

July 2024

BLARNEY HOLLOW RUSHDEN

DESIGN & ACCESS STATEMENT

Listing

Blarney Hollow

Rushden

Church End

Grade II

House circa C17, extended C20. Timber frame on brick base, rendered. Thatched roof 2 cell lobby entry. 1 storey and attic. Central plank door, flanking 2 light casements, flush timber frames, leaded lights, slightly larger similar casements in attic with tiles below sills, eyebrow thatching. Cross axial central ridge stack. Left end steeply pitched roof with exposed purlins, attic casement. Extended by 2 bays to right in C20, projecting forward with higher ridge and shallower pitch. To far right projecting at right angles is an C18 or C19 1 storey outbuilding, now attached, weatherboarded gable end.

Description

Blarney Hollow is a thatched timber framed extended property adjacent to Rushden Church, set off Church End Road which is a single-track road leading to a car park, the village hall and the church.

The cottage is set in detached grounds mainly of grass and flower beds and with several mature trees.

The house has been much altered during its life and was extended in the 1980's.

Project

The project is to raise the central chimney stack in matching red brickwork pointed in hydraulic lime mortar, using a gritty aggregate to match the existing.

The existing stack will be taken down to the oversailing or corbelling courses after careful removal of the chimney pot.

The stack will be raised in matching handmade red brick so that there is 1800mm above the ridge.

The existing chimney pot will then be re-fixed.

The chimney will be lined internally with a twin walled stainless steel liner to be able to fit a wood burner in the existing open hearth beneath.

It is now an insurance requirement for either open fires or wood burners to have a chimneys tack which extends at least 1800mm above the ridge line to prevent fires.

Without this work being carried out insurance cover will only be provided if the fireplace is prohibited from use either as a wood burner or an open fire.

To heat period cottages such as this it is essential to have a heating source rather than relying on oil fired central heating.

Frequently it is found that historic chimney stacks are built in lime mortar, and many are parged internally with a mixture of lime mortar containing straw. Again, frequently many historic stacks have structural timbers embedded in the stack where the stack has been used for structural support.

It is essential that the flue is lined where possible with a rigid twin wall flue rather than a flexible flue so that the flue does not touch the sides of the brickwork where possible.

DESIGN & ACCESS STATEMENT

The design of the chimney stack will follow the existing pattern of the stack and will be traditional in format using handmade red bricks pointed in lime mortar. The stack will be raised to an adequate height to allow for replacement of the ridge when the thatch is recovered in the near future.

There are no access issues in respect of this proposal.