

Method Statement for repair/rebuilding of chimney – 17 Kinder Road

1. Project Details

Project: Repair/rebuilding of existing chimney stack

Property Address: 17 Kinder Road, Hayfield, High Peak, Derbyshire, SK22 2HJ

Listing Grade: Grade II

Local Authority: High Peak Borough Council

Prepared for: Conservation Officer, High Peak Borough Council

Prepared by: Martin Heaton, Owner

Contractor: Salthouse Stonemasonry Ltd

Application #: [HPK/2025/0197](#)

Date: 25 July 2025

2. Description of Works

The proposed works involve the careful dismantling and repair/rebuilding of an existing chimney stack, which is suffering water ingress as a result of a failure in a cement render¹. The objective is to reconstruct the chimney to its original form using traditional methods and materials, in keeping with the architectural and historic significance of the building.

3. Objectives

- Retain the historic character of the building.
- Use sympathetic materials and traditional construction methods.
- Comply with all relevant conservation and planning policies.
- Ensure the chimney is safe and functional while maintaining historic integrity.

4. Scope of Works

Site Preparation

- Erect secure scaffold access.
- Photograph the existing chimney from all angles for documentation and reference.

[1] Refer to *Heritage Design Access statement* document for full details of the proposed works

- Conduct a survey and create drawings of the chimney prior to dismantling.

Dismantling of Chimney

- Remove render, with hand tools wherever possible, to avoid damage to underlying stone
- Dismantle the chimney by hand from the top down, recording each stone for re-use where feasible
- Set aside all reusable original gritstone for re-use
- Remove any loose mortar and debris from salvaged stone
- Safely dispose of non-reusable materials in accordance with waste regulations

Inspection and Base Repairs

- Inspect the supporting roof structure and chimney base for any defects
- Ensure lead flashings and trays are sound or plan for their replacement with like-for-like code 4 or code 5 lead

Rebuilding Works

- Rebuild the chimney using the original gritstone units wherever possible.
- Replace damaged or missing stones with new Derbyshire gritstone to match the original in colour, texture, and tooling
- Construct the chimney to the matching dimensions and profile, restoring lost drip moulds
- Bed stones using a traditional hot lime mortar mix, avoiding cement-based mortar
- Refit lead flashing

Flaunching and Pots

- Form new flaunching using lime-based mortar with a coarse aggregate, to match the original profile and ensure weather shedding.
- Reuse original clay chimney pots if sound; if not, replace with heritage-appropriate clay pots to match existing design and height.

Finishing Works

- Repoint joints in lime mortar to match the original finish and tooling
- Apply damp hessian sacking to assist with the curing process
- Ensure all leadwork (flashings, trays, soakers) is completed to standard
- Carefully clean surrounding masonry using non-abrasive methods if required.

5. Materials Specification

- Stone: Derbyshire gritstone – reclaimed or new, to match existing in appearance. New stone will be sourced locally and tooled by Salhouse Stone Masons
- Mortar: Hot lime with added pozzolan, at ratio suitable for exposed nature of the chimney usually 10%-15% Pozzolan.

[1] Refer to *Heritage Design Access statement* document for full details of the proposed works

- Leadwork: Code 4 or 5 lead, as required
- Chimney pots: reused or heritage-matching replacements.

6. Conservation Principles

- Minimum intervention: Only deteriorated elements to be replaced.
- Like-for-like replacement: Any new materials will match existing as closely as possible in material, form, colour, and finish.
- Documentation: Photographic record before, during, and after the work.

7. Contacts

Heritage Mason: Sam Salthouse of Salthouse Stonemasonry

Client / Building Owner: Martin Heaton

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