

MN1586 – Design Note

Topic: Building Z1 Villa, Removal of existing Chimney to Northern Elevation

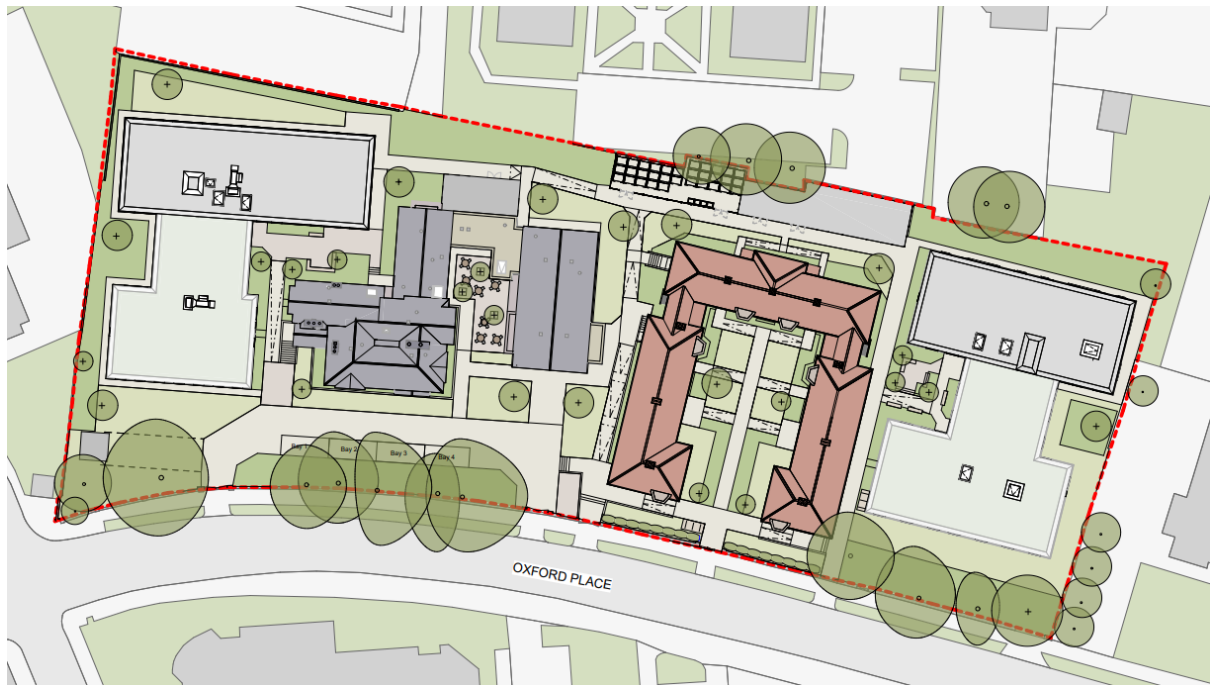
Date: Wednesday 11th June 2025

Complied by: Lee Grounds, Principal Design Manager, McLaren Construction.

Introduction:

This Design Note explains the rational for why we have proposed to remove the existing chimney to the North Elevation of Building Z1 Villa.

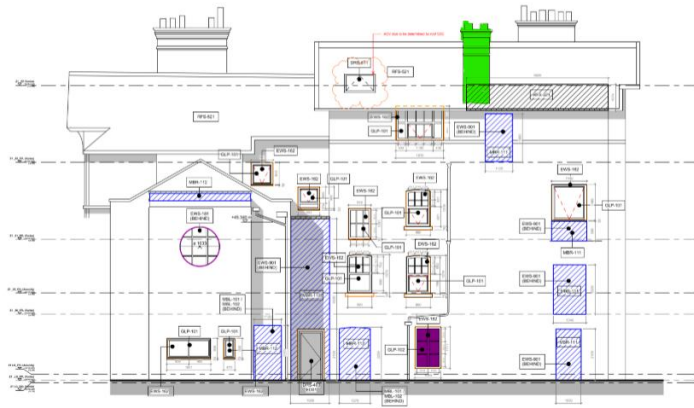
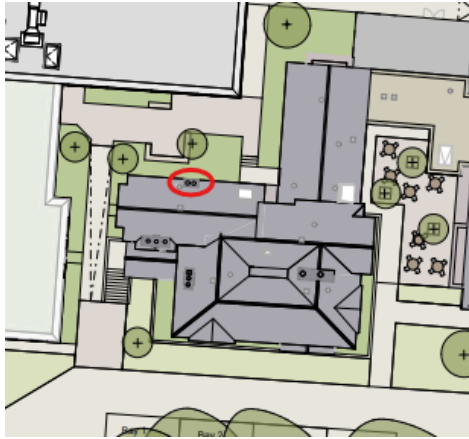
Consented – Site Wide Roof Plan



Problem:

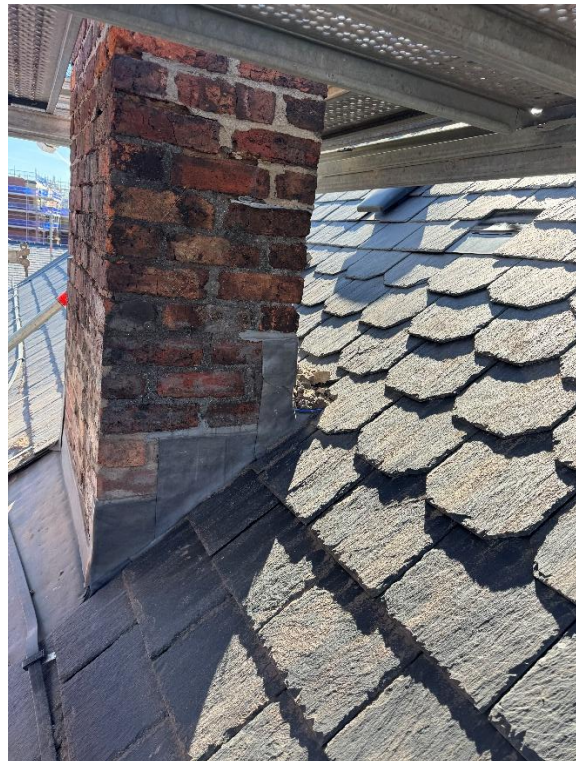
Our contracted scope of work included to only repoint brick mortar, repair/replace chimney pots.

Location of damaged chimney:



Upon investigation of the chimney, we identified that the whole stack was unstable and beyond repair and the existing bricks have deteriorated due to age and weathering.

Images showing stack out of plumb and quality of brickwork:



Images showing damaged pot bedding:



Images showing poor quality of brickwork:



Solution:

Due to the extent of the damage, and in concerns of health and safety we have dismantled the chimney.

We have sort advice from the Structural Engineer, who advised that under current Building Regulations Part A, it states that a chimney cannot extend more than 4.5 times the minimum plan dimension.

The existing chimney was constructed from imperial bricks and measured approximately; 466mm deep x 942mm wide x 2975mm high.

Under the current regulations and using new metric bricks, the maximum the chimney could be constructed is approximately 440mm deep x 890mm and based on the 4.5 times rule at a maximum height of 1980mm.

But due to further internal works and adjustments, we concluded that there is insufficient suitable structure to bear the chimney on, so propose to completely remove and replace with roof covering.

Added to this we have reviewed the visual impact to the existing building and as this chimney is located to the more hidden northern elevation, which is now overshadowed by the construction of the new Building Z3, and less visible from the more prominent southern elevation, we would hope this is acceptable.

Recent drone photos:



