

Design and Heritage Statement

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

Application Title: Chimney and Roofing Repair Works - Listed Building Consent Phase 1

Application Description

This application is for listed building consent to repair the observed chimney and roofing faults, remove one redundant chimney stack with significant water ingress and replace/install chimney cowls to prevent further water ingress and damage to the building.

These works are proposed as Phase 1 in a 4-phase repair and renovation programme.

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

List Entry Number: 1037922

Listing NGR: SK0727142235

Front Elevation



Rear Elevation



There are four chimney stacks serving 1, High Street Alton.

A RICS Home Survey - Level 3, undertaken on 25th April 2025, identified the following in relation to the chimney stacks:

The property has brick and rendered chimney stacks with metal flashings and cement fillets. Damp was noted to internal chimney masonry which may lead to significant deterioration of the internal elements, including timber decay. This dampness is likely to be the result of leakage and internal condensation, and remedial works are now required.

Defects to chimney stack masonry can lead to a number of potential issues including damp penetration, timber decay and potential structural instability to the stacks.

Given the age of the property, the chimney stacks are unlikely to contain horizontal barriers to prevent rainwater soaking into the masonry. Whilst it is possible to reconstruct the stacks with horizontal barriers this is generally not a cost-effective solution and therefore you should ensure that the stacks are well maintained in order to reduce the possibility of rainwater penetration. Chimney stacks and flashings are generally the most exposed part of a building and as a result will generally be more prone to weathering. Regular maintenance is therefore essential in order to prevent deterioration and dampness from entering the property.

Chimney stack on property gable end, on the corner of High Street, Smithy Bank and New Road, Alton

The chimney stack is in a prominent position, visible from the High Street, Smithy Bank and New Street.

There is evidence of water ingress from the chimney stack in the attic. Water staining is evident on the attic internal wall (dry-lined) and wooden purlins where the purlins meet the gable end wall.





Water staining to
upper face of
wooden beam and
water marks on
plaster above and
below beam



Water staining to plaster
above and below beam.

There is evidence of water ingress from the chimney stack in the ground floor room.

The central beam shows evidence of water staining, plus evidence of damp and mould on the gable end wall.

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, but no trend to the source of the dampness was apparent.

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.



Damp stain to
central beam.

Evidence of
previous
fireplace

Mould and
plaster cracks



A survey of the roofing and chimneys by a professional roofer, who has experience of working with SMDC on listed buildings, was undertaken on 28th August 2025. They observed that the existing chimney flaunching had cracked, there was deterioration of the brickwork on the chimney below the flaunching, and two ridge tiles had been previously placed over two chimney flues rather than re-instatement of chimney pots and cowls on redundant flues.



The roofer's recommendation is to remove the damaged flaunching and incorrectly installed tiles from the chimney top and check which chimney flue is connected to the ground floor fireplace. A suitable clay pot and cowl, in keeping with the surroundings, will be installed on the correct flue to replace the current cowl, with the flaunching replaced using a lime mortar. The remaining two flues will be closed to prevent water ingress. Repairs to adjacent render/pointing, in keeping with the building's appearance, will be undertaken to prevent further water ingress.

Chimney to lounge fireplace

The roofer recommends inspection of chimney pot and cowl condition, along with rendering and flashing.

Undertake any repairs noted, replacing any damaged or worn elements to match existing finishes as part of an on-going maintenance plan.

Remove redundant television aerial and associated wiring, to reduce potential for wind rock and damage.



Chimney to kitchen fireplace

The chimney stack is not visible to surrounding properties at street level.

The chimney stack has previously incorrectly been capped with two concrete floor tiles, and no rain or bird protection has been applied to the resultant openings. The top three/four courses of brick have been previously laid such that the chimney stack splays out towards the top.

The roofer's recommendation is to remove the concrete floor tiles and check which chimney flue is connected to the kitchen fireplace, which is already vented. They recommend reduction of the chimney stack height to reduce the splay and improve stability. They will correctly re-cap the chimney with lime mortar flaunching and fit a suitable clay pot and cowl, in keeping with the surroundings.



Chimney stack to rear of property

The top of the chimney pot and cowl is visible from the street frontage at street level.



The chimney stack is visible from the rear of the property.





Boundary with
Bulls Head
Rooms property

There is evidence of significant water ingress from the chimney to the two rooms below.



Evidence of damp
ingress through
upper room chimney
breast



Significant damp ingress in lower room

There is no current or proposed use of a fireplace/burner in either of the two rooms.

The roofer's recommendation is to remove the rear chimney stack as the stack is redundant and there is significant water ingress down the stack. The roof will be re-instated with new rafters and plain blue Staffordshire roof tiles to prevent any further water ingress, improve future roof performance and negate the requirement for continued maintenance of the chimney stack.

Roofing repairs

The roof area for 1 High Street, Alton adjoins two other properties – Stansmore House (Grade II List Entry Number: 1191282) and 3, High Street, Alton, a non-listed property currently utilised as The Bulls Head Rooms.

The roof area consists of pitched roofs, covered with Staffordshire blue plain tiles, and a flat roof area that has undergone previous maintenance and repair.

As part of an ongoing maintenance plan for the roof materials and structural integrity, the roofer's recommendations are:

To remove all broken and shailed roof tiles and supply and fit new to match existing Staffordshire Blue roof plain tiles.

To maintain all high-level roof ridge lines, apply mortar bedding using lime mortar where necessary.

To maintain all rainwater goods and extend internal roof downspouts as required in order to promote removal of rainwater from all roofing structures.

Summary

The proposed repairs are essential to deter further water ingress into the property, and allow the property to dry out, to maintain the structural integrity and safety of the building, while preserving its historical character.