird cowl.

The proposal is to raise the height of the chimney stack to a height of 1.250m, from the current height of approximately 0.650m, by 0.600m (8 courses) of red bricks, in keeping with the character of the property.

The current 0.6m red clay chimney pot to be reused and a stainless-steel bird cowl to be installed.

2. Features on the Existing Site

To the south of the site lies the Grade II Listed building, Pilgrim Cottage and immediately on the boundary adjacent is Pilgrim Cottage Annexe.

Pilgrim Cottage and its Annexe seem to have been abandoned by the owners some 20 years ago and is now rapidly falling into disrepair and is currently subject to a Section 330 Notice.

Behind The Croft is the Church Yard and Grade I Listed St Mary's Church.

3. Access

Access is to be through the existing pedestrian gate. No new access is proposed.

4. Proposed Layout

The layout is unchanged.

5. Scale & Appearance

It is proposed that the chimney be increased in height by 8 brick courses to match the appearance of the existing chimney similar chimney height increases on other buildings in the area.

6. Landscaping

Landscaping will be unaffected.

7. Heritage Assets

In this case the significance of the cottage is largely due its historic fabric and architecture - its form, layout and architectural expression, detailing and use of high-quality design materials which have significant aesthetic and architectural interest, and which contribute to the character of the conservation area. The location of the cottage adds to its significance and to the setting of the Church of St Mary which is sited at higher level. The setting of the cottage is striking.



Picture of the cottage before the increase in chimney height in 2022 (left)
and after being raised by 8 brick courses in 2024 (right)

Impact of proposals

The Croft is a small, detached cottage built of natural local green sandstone random lay, squared uncoursed rubble, under a thatched roof. The property occupies a narrow-terraced strip of land immediately to the east and below the churchyard of St Mary's church. The property is Grade II listed and is situated within the Donhead St Mary Housing Conservation Area and wider AONB. The proposed alterations to the chimney would have a neutral affect on the conservation area as there are other neighbouring houses which have had similar alterations to their chimneys.

Listed buildings in nearby include:

- St Mary's Church (Grade I)
- Pilgrim Cottage (Grade II) – Large thatched house local Green Sandstone (Unoccupied and Abandoned)
- The Croft (Grade II) – Small thatched cottage local Green Sandstone

Other close buildings in Berry Wood Lane, within the conservation area include:

- Barts Cottage
- Appleyard Cottage
- High Bank

Other close buildings in Berry Wood Lane, outside the conservation area include:

- Berry Wood Cottage
- Oak Cottage

Stephen Guild

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