

Design and Heritage Statement

Location: 1, High Street, Alton, ST10 4AQ

Application Title: Internal Chimney Alteration Works - Listed Building Consent Phase 2

Application Description

This application is for listed building consent to expose and re-instate two original fireplaces as part of improvements to enhance the original features of the listed property, to remove plaster damaged by water ingress in order to inspect the brick/stonework beneath, and to remove a non-original, redundant chimney breast in order to inspect support for the original chimney breast above. These works are proposed subject to a separate application to repair of the chimney stacks and deter rainwater ingress.

These works are proposed as Phase 2 in a 4-phase repair and renovation program.

The building is Grade II listed and is within a conservation area.

List Entry Number: 1037922

Listing NGR: SK0727142235

Gable End Chimney Breast

The original fireplace in the ground floor room appears to have been covered over in the past. There is currently no form of heating in this room, apart from mobile heating appliances. Readings taken on 14th May 2025 by a damp specialist with a moisture meter on the gable end wall indicated a moisture level of in excess of 50% at various points on wall.

Four layers of wallpaper and a thin layer of polystyrene have been removed from the wall, to allow the plaster to breathe and dry out. On removal, the wall was found to be damp, with evidence of mould and cracked plaster in one corner.

The plaster is generally in a poor state of repair – I request consent to remove the existing plaster back to brick, in order to inspect the condition of the underlying wall materials, and to open up the original fireplace for re-use.

A separate subsequent application for a stove/wood burner will be submitted (subject to this consent being considered) if the fireplace is found to be suitable for this purpose.



Evidence of
previous
fireplace



Mould and
plaster cracks



The current fireplace flue has been capped and there is no ventilation for the chimney flue.

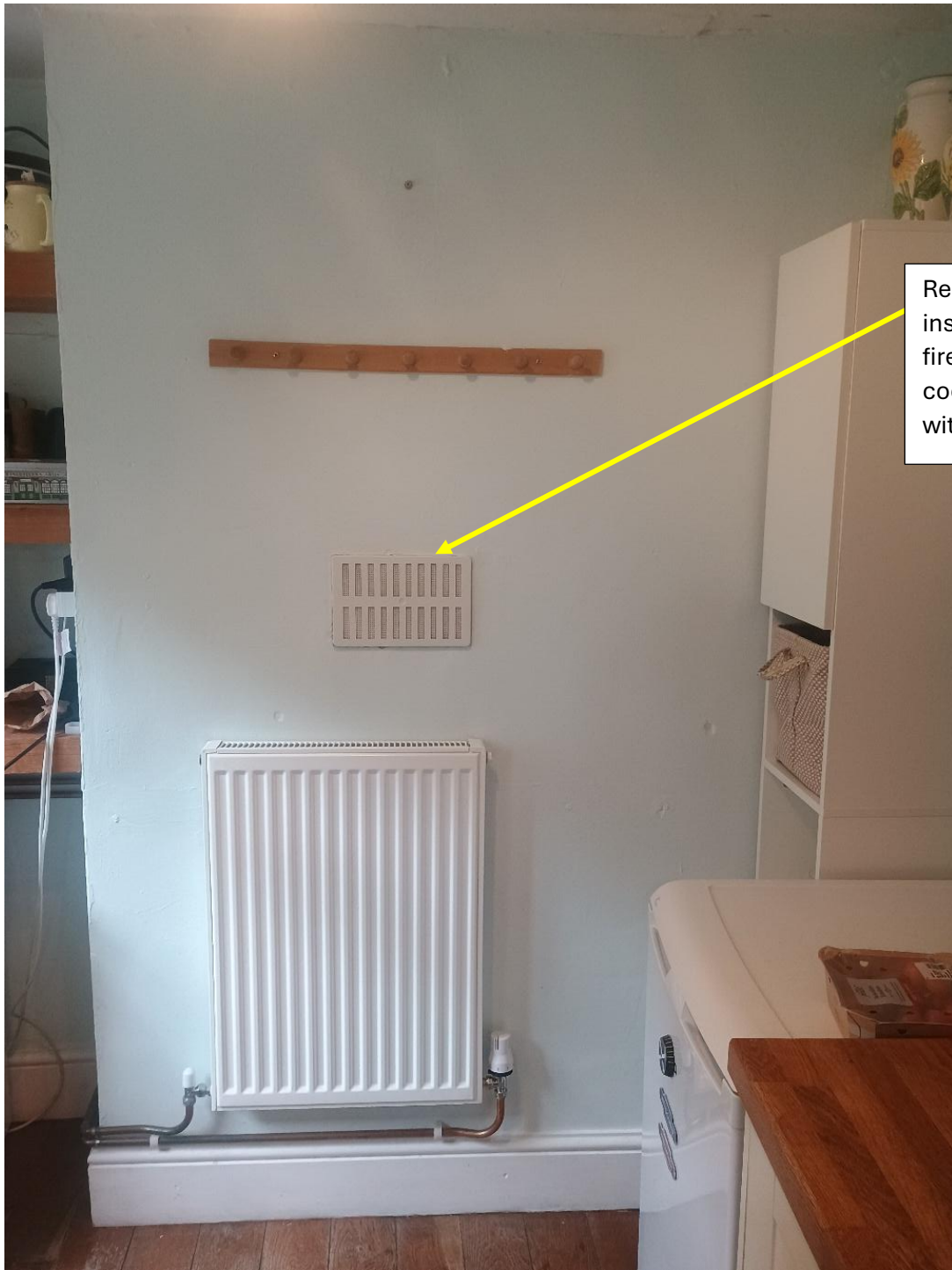
Kitchen Chimney Breast

The original fireplace in the kitchen appears to have been covered over in the past.

It has been vented to allow the chimney flue to breathe.

A radiator has been installed on the front of the chimney breast.

I request consent to expose and re-instate the original fireplace as part of the improvement to enhance the original features of the listed property. I also request consent to install a cooker in the original fireplace and to utilise the chimney flue for an extractor, to be fitted above the cooker and vent into the flue. I propose to move the radiator to an adjacent wall.



Remove radiator, re-instate original fireplace and install cooker/extractor within

Bathroom Chimney Breast

The bathroom chimney breast is directly above the kitchen chimney breast. This currently is not vented. There is no extraction facility in the bathroom, apart from a window opening. Condensation is an issue in the bathroom.

I request consent to install an extractor fan in the chimney breast, venting into the chimney flue. This avoids installation of an extractor flue through the building wall.



Install
extractor fan
and vent into
flue

Rear of House Chimney Breast

Subject to consideration of an application for removal of the rear external chimney stack, I request consent to remove the false chimney breast which has previously been installed in the rear ground floor room, as well as removal of a stone hearth. The room above retains the original chimney stack, and I would like to confirm that a suitable support has been installed to support the chimney stack in the ground floor ceiling.

The flue appears to be constructed from plasterboard, with a stone hearth that may have been previously used as a stand for a stove/woodburner. I do not intend to install a stove/woodburner in the ground floor room or re-instate the chimney place in the room above.



Summary

The proposed repairs are subject to a separate application for prior external chimney and roofing repairs. They seek to help the property to breathe, and deter condensation, while also enabling inspection of the internal surfaces where damp ingress is visible. They also seek to return two internal fireplaces to their previous appearance, which is believed to be more in keeping with the historical character of the property.