

DESIGN, HERITAGE AND ACCESS STATEMENT

relating to an

APPLICATION FOR LISTED BUILDING CONSENT

for

REINSTATEMENT OF CHIMNEY STACK

at

112 WARMINSTER ROAD, WESTBURY, BA13 3PR

Ref: 4473.STAT

DOLMAN

Tel: 01380 729456

Email: Info@dolmansurveyors.co.uk

May 2026

**Design, Heritage and Access Statement relating
to 112 Warminster Road, Westbury, BA13 3PR**

1. Site Analysis

112 Warminster Road is a Grade II listed dwelling located to the south of Westbury on the northwest side of the A350 Warminster Road. It was originally constructed in the early 19th Century. The dwelling is of solid masonry construction with handmade bricks, quoined flat arched first floor openings with sash windows, and bracketed stone cornices to the ground floor openings with casement windows. The South west entrance is a Boric portico with steps up to recessed doorway, with moulded cornice. A later 2 storey extension to the rear. Roof finishes are slate with lead roll hips and ridge.

A chimney to the southwest is of the same brickwork construction with stone mouldings and a pair of chimney pots. The chimney to the northeast is reduced down to its base level just above the roof line, the reinstatement of which forms the basis of this application.

In 2008 the northeast chimney was inspected by others and deemed to be at risk of immediate collapse. Prior to this, and as a remedial measure, the chimney was supported by a restraint girdle. Given its close proximity and risk of damaging the adjacent property, the host dwelling and/or other members of the public, it was decided that it should be removed with the intention of reinstating the chimney stack, but with structural improvements. Time passed and the applicant would now like to action its reinstatement as always intended.

2. Brief Description of Proposal

The Proposed works are as follows:

- Remove the remaining lower section of the existing northeast chimney, to roof level. Retain any existing handmade bricks that are salvageable.
- Rebuild chimney with salvaged handmade bricks and the majority shortfall made up with handmade bricks sourced to match the lower course original bricks. New stone moulded cappings to match the existing southwest chimney. Mortar to be 3 parts sand to 1 part NHL 3.5 lime. Upper and lower trays and leadwork flashings provided at roof level. 2 new chimney pots to match the existing southwest chimney.

- The chimney stack has been assessed by a structural engineer and, although it was deemed structurally acceptable to rebuild without additional measures, the extent of deterioration and identified defects which lead to the previous chimney being firstly retained and more recently removed, has led to a recommendation for reinforcement. Bed-joint reinforcement will therefore be incorporated, as detailed in the enclosed Structural Engineer's report prepared by Plan It Jupiter.

3. Heritage Listing

112 Warminster Road's Heritage Listing from Historic England is copied below:

'WESTBURY WARMINSTER ROAD 1. 5411 (North-West Side) No 112 ST 8750 5/208

II GV

2. Early C19 villa. Red brick with brick quoins and quoined flat arches to 1st floor, bracketted stone cornices to ground floor openings. Flat eaves, hipped slate roof with side chimneys of brick with stone moulded capping. 3 single hung glazing bar sashes on 1st floor, 2 tall French casement windows on ground floor flanking blind window. Entrance on return to South-West: wide Boric portico with doorway recessed up steps, has moulded cornice and blocking panel. 4 moulded panels to set back door. 2 storey 2 window extension to rear. Dwarf brick wall to street slightly ramped at ends and flanking brick piers, all capped in stone. Arrow heat rails and dog rails also slightly ramped. Off centre gateway with good cast iron standards containing key pattern panels with array heads and having stepped capping to ball finials ; top rails of gates braced.'

4. Proposed Development / Impact upon Heritage Asset

The existing chimney was in structurally poor condition, had been supported by remedial measures (steel restraint girdle) and needed to be taken down and rebuilt due to risk of collapse.

Considering the historic setting, and the prominence of the chimney on the front elevation there is a desire to reinstate the balance of the principle elevation and use materials and details that respect and reflect the historic building, whilst ensuring that it is safe to use and to be safe structurally.

The proposed works will remove the remaining brickwork, any salvageable handmade bricks will be retained. It is then proposed to rebuild the chimney with materials appropriate for the age of the dwelling, in a style that matches the existing adjacent chimney (including stone mouldings) with new lead flashings and trays providing a safe chimney that will last for years to come. The reinforcement will not affect the chimneys external appearance.

The stone mouldings will be profiled off of the existing southwest chimney, using Hartham Park T2 Basebed Bath stone supplied by Lovell Stone Group, which is a hard and durable bath stone with excellent weathering properties, therefore suitable for an external application.

On completion of the works, the chimney will resemble the existing adjacent chimney in size, height, bond and detail. The salvageable brickwork will be reincorporated, the majority shortfall in bricks are to be in a handmade clay brick manufactured by Michelmersh Ref: Handmade Edwardian Red Multi ATR, bedded and pointed in a lime mortar with fine 5mm joints to match the existing.



*Proposed brick
Michelmersh Ref: Handmade Edwardian Red Multi ATR*

5. Access Statement

The access provision for this proposal is entirely neutral, none of the works alter the accessibility of the building.

6. Conclusion

The proposed works will provide a safe chimney, built to the existing size, height and detail as the one currently in place. The proposed rebuilt chimney will be constructed from appropriate materials of handmade clay bricks and lime mortar, with new lead flashings and trays which will increase longevity to the chimney, clear improvement to the heritage asset.