

HERITAGE STATEMENT

Rebuilding of Brick Chimney Stack

WEAVERS, EAST STREET (SALISBURY ROAD), HINDON

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for the rebuilding of a brick chimney stack at Weavers, East Street, Hindon. It has been prepared in accordance with the National Planning Policy Framework (NPPF) and the requirements of the Local Planning Authority, and should be read alongside the accompanying application drawings.

The statement sets out the significance of the listed building, so far as this relates to the chimney stack and roofscape, the condition and justification for the proposed works, and an assessment of their impact on that significance, in line with the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building and its setting.

2. The Site and Property

Weavers is situated on the north side of East Street (Salisbury Road), positioned centrally within the village of Hindon, Wiltshire.

The house dates from the C17, and was rebuilt in the C18. It is Grade II listed (National Heritage List for England entry 1146047). Originally two dwellings (a semi-detached cottage and house, now one dwelling), the building is rendered to the right (front) part and painted English bond brick to the left part, under a tiled roof with a half-hip to the right and a brick chimney stack. The rear elevations are constructed of stone, while the attached garage to the right return is part stone and part brickwork. Windows and doors are painted timber joinery.

3. Relevant Planning History

The property has an established planning history of sympathetic repair and alteration under listed building consent, summarised below:

- S/1995/1318 — Replacement of windows, repairs to chimneys, removal of 2 no. chimneys, re-rendering, repairs to roofs. Approved with conditions, 1 November 1995.
- S/2007/0405 — Three conservation rooflights. Approved with conditions, 4 May 2007.

This history confirms that the chimneys and roof have previously been the subject of consented repair, and that the principle of maintaining and repairing the chimney stacks in matching materials has already been established and accepted by the Local Planning Authority.

4. Listing Description

HINDON SALISBURY ROAD ST 9132 (north side)

9/177 Weavers

GV II

Semi-detached cottage and house, now one dwelling. C17, rebuilt C18. Right part rendered, left part painted English bond brick, tiled roof with half-hip to right and brick stack. Two-storey, 3-window. Right part has C20 door with flat wooden hood on brackets and 6-pane sash either side, C20 door and 4-light casement with flat wooden hood over whole. First floor has three 6-pane sashes. Right return has 2-light casement and attached garage. Interior not accessible at time of survey (December 1985).

Listing NGR: ST9108132920

5. Significance of the Chimney Stack

The chimney is explicitly identified in the list description ("tiled roof with half-hip to right and brick stack") and forms part of the group value and legibility of the roofscape as a traditional element of the building's C18 character. Brick chimney stacks of this type are a common and expected feature of vernacular buildings of this date in the area, and contribute positively, if modestly, to the building's architectural and historic interest through their scale, proportion, brick bond and detailing (including flaunching and pot).

The stack does not, however, appear to retain any early or unusual features of particular significance beyond its contribution to the roofline and silhouette of the building as seen from the public realm of East Street. Its significance therefore lies principally in its form, position and material (brick), rather than in specific historic fabric.

6. Condition and Justification for the Proposed Works

The chimney stack is currently causing water penetration into the roof of the building during periods of rain. This is a common consequence of ageing brick chimneys, typically caused by one or a combination of: perished or open mortar joints allowing moisture to track through the brickwork; spalled or frost-damaged brick faces; cracked or missing flaunching around the pot; and/or failed lead flashings at the roof abutment.

No formal structural or condition survey has yet been commissioned; the defect has been identified from visible external symptoms together with active water ingress internally during wet weather. The photograph at Section 7 below, taken from the rear roof slope, shows the tall, slender brick stack rising well above the ridge line. Clearly visible are: pronounced dark vertical staining running down the brick face, particularly to the north-facing side, consistent with water tracking through open or eroded mortar joints rather than surface soiling alone; a marked difference in the condition of the pointing between the upper courses near the pot and the lower courses, with the lower joints appearing recessed and eroded; and patchy discolouration consistent with prolonged saturation of the brickwork. These are all consistent with a stack that has been allowed to weather for a considerable period without repointing.

On this evidence, piecemeal repair (repointing alone) is not considered sufficient to resolve the defect, and the applicant proposes a full rebuild of the stack from roofline level upwards, retaining the stone/masonry below roofline where sound.

Photo 3 at Section 7 below, taken from a wider vantage point showing both stacks on the roof, illustrates that the base of the defective stack is obscured from ground level, whereas the lead flashing to the smaller, adjacent stack is visible and appears intact. Given that the condition of the flashing to the main stack cannot be confirmed by visual inspection alone, its renewal as part of the rebuild (see Section 8) is proposed as a precautionary measure, consistent with good conservation practice when a stack is already being taken down to roofline level.

Left unaddressed, continued water penetration risks accelerating decay of adjacent roof timbers and internal finishes, and, in the medium term, further destabilising the stack itself — a more significant heritage and safety concern than the proposed like-for-like rebuild.

7. Photographic Evidence of Condition



Photo 1: View of the main chimney stack from the rear roof slope, showing brick staining and eroded pointing.



Photo 2: Front (East Street) elevation.



Photo 3: Wider view showing the main leaking stack alongside the smaller stack to the rear of the property Lead flashing is visible at the roof abutment of the nearer, shorter stack; the base of the taller, defective stack slightly obscured and is difficult to inspect from ground level.

8. Description of Proposed Works

The proposal is for a like-for-like rebuild of the chimney stack from roof line level upwards, to match the existing in all material respects. It is not proposed to alter the position, height, width or design of the stack.

- Carefully hand-dismantle the existing brick chimney stack from roofline level upwards, setting aside sound original bricks and the existing chimney pot(s) for re-use.
- Rebuild the stack in matching brickwork, using reclaimed bricks from the dismantled stack supplemented by handmade or hand-finished bricks to match the existing in size, colour, texture and bond (English bond, matching the front elevation of the house), where make-up bricks are required.
- Bed and point in a lime mortar mix to match the existing in colour, joint width and profile — no cement mortar to be used.
- Reinstall flaunching around the base of the pot(s) in lime mortar (not cement), with the existing pot(s) reset or matched exactly if replacement is unavoidable.
- Renew lead flashings/soakers at the roof abutment in code 4 (or as appropriate) lead, dressed in the traditional manner.
- Reinstall a lead or slate damp-proof tray within the rebuilt stack at roofline level, concealed within the brickwork, to prevent recurrence of water penetration without altering external appearance.

9. Assessment of Impact on Significance

The proposed works are considered to preserve the significance of the listed building for the following reasons:

- The rebuild is strictly like-for-like: the stack will be reinstated in its existing position, height, width, brick bond and pointing style, using the original bricks wherever they remain sound, supplemented by closely matching new brick.
- The works restore, rather than alter, the character of the roofscape as seen from East Street, addressing an existing defect that is actively harming the fabric of the building.
- The use of lime mortar and traditional lead detailing is consistent with best conservation practice and will improve, not diminish, the long-term performance and legibility of this element of the building.
- No historic fabric of particular significance is known to survive within the stack above roofline level; the setting aside and re-use of existing bricks maximises retention of original material where practicable.
- The works are consistent with the type of repair previously consented under application S/1995/1318, which itself included repairs to chimneys and confirms the acceptability in principle of such interventions to this building.

On this basis, the proposals are considered to result in no harm to the special architectural or historic interest of the listed building, and indeed represent a positive intervention in securing the long-term fabric and weathertightness of the roof.

10. Policy Context

The National Planning Policy Framework requires that any harm to, or loss of, the significance of a designated heritage asset be given great weight, with substantial harm or loss requiring wholly exceptional justification. Paragraph 213 (or successor paragraph numbering) of the NPPF confirms that where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal.

As set out above, the proposed like-for-like rebuild of the chimney stack is considered to result in no harm to the significance of the listed building. The works are also consistent with Wiltshire Council's Local Plan policies relating to the historic environment, which support the repair and maintenance of listed buildings using appropriate traditional materials and methods.

11. Conclusion

This Heritage Statement demonstrates that the chimney stack at Weavers is currently defective and causing water penetration into the building during rainy weather. The proposed rebuild is a like-for-like repair, reinstating the stack in matching brick, bond, and lime mortar, with the existing pot(s) retained or matched, and is directly comparable to chimney repairs previously consented at the property under application S/1995/1318.

The proposed works will secure the long-term weathertightness and structural integrity of the chimney, preventing further deterioration of the roof and internal fabric, while preserving the special architectural and historic interest of this Grade II listed building. It is respectfully submitted that Listed Building Consent should be granted.