

12th October 2025

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

This heritage, design and access statement has been prepared in support of an application for permission to increase the chimney height stack from circa 1m to 1.8m from the thatched ridge. The property is a Grade II listed building that is located within the village of Winterslow. The property faces North on to Middleton Road and is visible from the road.

The property has been extended at various times to the south and west elevations and in keeping with cottage design.

2. AESTHETIC CONTEXT

The existing chimney is estimated to be at about 1m, half of which is a plain clay pot, and contains two flues, one of which is capped and ventilated to the east side. The brickwork has a single projecting course for detail. The exposed brickwork, with some white lime pointing visible among C20 cement-based repointing and mostly dark red bricks, likely to be of late C19 construction.

A. Existing Chimney





3. DESIGN PROPOSAL

The aim of the proposed work is to:

1. Reduce the risk of fire to the thatch by increasing the chimney height to 1.8m.

<https://historicengland.org.uk/advice/technical-advice/emergency-and-fire/fire-advice/reducing-fires-in-thatched-roof-properties/>

The proposal supported by the measured survey would see Ladymead Cottage benefit from an increase in chimney height and in keeping with the existing property. The proposal will be to raise the height of the central chimney stack to 1.8m above the ridge of the thatched roof. The existing is estimated to be at about 1m, half of which is a plain clay pot. Removing the existing top three courses, to include the projecting course, rebuilding that with new brickwork and a new projecting course, and the installation of a new clay pot. The bricks will be carefully chosen to match the existing and sensitively repointed with a lime mortar when complete.

Materials will include:

- Brick work – matching existing dark red bricks
- Mortar – Lime Mortar
- Clay pot – Match existing