

HERITAGE STATEMENT

LISTED BUILDING CONSENT APPLICATION

Rebuilding of Existing Chimney Stack

38 High Street, Downton, Wiltshire, SP5 3PJ

Chimney is of shared ownership/party chimney and jointly owned by Tania Flewitt, 40 Highstreet, Downton SP5 3PJ. Both homeowners are in agreement for the works to be carried out.

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for the rebuilding of an existing chimney stack at 38 High Street, Downton, Wiltshire, SP5 3PJ, a Grade II listed building.

The proposed works have become necessary due to the deteriorated structural condition of the existing chimney stack. The intention is to carefully dismantle and rebuild the chimney on a like-for-like basis, preserving its historic appearance, proportions and contribution to the significance of the listed building.

2. Significance of the Heritage Asset

38 High Street is a Grade II listed building, designated for its special architectural and historic interest. The building forms part of the historic streetscape of Downton and contributes positively to the character and appearance of the village's historic core.

The significance of the building derives from:

- Its historic fabric and traditional construction.
- Its architectural character and contribution to the historic street scene.
- Its survival as a heritage asset illustrating the historic development of Downton.
- Its traditional roofscape features, including chimney stacks, which form an important element of its historic appearance.

The chimney stack is a characteristic component of the building's architectural composition. It contributes to the visual interest of the roofscape and is part of the building's historic fabric and significance.

3. Existing Condition

The existing chimney stack has deteriorated significantly through age, weathering and the failure of mortar joints and associated brickwork. Defects have developed that compromise its stability and present an ongoing risk of further deterioration to both the chimney itself as well as the interior of the properties due to damp ingress.

A detailed inspection has concluded that piecemeal repairs would not provide a satisfactory long-term solution. Consequently, careful dismantling and reconstruction is considered the most appropriate conservation approach to secure the future of the feature and protect the building from further damage.

4. Proposed Works

The proposed works comprise:

- Careful dismantling of the existing chimney stack to a stable and structurally sound level.
- Recording of the existing chimney dimensions, brick bond, detailing and profile prior to dismantling.
- Salvage and reuse of sound existing bricks wherever possible.
- Replacement of damaged bricks with matching reclaimed or handmade bricks to match the existing in size, colour, texture and appearance.
- Reconstruction of the chimney stack to the same height, footprint and design as the existing structure.
- Repointing using an appropriate lime mortar mix to match the historic fabric.
- Reinstatement of existing chimney pots and associated details where retained, or matching replacements where necessary.

No changes are proposed to the external appearance, scale, massing or design of the chimney stack with the exception of the additional lead trays as stated in the design and access statement.

5. Impact on Heritage Significance

The proposal has been designed in accordance with established conservation principles and seeks to retain the significance of the listed building.

Whilst the rebuilding of the chimney will result in the loss of some deteriorated historic fabric, this loss is unavoidable due to the structural condition of the stack. The works represent a conservation-led repair intended to preserve the feature rather than alter it.

The rebuilt chimney will replicate the existing structure in form, materials and appearance. As a result, the contribution the chimney makes to the character and significance of the listed building will be retained.

The proposal will therefore result in no harm, or at most negligible harm, to the significance of the designated heritage asset. The works will secure the long-term preservation of an important historic feature and maintain the historic character of the building and wider streetscape.

6. Planning Policy Context

The proposal accords with the objectives of the National Planning Policy Framework (NPPF), which encourages the conservation of heritage assets in a manner appropriate to their significance.

The proposal preserves the special architectural and historic interest of the Grade II listed building and therefore satisfies the statutory requirement under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the preservation of listed buildings and their settings.

7. Conclusion

The chimney stack has reached a condition where rebuilding is necessary to ensure its continued structural integrity and to safeguard the long-term preservation of the listed building.

The proposed works constitute a like-for-like conservation repair using traditional materials and methods. The rebuilt chimney will preserve the historic character, appearance and significance of the Grade II listed building and will maintain its contribution to the historic environment of Downton.

For these reasons, Listed Building Consent is respectfully sought.