DESIGN, ACCESS, HERITAGE STATEMENT FOR REMOVAL OF REAR CHIMNEY STACK AT 2A CHAPEL STREET, BELPER.

Appraising the Context.

The site is a shop on Chapel Street, located within the local conservation and world heritage area. The owner is looking to carry out some minor works to the rear, to remove the remaining chimney stack that has had lots of leaking over the years. The owner has been advised to remove the chimney stack and refurbish the main roof. For the readers convince I have inserted an arrow on the chimney stack in question whenever it appears in a photograph.



Development Objectives

The owner is seeking permission to remove the remaining part of the chimney stack to the rear of the building, on the lower roof. The chimney inside the shop, on the ground floor, was removed prior to the current owner purchasing the property.

The roof and chimney have been patched up many times to try and stop leaks, including prior to the current owner taking ownership of the property.
The roof has started leaking again, very badly in several places, including around the chimney stack and running down the walls on the inside of the shop. The leaks are very close to the main electric distribution board, creating a hazard that needs attention.

After many repairs, the point has been reached where isolated repairs won't work and advice has been given to take off the complete roof and re-roof. The advice with regards the chimney is to remove the remaining stack above ceiling level to be 100% confident of stopping the leaks around the stack and do the work at the same time the roof is replaced. If the stack is not removed there is

no guarantee the leaks won't happen again. If the stack remains, lead flashing will have to be used to try and stop the leaks.

Due to the roof being low level, easily accessible and situated in quite an enclosed spot, there is a very high risk of the lead flashing being stolen in the future, thus causing more potential damage and issues for the shop tenant. The property owner wants the roof fixed once and for all and there is a high risk the tenant will move out at the end of the lease if a proper roof repair is not carried out this summer.



Scale and Design.

The remaining brick stack will be removed and roof made good and finished in blue tiles on 1 side and slates the other side to match existing.

Assessment of Impact.

The chimney stack in question cannot be seen from the front of the property (Chapel Street) and the North side of the property (due to adjacent buildings).



The South side has a narrow alley between the property and the adjacent buildings. The adjacent buildings are not overlooking the chimney and building.



The West side (rear) of the building is enclosed for a while and then opens out to the library in the distance, again no buildings are overlooking the chimney stack and rear.



Given the immediate surroundings and building, the removal of the chimney stack will have little impact on the surroundings and local conversation area.

The roof will be re roofed using the existing tiles and slates plus reclaimed/new tiles and slates if required to match thus reducing any impact. At the same time new gutters will also be installed to match the existing ones as already advised by the planning department.

Conclusions.

The proposed works will have very little impact on the surrounding local conversation area and neighbours.

The refurbishment work on the roof will have a positive impact on the aesthetics of the roof and eliminate the hazards associated with the leaking chimney/roof.

There will also be a positive impact for the salon owner/customers and help to keep the shop occupied with strong commercial activity in the area.

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