

Proposed Chimney and associated Roof Works – Design and Access Statement with Heritage Statement

Project: Repair and maintenance of chimneys and associated roof works

0338

Location: The Mill House, Mill Hill Lane, Shorne. Gravesend. DA12 3HA

Date: 4th August 2022



Revisions

P1

Issued to Gravesham Borough Council for Planning Application

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1.00 Introduction

- 1.01 This Design and Access Statement includes a Heritage Statement (item 2.00) and a Maintenance and Repair Statement (item 3.00) in connection with the proposed works to the chimneys and associated roof works to the single dwelling house (Use Class C3) [the 'House'] at Mill House, Mill Hill Lane, Shorne, Gravesend, DA13 3HA ['the Property'].
- 1.02 The Property has been recently purchased by new owners. The repair and maintenance works to the roof and chimneys of the House are proposed following a lack of maintenance and damage during storms in order to stop further decay to the fabric of the building.
- 1.03 To enable a detailed inspection of the roof, a drone photographic survey of the house was carried out prior to the recent storms, and a visual inspection was carried out by Mr Philip Edmonds of OJB Services, Maidstone, who have a track record of working on chimneys of historic buildings in the local area, to provide a scope for the repair works.
- 1.04 The proposed works are essential like-for-like maintenance repairs. This report provides an overview of the proposed works in order to seek planning approval.

2.00 Heritage Statement and Planning History

- 2.01 The House is a 2-storey detached residential property. The Property includes an adjacent outbuilding and derelict mill in the garden. The Property is located on the western edge of the village boundary on the west side of Mill Lane.
- 2.02 The Property is located on the west side of the village of Shorne, a settlement to the south-east of Gravesend. The Property is on high ground with views north towards the Thames Estuary and a disused gravel pit to the south.
- 2.03 The Property enjoys a large garden and surrounding woodland to the north and west and beyond are arable fields. A scout hut is located on Parish land to the south and the village surgery is located further north along Mill Lane. On the opposite east side of Mill Lane, the rural grain of the village starts.
- 2.04 The Property is located within the Shorne Conservation Area
- 2.05 The Property is not statutory listed.
- 2.06 The House is subject to an Article 4 Direction dated 12th November 2010.
- 2.07 The Property consists of the two-storey House, which has historically had a number of additions and alterations over its lifetime, a two-storey outbuilding adjacent to the House, and a derelict mill base within the garden. The House is on a north-west / south-east axis with a double gable facing the road, the outbuilding sits between the house and road.

2.08 The House has a double pitch gable roof with a cat-slide roofed end extension on the north west side and substantial porch on the south east side. Chimney stacks stand at three of the four gables. The roof slopes are finished in plain tile and the house is generally rendered and painted to most elevations, with the exception of some tile hanging. Windows and doors are timber, painted. The chimneys are predominately brick except the stack facing the road, which is predominately rendered, all chimneys are brick above the roof line.

2.09 Previously planning applications and notifications have been made for the following on the site;

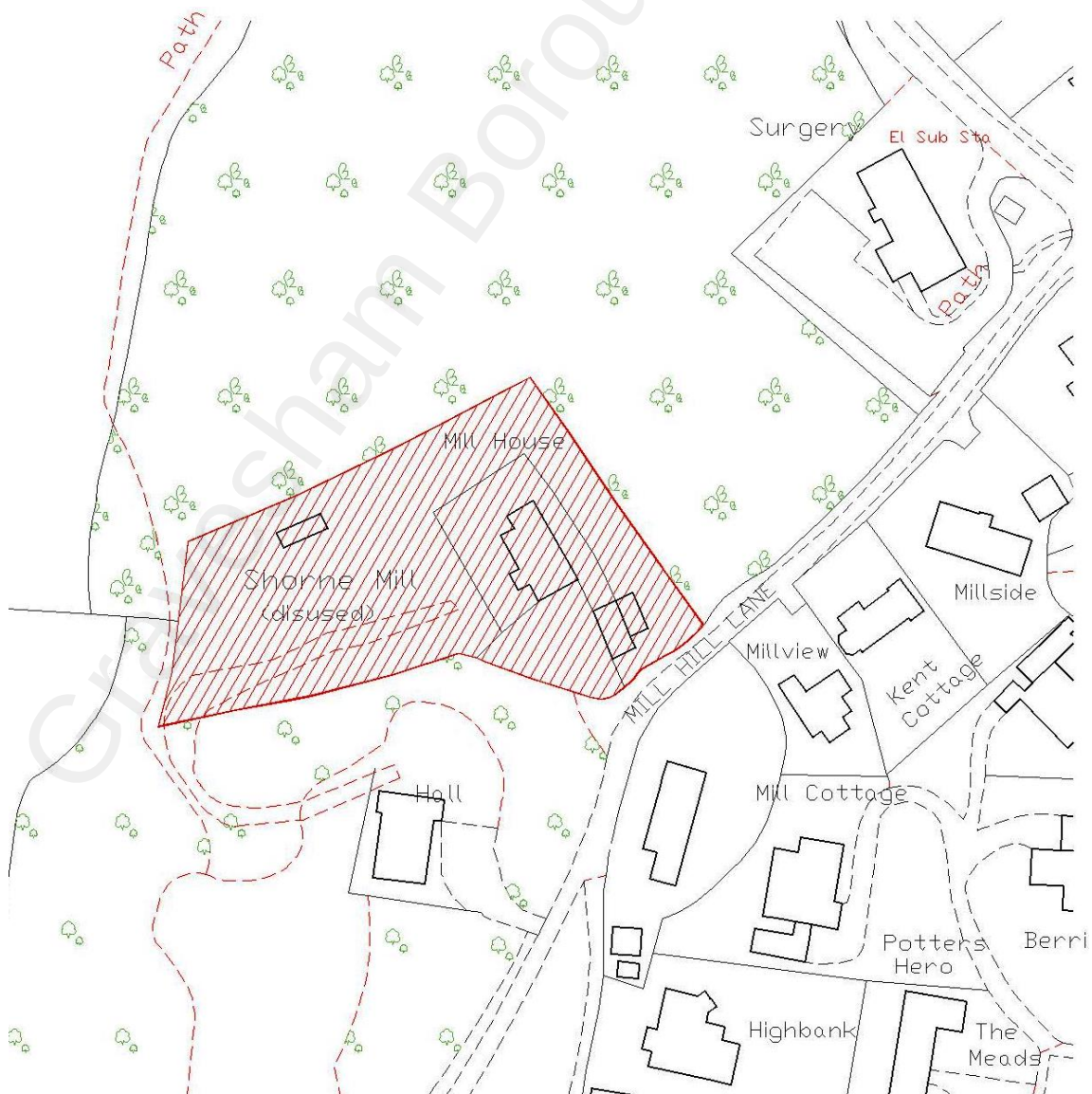
Ref No: 20220383 – Notification of Proposed Works to Trees in a Conservation Area (consented)

Ref No: 2022 0234 – Notification of Proposed Works to Trees in a Conservation Area (consented)

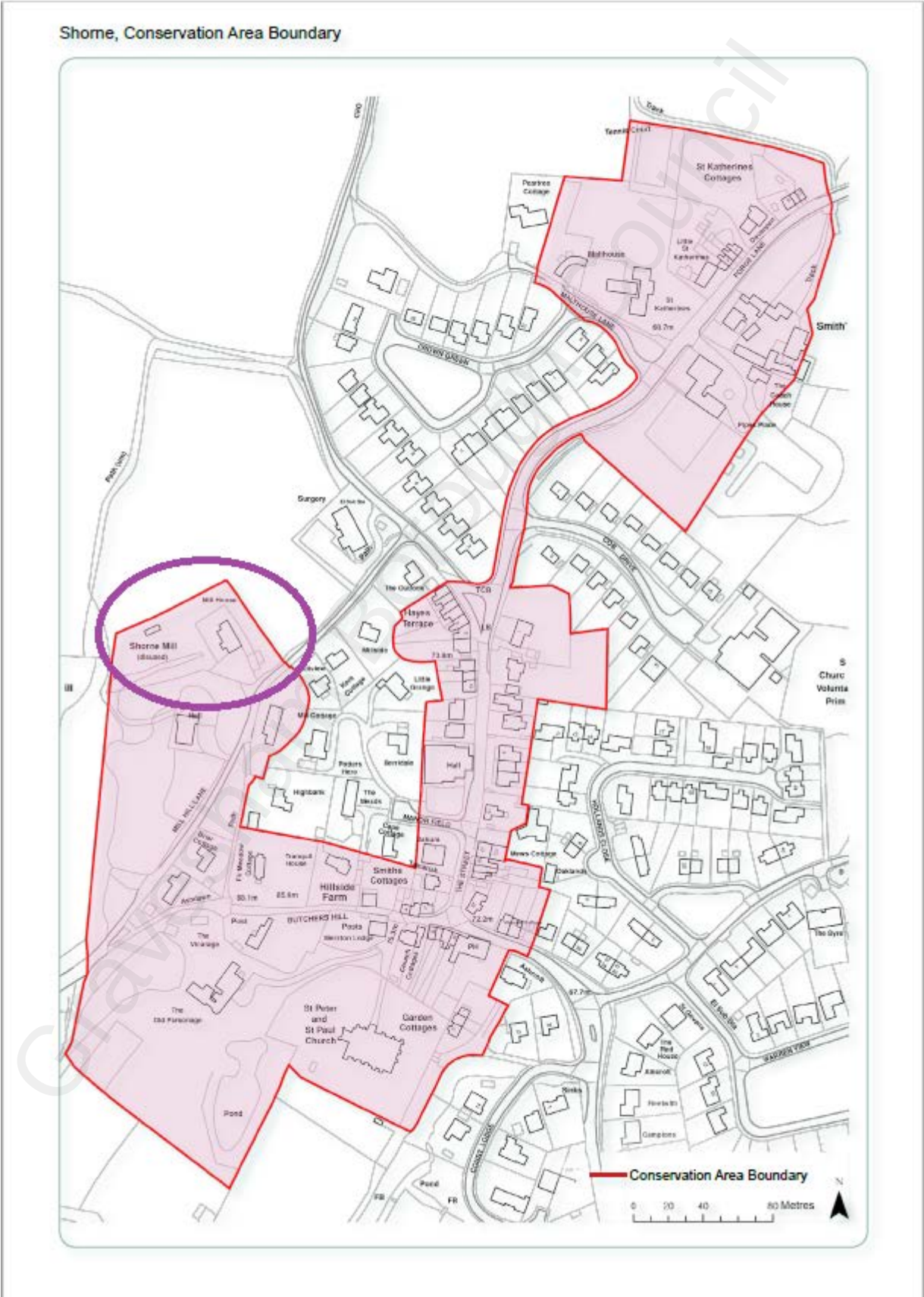
Ref No: 2017 1174 – Conversion of out-building (withdrawn)

Further, a request for a Certificate of Lawfulness for Chimney Repair Works was made, Ref No: 2022 0420 – (refused).

2.10 Site Location Plan of Mill House, Mill Lane. Shorne with boundary edged in red



2.11 Shorne Conservation Area Boundary Map with The Mill House site circled



2.14 The Mill House from above with the three chimneys numbered



2.14 The Mill House (looking North-West) to elevation facing Mill Hill Lane. Chimney 1 in foreground, Chimney 2 rear left and Chimney 3 rear right



2.15 Chimney 1 - Front



2.16 Chimney 1 – Rear showing bedded tile flashing detail



2.16 Chimney 2 – Front



2.17 Chimney 2 - Rear showing bedded tile flashing detail



2.17 Chimney 3 – Side



2.17 Chimney 3 – Rear showing bedded tile flashing detail



3.00 Proposed maintenance and repair

- 3.01 The proposed maintenance and repair addresses a number of issues where the current chimneys and their junction with the roof fall short of being fit for purpose.
- 3.02 Chimney stacks 1 and 2 are suffering from neglect and from the photos can clearly be seen as unstable from the corbelling upwards as are the pots with cracked and missing mortar. Chimney 3 has been re-built at some point, but the pots have become more unstable in the recent storms. (Photos taken prior to the storms).
- 2.03 The flashing detail between chimney stack and roof tile is a cut roof tile bedded on mortar, this detail has a short life expectancy of 10 years with the mortar prone to cracking from movement caused by weathering. The detail is out of normal view and as such difficult to see and maintain. By replacing with traditional lead flashing the life expectancy is increased to a minimum of 50 years and in doing so reduces the risk of water ingress to the roof structure below.
- 3.04 Following a lack of maintenance over the preceding decades and the recent storms the proposal involves works to three chimneys and roofs as follows;
- i. Carefully removed chimney pots setting aside for reinstallation
 - ii. Take down chimney brick work to roof level to Chimney 1 and Chimney 2
 - iii. Re-use bricks from both Chimney 1 & 2 to re-build Chimney 2 complete with corbelled brickwork and tile creasing detail, new flaunching to bed original pots (replace 1 cracked pot with reclaimed matching pot). Mortar colour and joint style to match existing.
 - iv. Re-build Chimney 1 above line of existing render in reclaimed matching brickwork to same height complete with corbelled brickwork and tile creasing detail, new flaunching to bed original pots. Mortar colour and joint style to match existing.
 - v. To reset chimney pots on Chimney 3 due to movement
 - vi. To provide vents to all reset chimney pots to stop bird and insect invasion
 - vii. To remove tile flashing detail between roofs and chimney stacks and replace with code 4 lead flashing dressed into stacks and beneath tiled roofs with lead soakers to provide long lasting weather tight detail
 - viii. Remove redundant satellite cable and dish and tv aerials and wiring and leave one tv aerial
 - ix. Remove solid fuel cowl from Chimney 1 and provide solid fuel chimney cowl to one existing pot to Chimney 3

4.00 Conclusion

- 4.01 The planned works are essential maintenance and repair of a building utilising existing materials where possible, using reclaimed materials to match existing where additional materials are required, and reinstating to match existing in size, style, and detail.
- 4.02 The works proposed are to maintain the structure of the property and prevent further decay by keeping the building water and weather tight
- 4.03 The works proposed will be carried out by skilled trades people who are knowledgeable of historic buildings

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