

DESIGN AND ACCESS STATEMENT

Also see attached Location Plan and Site Plan

REMOVAL OF CHIMNEY AT 34a KINGSEND, RUISLIP, HA4 7DA

- 1 – Position of chimney
- 2 – Condition of Chimney
- 3 – Removal of chimney

1 - POSITION OF CHIMNEY

a) Existing street scene with chimney on west side of 34a



b) Photo of Drone looking at chimney from front of 34a



c) Position of chimney on Site Plan



2 - CONDITION OF CHIMNEY

During the past 32 years we have not used the chimney but have had to have several repairs. It leaks again into the ceiling and walls of the bedroom below. Mr R F Mummery, Roofing Specialist attended in March and took photos and video using a registered drone.

His comments are

“The chimney is not in a good state of repair and the renovations work needed to bring the chimney back to sufficient working order would be extensive and very costly far out-weighing the removal. The chimney stack is of poor design and has never worked as intended. We do not feel that the chimney stack is a key feature or aesthetically necessary. By removing the chimney stack will alleviate all potential water ingress/damp problems which may occur in the future. Once removed the roof will perfectly match to the existing roof. “

Drone Views of Chimney

a) South towards Kingsend



b) with Kingsend behind



c) facing north away from Kingsend



3 - REMOVAL OF CHIMNEY

Proposed works

*Supply all plant, labour and materials.
Demolish rear upper main stack to below roof level.
Clean off and inspect exposed timber rafters.
Supply and fit additional 4x2 treated timbers as required.
Strengthen accordingly.
Supply and fit new breathable membrane to void.
Supply and fit new 25x38 (fire-rated) treated timber battens.
Supply and fit best matching second-hand concrete pan-tiles to same.
Remove all debris and leave premises clean and tidy throughout duration of all above work.*

Change in existing street view

a) Current view from Kingsend



b) Street view after chimney removed.

