

Design and Access Statement

Rebuilding of one Chimney at 38/40 Highstreet Downton SP5 3PJ

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the rebuilding of two existing chimneys at 38 Downton, a Grade II listed building located at SP5 3PJ

The proposal seeks to carefully reconstruct the chimney due to its deteriorated condition allowing significant damp to enter the property, ensuring the preservation of the building's historic character and architectural significance.

2. Site and Heritage Context

38 Highstreet Downton is a Grade II listed building, recognised for its special architectural and historic interest. The property forms part of the wider historic environment and contributes positively to the character of the surrounding area.

The chimney is a prominent feature of the building's roofscape and are integral to its historic design and silhouette. It's current condition has deteriorated significantly, necessitating intervention to prevent further harm to the building fabric.

3. Assessment of Significance

The chimney contributes to the significance of the listed building in the following ways:

- **Architectural Value:** They form part of the original or early historic design and contribute to the building's proportions and skyline.
- **Historic Value:** They reflect traditional construction techniques and materials typical of the building's period.
- **Aesthetic Value:** They enhance the visual interest of the roofscape and wider setting.

Due to weathering and age, the chimney have suffered material decay leading to the ingress of water to the interior of the property.

4. Design Principles

The guiding principle of the proposal is to preserve and enhance the building's significance through like-for-like repair and reconstruction.

Key design principles include:

- Rebuilding the chimney to match the original height, proportions, and detailing.
- Using traditional materials that replicate the existing in colour, texture, and performance.
- Retaining as much original fabric as reasonably practicable.
- Ensuring that any replacement work is sympathetic and visually consistent with the historic structure.

5. Proposed Works

The proposed works include:

- Careful dismantling of the existing chimney where structural instability is identified.
- Salvaging and reusing original bricks wherever possible.
- Rebuilding the chimney to their original design, including:
 - Matching brick bond and coursing.
 - Reinstating original chimney pots (or suitable replicas if necessary).
 - Using lime-based mortar appropriate to the building's age and construction.
- Incorporating discreet modern structural support where required to ensure longevity, without affecting external appearance.
- Installing two x one piece lead trays, upturned on the inside of each flue. The inclusion of these lead trays is imperative to the finished chimney to ensure no further damp ingress to the property.

All works will be undertaken by suitably qualified contractors experienced in historic building conservation.

6. Materials

Materials will be carefully selected to ensure compatibility with the existing structure:

- Brickwork: Reclaimed bricks from the existing chimneys, supplemented with matching handmade bricks where necessary.
- Mortar: Lime mortar to match the original in composition, colour, and finish.
- Chimney Pots: Existing pots will be retained and reused where possible.

7. Impact on Heritage Significance

The proposed works are considered to have a neutral to positive impact on the significance of the listed building:

- The rebuilding will preserve the visual and architectural integrity of the roofscape.
- The use of appropriate materials and techniques will ensure authenticity.
- The works will prevent further deterioration and potential loss of historic fabric.

Any loss of original material will be minimised and justified by the need to ensure structural safety and long-term preservation.

8. Access

Construction Access:

Access to the site during works will be managed via existing entrances. Scaffolding will be erected to provide safe access to roof level, designed to minimise impact on the building and its surroundings.

Post-Completion Access:

The proposals do not alter existing access arrangements to the property. The use and function of the building will remain unchanged.

9. Conclusion

The proposed rebuilding of the chimney is a necessary and carefully considered intervention that will secure the long-term preservation of this Grade II listed building. The design approach prioritises conservation-led principles, ensuring that the works respect and maintain the building's historic and architectural significance.