

Design & Access Statement

Chimney Alterations & New French Doors

At

Crossways Barbers Lane Homington SP5 4NG



June 2026

The Existing Building:

Crossways is a detached 1.5 storey 3 bedroomed cottage constructed from a mixture of brickwork, timber frame and rendered cobb wall elevations set below a thatched roof. The cottage is positioned on the corner of Barbers Lane and Homington Road with its curtilage to the south and west. The building, formerly two cottages now combined to form a single dwelling has undergone various alterations, extensions and development over the years.

Neither listed nor protected in its own right, Crossways sits within the Homington Conservation Area.

The village of Homington and the immediate locality comprise a wide range of buildings from various periods and could be considered an eclectic mix of styles with an overriding traditional theme.

The Proposal:

This application follows a positive response at Pre-Application stage Wiltshire Council Ref: ENQ/2026/00397 and seeks approval for some of those works described.

The Pre-Application discussed the possibility of providing an ancillary building to the west of Crossways. The garage does not form part of this Householder Application and will be the subject of a separate submission.

The Pre-Application Concluded the works would be acceptable in principle.

The works proposed in this Householder Application are expanded upon below.

1. Increasing the height of the existing chimney

The proposal seeks to increase the height of the existing brick chimney stack above the thatched ridge line to a height sufficient to allow the safe discharge of combustion products / gasses from the existing woodburning stoves.

The existing stack sits offset to the ridge with the bulk of its body on the less visible southern roof slope. There is a low-level brick banding detail to the southern side of the stack and a two-course corbel detail to the top finished with two clay pots.

The existing masonry section of the stack raises approx. 900mm above the existing ridgeline with the pots increasing this to approx. 1400mm, the requirement under HEATAS and Building Regulations is minimum 1800mm from the ridgeline.

The existing thatch is dilapidated, thinned and nearing the end of its life and will require replacement in the not too distant future. The replacement would result in a slightly raised ridgeline approx. 150mm higher. Allowing for this, the chimney height will need to be raised by 475 – 500mm. Reclaimed / salvaged bricks to match the existing are proposed, repointing of the whole stack above ridge line with lime mortar would also be undertaken. The existing corbel detail to the top of the stack would be removed and reinstated after raising and two reclaimed or the existing clay pots reused to finish.

Drawing PL – 15 Chimney Details 1 & 2 illustrate in greater detail the extent of the rebuilding and repair works proposed. All materials used will be vernacular in nature and installed in an appropriate traditional manner.

There are several other thatched cottages along Barbers Lane and Lower Street which demonstrate raised brick stacks, presumably for safety reasons (refer to appendix A for photographs). Box Cottage which is also Grade II Listed has recently (October 2024) been granted permission for the raising of the stack to 1800mm above the thatch line, Wiltshire Council Ref: PL/2024/08278.

2. The removal of an existing window and replacement with French Doors to the garden

Whilst planning approval is not required for the insertion of the French Doors to the Sitting Room the works are included within this application for completeness.

The new doors will sit within the existing opening width utilising the existing lintel over and require only the removal of the masonry from the window cill and below. Any repair work required to the surrounding render finish will be undertaken in an appropriate lime based mix specified by The Lime Centre or similar specialist supplier and finished to match the existing building. The new doors will be painted timber to match the adjacent existing ground floor windows.

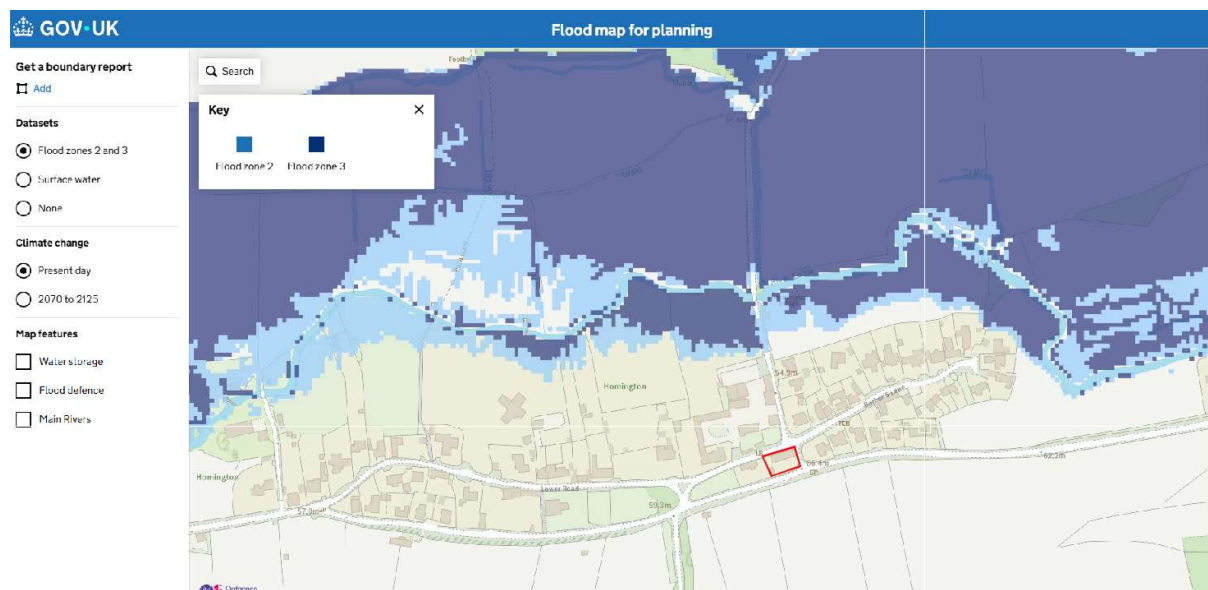
The location of the existing window (southern garden facing elevation) is not visible to the public and is well concealed. Please refer to PL – 10 Proposed Ground Floor Plan for location.

Flood Risk Assessment:

Below is an extract from the Environment Agencies Flood Maps For Planning which illustrates the site (outlined in red) is not located within a flood zone.

The existing building is set well elevated from the watercourse and is not subject to rising groundwater. As is usual, the proposed works will incorporate appropriate measures to prevent the ingress of water from the ground including the provision of flush fitted discreet Acco Drains to the foot of the new French Doors

The proposed works will not contribute to increased flood risk or run off.



Access:

The provision of the new French Doors to the rear (southern) elevation will improve access throughout the building. The threshold will be flush without upstands and comply with the requirements of Part M of the Building Regulations.

Conclusion:

Careful material choice, detail and scale see the proposals sit comfortably against the existing building whilst blending with the architecture of its immediate surroundings. It provides subtle enhancements to the existing building in line with modern expectation without detriment to the street scene or the wider setting.

Given the respectful nature of the proposals, and the positive response at Pre-Application Stage we ask that they be considered favourably.

Appendix A

Examples of neighbouring buildings with raised chimney stacks



Example 1.

Raised chimney stack to the east of Crossways on Barbers Lane



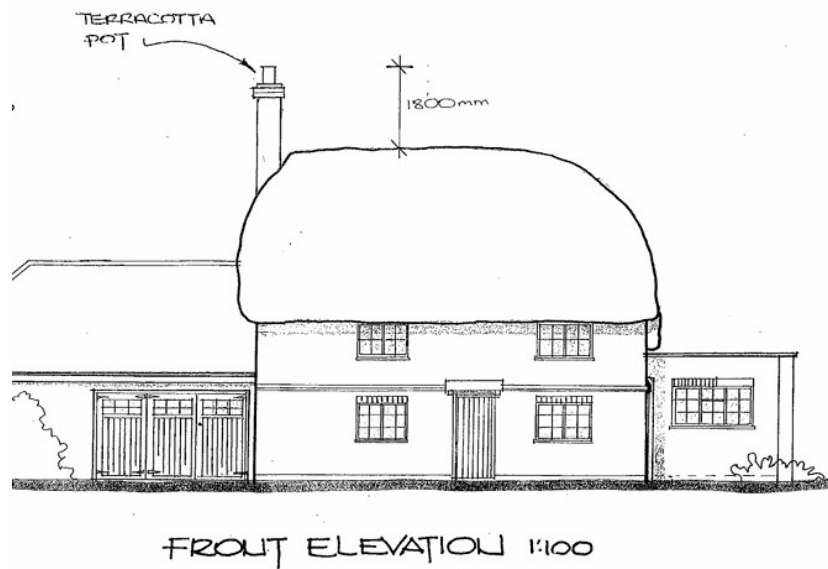
Example 2.

Raised chimney stack to the west of Crossways on Lower Street



Example 3.

Second raised chimney stack to the west of Crossways on Lower Street



Example 4.

Image of the approved raised chimney at the GII Listed Box Cottage to the west of Crossways on Lower Street – Planning Approval PL/2024/08278