

DESIGN AND ACCESS STATEMENT

FOR

CHIMNEY REPAIR

AT

CUCKOO FARMHOUSE, CUCKOO CORNER, URCHFONT, SN10 4RA

4729- D&A

Rev. A 12/08/26 – ISSUED FOR COMMENT

Rev. B 20/08/26 – ISSUED FOR LISTED BUILDING CONSENT

1.0 INTRODUCTION

MLDE have been commissioned by Mr & Mrs Everett to prepare an application for Listed Building Consent for the repair of a leaking chimney to prevent water ingress and the consequent damage to the historic fabric below.

2.0 SIGNIFICANCE OF BUILDING and HERITAGE STATEMENT

The NPPF define the Significance as "The value of a Heritage Asset to this and future generations because of its Heritage interest. The interest may be architectural, or historic. Significance derives not only from heritage asset's physical presence, but also from its setting" and as such it will be discussed here.

Cuckoo Farmhouse is a Grade II Listed, seventeenth century, brick and timber-frame, thatched, two storey farmhouse situated on the western periphery of the village of Urchfont. It was listed in 1988 under Historic England Entry 1364614.

The frontal façade is divided into three bays, with each bay punctuated by either a two-by-two or two-by-three nineteenth century casement windows on each storey. The two storeys are made visually distinct by string coursing. The eastern most bay protrudes forwards slightly. The leaking chimney that is the subject of this application crowns the thatched roof between the central and eastern bays. The entire frontal façade is rendered and painted cream whilst the rear elevation and the gable have exposed brickwork in a good state of repair. The single storey, lean-to extension on the rear-façade constitutes the only notable structural change to the property since its listing. The extension is both architecturally and materially sympathetic and replaced a pre-existing, dilapidated extension of comparable size and footprint. Cuckoo Farmhouse is a well-preserved example of a seventeenth century farmhouse and as such provides a fine example within the category of Grade II Listed Buildings. The building holds cultural Significance as a tribute to the rural, farming history of the Urchfont community. The farmyard that once surrounded the house was decommissioned and has since been domestically developed, so Cuckoo Farmhouse is the sole remaining testament to the agricultural enterprise that once occupied Cuckoo Corner.

3.0 PROPOSED WORKS

To ensure the porous joints are properly repaired it is proposed that the chimney stack is carefully dismantled to thatch level and that the chimney is relined and fitted with a new flue. The chimney stack thereafter would be carefully rebuilt, like-for-like, using the saved, existing bricks laid in NHL 3.5 lime mortar, Lime: Dorset Blond Sand 1:3, with 10% Vicat Prompt added to the lime and sealed against the thatch with a new lead soaker.

The gable end chimney will receive a 70-80mm thick York stone capping section bed on intermediate dabs of lime mortar (to the same specification noted above). An insect mesh will be placed across the flue to allow continued airflow while sealing it to anything migrating down the chimney.

4.0 CONCLUSION

The proposed repair work constitutes required maintenance that serves to further preserve this historically significant Grade II Listed farmhouse and protect it from the damages of water ingress. The works require minimal intervention to the historic fabric and carry no long-term consequences that could negatively impact the fabric, the appearance or character of the building or its setting. Therefore, it is considered the proposal would preserve and enhance the historic fabric of this Grade II Listed Building in line with the requirements of NPPF.

Appendix A – Record of Condition [Site Images]

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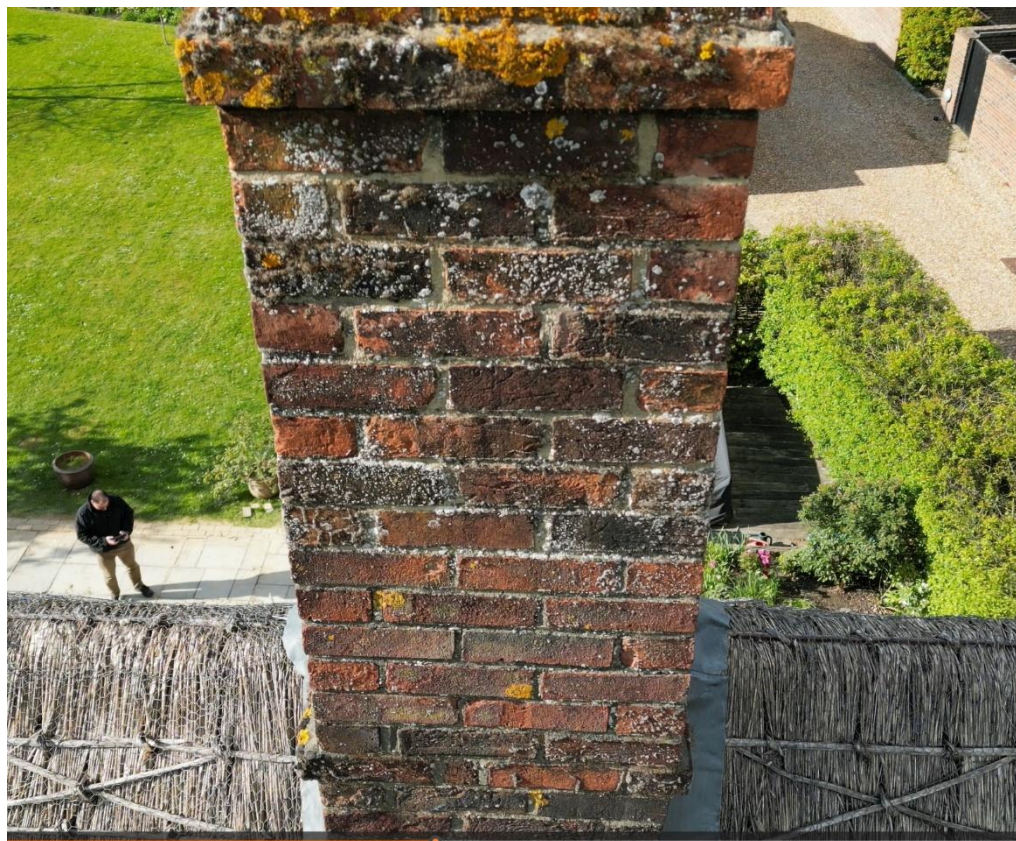
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