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### **DESIGN, ACCESS AND HERITAGE STATEMENT**

ALTERATIONS TO CHIMNEY STACK WEATHERINGS

AT

10 SIX BELLS LANE, SEVENOAKS, KENT, TN13 1JE

FOR

MR MATTHIAS VOSS & MRS GAELLE VOSS



Plate one: Front elevation, no. 10 Six Bells Lane

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## Appendix A: List Description

### Documents

1249.site	Site and block plans
1249.3 Rev. A	Existing site plan
1249.10	Existing east elevation of chimney
1249.11	Existing north and south elevations of chimney
1249.12	Proposed east elevation of chimney
1249.13	Proposed north and south elevations of chimney

## 001 Introduction

This application seeks listed building consent to provide and install clay tiles and lead flashings to the brick gables of the chimney to reduce saturation of the masonry and resultant frost damage and internal dampness.

Numbers 10 and 11 Six Bells Lane are Grade II Listed. The list description is as follows:

*Pair or 18th Century two storey cottages. Ground floor with exposed vertical framing and brick infilling. Painted weatherboarding on first floor. Eaves and gutter. Ridge tile roof and end projecting brick stacks. Ground floor with one plain boarded cottage door and one half glazed door. Two sliding casements. Two plain casements, four widely spaced casements on first floor. Numbers 10 - 16 (consec) form a group.*

The properties were listed on the 29th September 1972. The full list description is within appendix A of this document.

## 002 The application site and immediate area

The Sevenoaks High Street Conservation Area Appraisal and Management plan notes that Six Bells Lane is a "picturesque backwater off the High Street. Six Bells Lane is a footpath leading steeply down hill past a series of white painted and weatherboarded cottages. Together with the adjacent tranquil public garden, The Lane provides respite from the bustle of the main road and has a small scale and distinctively different character from the High Street. As the Lane drops down the hill there are views of the church tower. The name is derived from the peal of Six Bells that hung in the tower. These were replaced in the 1750's by more a modern peal of eight. The sound of the bells, views of the tower and links of the public garden are important features of the area".



Plate 2: rear view of chimney stack

**003 The proposed works**

To provide and install clay tiles and lead flashings to the brick gables of the flank elevation chimney stack to reduce saturation of the masonry and resultant frost damage and internal dampness.

**004 Amount**

There are no extensions proposed. There is no increase in floor area.

**005 Layout**

The layout of the property does not change.

**006 Scale**

There is no change in the scale of the property or its setting.

**007 Landscaping**

No landscaping forms part of the scheme



Plate 3: rear elevation lower rendered section

### 008 Appearance

It is proposed to provide and install plain clay tiles to the brick gathers of the masonry chimney stack. The exposed edges will have a mortar verge. Lead soakers and flashings will be provided between the tiled sections and the masonry. Lead soakers will be provided between the tiles and the weatherboarded sections of wall.

The clay tiles will blend with the red brick of the chimney. The use of tiles to weather the brickwork where the stack reduces in width is a common traditional detail. No historic fabric will be removed by the works.

### 009 Use

The use of the property is residential and this will not change.

### 010 Access

There is no change to the pedestrian access to the property.

### 011 Planning

The works are de minimis and therefore planning consent is not required.



Plate 4: front elevation brick gathers

## **012 Significance of the heritage asset**

The significance of a heritage asset is an understanding of why it is special. An understanding of those special qualities is an essential precursor to any intervention to ensure that those significant elements, whether tangible or intangible, are preserved and enhanced. The house was listed in 1990. The list description has been reproduced in Appendix A.

The property has been inspected and the significance of the heritage asset has been considered and is summarised as follows:

1. Contribution to the landscape: by virtue of its age and appearance the pair of cottages sit well within the setting of the streetscape. The use of natural materials, i.e. clay bricks and tiles, together with white painted boarding, grounds the building within its local area.
2. Architecture and age: the property is of an age that often requires statutory protection due to the finite number of buildings from this date.

Section 7 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) states that works to a listed building, which would affect its character as a building of special architectural or historic interest, need to be authorised by listed building consent. Therefore, an assessment is required as to whether each of the works proposed affect its character as a building of special architectural interest. The assessment of significance, whilst inherently subjective, enables those special qualities to be understood. It is a fact that different local authority conservation officers, and indeed different conservation accredited professionals, will have differing opinions as to how each proposal affects significance. Each part of the development proposal should be judged on its own merits.

### 013 Impact of the development proposals upon the significance of the heritage asset

The procedure adopted by this heritage statement is in accordance with BS7913:2013, "Guide to the Conservation of Historic Buildings". The first task is to understand the significance of the heritage asset. Once the significance is known then intervention strategies may be prepared that preserve and enhance the heritage asset. The information provided within the statement should be sufficient to enable informed judgements to be made as to the impact of the intervention.

1. To provide and install clay tiles and lead flashings to the brick gathers of the flank elevation chimney stack to reduce saturation of the masonry and resultant frost damage and internal dampness.

*Commentary: The significance of the heritage asset is due to its contribution to the landscape and due to its architecture and age. It is clear that the chimney has been subject to considerable work over the years, indeed, the upper parts have been rebuilt and lead flashings exist between the upper parts of the masonry and the roof tiles. A rendered gather has been provided to the rear elevation lower parts.*

*The provision of clay tiles to weather the projecting brickwork does not involve the removal of any extant fabric and therefore the works are reversible. The proposed tile gathers are vernacular features.*

*The chimney stack is located to the side of the dwelling and in close proximity to the property adjacent, reducing its visibility from the public realm.*

*The provision of the tiles reduces the likelihood of further deterioration of the brickwork and dampness due to water penetration and frost damage, and therefore preserves and enhances the property.*

#### 014 Summary

The proposed works reduce water ingress and dampness into the fabric of the property in an effective manner by using a traditional detail. This is sympathetic to the host property. The proposed works not only preserve the historic fabric but enhance it. The works are reversible and involve no loss of extant building fabric.



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For and on behalf of

**Daniel Cooper**

**Chartered Building Surveyor**



Plate 5: Upper parts of chimney and lead flashings