

Heritage, Design and Access Statement – Chimney stack renewal

With response to Heritage and Fire requirements

Date: 29/11/2023

Address: 47 Eton Avenue, London NW3 3EP

Introduction

This Heritage, Design and Access Statement has been prepared on behalf of the applicant and accompanies the planning application for the renewal of the existing front chimney stacks to the flank wall adjacent to the main roof.

This statement has been drafted in response to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2010 and subsequent 2013 amendments which state that a design and access statement must accompany any full planning application and comply with 'Design and Access Statements: How to write, read and use them (CABE, 2006)'.

Furthermore, this statement provides an overview and considerations relating to the building's heritage and response to safety requirements.

Site Description and History

The site does not have a significant or interesting history in relevance to the general appearance of the local area and is not considered to be particularly unique for the architectural history of the UK although does display a number of conservable assets.

The building was constructed circa 1890 in red and yellow brickwork with parts being clad with decorative hung tiles. There is a number of grey lead lined dormers and intersecting gables.

The front elevation has an open entrance porch with a high gable and bay windows.



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The present chimney stacks are constructed in a visibly 'top heavy' style and can be seen to be leaning unsafely. They significantly exceed the slenderness limit with the height from the highest point of intersection exceeding 4.5 times the width. They are understood to be original to the building. They have visibly defaced brickwork, spalling pointing and cracked haunching. Unlike many others locally do not appear to have been renewed over the course of the ensuing years. It is feared that they have become unsafe and unsecure and present a significant health and safety risk.

Evidence of chimney stack renewals and repairs within the local area are visible with many having been struck to a more appropriate height and dimensions that comply to modern design standards and codes. From review it appears that many of these items of work did not achieve planning. Despite this in the immediate area the majority of properties appear to have retained a similar colour and style of brick. This was noted to be worth conserving and with the London Stock bricks used typically having a density of 1850kg/m² will be permissible under building regulations for chimney stacks. New stutting support has been installed; however, due to the excessive height this has been ineffective at preventing the stack leaning above.

The applicant takes the upmost interest in conserving the character of the existing building but is mindful of safety and the need to complying with building regulations being of paramount importance when maintaining a social housing property. As a result, where considered acceptable and precedent, apparent alternative options for renewal are considered.

The local area is considered to be primarily residential however some small commercial units and facilities have been noted to be present within a 250-meter radius of the site.

The chimney stacks whilst original have become instable and require renewal to prevent failure. This will eventually occur if work is not undertaken in the stack falling and may potentially cause a health and safety risk to the buildings occupants and or individuals who move around the site.

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Heritage

The building does not appear to be listed by historic England on their interactive map but is of a matching style to 43 and 45; therefore the site is believed to be listed.

Summary of listing details (Listing NGR: TQ2708284440)

“Detached house. c1890. By Harry Measures; built by William Willett & Son. Red brick ground floor; upper floors yellow brick with red brick dressings and pilasters at angles. Tiled hipped and gabled roofs with dormers, tall brick chimney-stacks with projecting cornices and moulded brick eaves cornice. Asymmetrical design. EXTERIOR: 3 and 2 storeys, attics and semi-basement. 3 bays. Most windows with glazing bars to upper portions. Narrow right hand bay then a gabled bay with 4-light canted bay window rising from the semi-basement through the 1st floor; 1st floor has brick balustrade to 2nd floor paired sashes with gauged brick heads and keystones. Shaped Flemish gable with red brick band and ball finials. Left hand entrance bay has brick portico with round-arched openings, central opening flanked by moulded and rubbed brick pilasters supporting a swag enriched frieze and undulating parapet; part-glazed panelled door with sidelights and fanlight. Round-arched window with keystone to left. 1st floor with 2 single windows flanking a central chimney-stack which rises through the centre of a gable where it is flanked by triangular lights. INTERIOR: not inspected. “

Our Assessment

The site is located within the Belsize Park conservation area since its expansion in 1985. This conservation area is made up of Victorian villas of distinct and uniform appearance so it is therefore intended that all replacement chimney stacks will as much as possible match appearance of others locally in order that the building should remain congruous with the character of the surrounding properties in terms of design, detail and profile.

The main conservable assets of the building for the purpose of this application includes the existing colour and features of the brickwork, flaunchings and pots and rough dimensions and profile of the chimney stacks. These were noted to be of interest and provide a level of character to the street worth conserving.

London Stock bricks are consistent with the street and as such these should be retained and reused as much as possible. Where this is not possible new bricks should closely match the originals. It is intended to salvage and reuse pots where possible. If it is not possible then items closely matching the originals would be used.

Mortar and flaunching will match the existing the existing lime mortar mix.

Design (Description of Proposal)

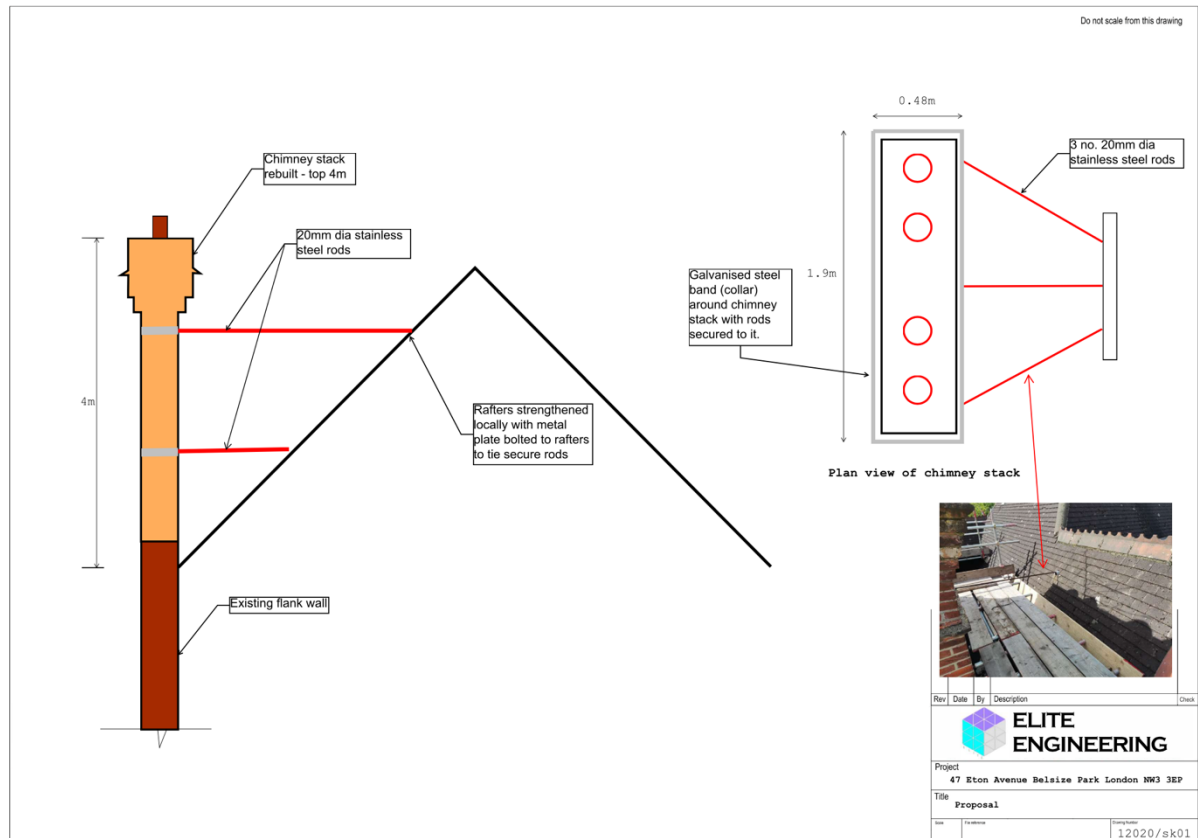
The proposal allows for the dismantling of the existing front chimney stack and replacement (from where structurally sound). The stack will match in constructed and detailing up to the height of 4 metres (identified in red hatch on plans). Visually from ground level the modern renewal will not be largely visible. The stack will be supported in accordance with the appended plans to the application. Below is a quick sketch of the proposal:

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The new construction will conform with all modern building regulations designed by a structural engineer but be similar to existing dimensions matching as closely as possible.

The installation will have a similar profiles to the existing stacks and have matching flaunching's and pots in accordance with the details, elevations and Schedule appended and will generally match the appearance of others in the street.

The stack will be tied to the existing rafters by 20mm stainless stell rods, these rafters will in-turn be strengthened.

Below is a snip of the Building regulations that the stack much conform with like fore like renewal is not achievable while confirming to the below:

A1/2

ONLINE VERSION

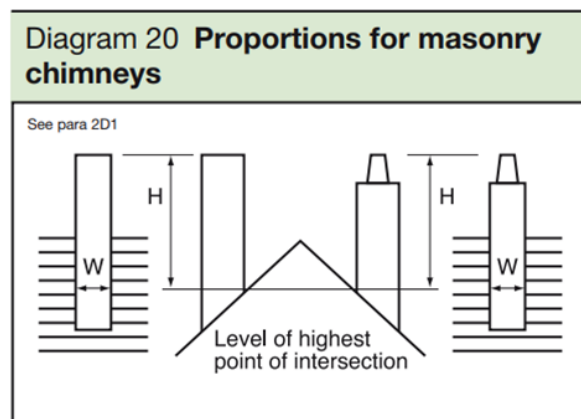
Section 2D: Proportions for masonry chimneys above the roof surface

Height to width relationship

2D1 Where a chimney is not adequately supported by ties or securely restrained in any way, its height if measured from the highest point of intersection with the roof surface, gutter, etc. should not exceed $4.5W$, provided the density of the masonry is greater than 1500kg/m^3 , where:

W is the least horizontal dimension of the chimney measured at the same point of intersection, and

H is measured to the top of any chimney pot or other flue terminal (see Diagram 20).



Use

The property is currently of residential C3 (B) use and will not change or be impacted by the application.

Layout

The proposed development does not make any alterations to the existing site layout.

Scale

No change in scale is proposed and therefore this item is not considered applicable.

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Appearance

Careful consideration of the proposal has been undertaken to ensure the impact on the scape of all elevations is minimised.

Noting the character locally and presence of similar materials locally the impact of this renewal and repair work will be minimal, and the character will be retained by the works.

Access

The proposed development does not make any alterations to the existing access arrangements.

Response to the 2021 fire requirements

As of the 1st of August 2021, a fire statement is required for most new full plan applications.

As part of the statement confirmation is required to be provided in relation to the following elements as dictated by planning policy of the London plan.

- The Construction method, products and materials used.
- Means of escape for all building users and evacuations strategy (including Policy D5(B5).
- Evacuation assembly points
- Passive and active fire safety measures.
- Access and facilities for the fire and rescue service
- Site access for the fire and rescue service.

The new window and door units proposed are to be constructed from timber and will be compliant with the latest building regulations with comprehensive building control sign off and certification upon completion.

The property does not contain any external staircases that could potentially be impacted by the spread of fire through windows onto the existing escape routes and means of escape.

The existing evacuation assembly point is assumed to be located to the front pathway of the road property and will remain as such for the duration of the works. The replacement of windows to the property will not affect the current location of assembly points.

The existing property has a number of fire precautions will be unchanged by the proposed work which will neither improve nor worsen the safety measures already implemented. The building freeholder is expected to have an accurate fire risk assessment for the building which they will be responsible for reviewing and updating as required, after works have completed.

Access in facilitating Fire and Rescue services will remain unchanged for the duration of the work and following completion will continue to be the same as existing therefore not

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changed. Should access be impacted in the future, the client will update the associated fire strategies as required and therefore will not change.

Summary

The proposal is to renew potentially unsafe chimney stacks to the applicant site.

As a result of the deteriorating condition and noncompliance with the latest building regulation the applicant has been left with no alternative option but to renew both chimney stacks with safer alternatives. This ensures comfort and safety of the retained existing building users and ensures the applicant is able to fulfil their social responsibility and commitments.

To minimise the impact on the external street facade and local area the proposal has been considered for suitability and the proposed use of reclaimed existing bricks or ones matching them has been made noting the presence of the same material elsewhere on the street; therefore, the proposal is considered suitable, well placed and will hopefully improve the safety of the building occupants whilst respecting the building's heritage.

From a design access and heritage perspective the proposal is considered permissible and will have little to no negative impact on the local area but will improve the standard of living of the existing building occupants.