



Removal of rear chimney

16 Prettyman Drive, Llandarcy

As part of this application we are proposing to remove the rear chimney. The chimney is not in use and has not been in the time my client has lived in the house.

The purpose of this application is to extend the house to provide open plan living, which wouldn't be possible if the current chimney breasts internally were to be retained as they will end up being in the middle of rooms, splitting up the open space into smaller multiple spaces.

The original design of the building has the fascia level lower than the ceiling level, providing a lower roof visually externally. This results in needing substantial steelwork to support the original chimney (Cranked steel) after removing the chimney breasts below. The weight of this steel would be considerable, and it is unknown if this would result in the external and party wall spreading under the weight. Due to this, retaining or rebuilding the rear chimney would not be feasible. Both in terms of financial viability but also due to the potential of damaging the original fabric of the building.

Also the additional weight on the wall between no 16 and the adjoining property would result in party wall issues as it is more than likely that this wall would then need to be underpinned. Causing disruption to the neighbour.

A replacement chimney is proposed to the side elevation.

There was originally a side chimney, which has been demolished sometime in the past, presumable due to damp ingress or structural issues.

This proposed chimney would match the one originally in place, with bricks from the rear chimney used to maintain the character of the area.