

Heritage Statement

Property: 3 Marine Terrace, Whitehaven, CA28 6HX

Proposal: Reduction and capping of the rear chimney stack

1. General Background and Significance

The subject property is a terrace house located at 3 Marine Terrace, Whitehaven. Built during the early 19th century, the house features a traditional brick design with a rendered rear elevation.

Architecturally, the rear chimney stack is a non-functional, secondary feature rather than a primary design statement. While it reflects the standard historic layout of a coal-heated home from this period, it does not offer unique historical insight into past ways of living beyond what is standard for the area. Aesthetically, the chimney is located to the rear of the property and is not visible from the main street scene. Several other properties on the immediate street have previously lowered or removed their rear stacks. Therefore, the tall height of this specific chimney makes a minimal contribution to how the house or the wider area is experienced aesthetically.

2. The Structural Issue and Proposed Solution

During scheduled render repair works to the rear chimney stack, the contractor discovered severe structural failure upon removing the external render. The chimney was found to be structurally unsafe, suffering from substantial internal deterioration, large voids, and loose brickwork falling into the flue. The stack was effectively being held upright solely by the failing render, posing an immediate safety hazard.

To mitigate the immediate danger of collapse, the chimney has been carefully taken down to a lower, structurally stable height. The chosen long-term solution is to cap the chimney at this reduced level rather than rebuild it to its original height. This approach permanently resolves the structural safety risk, mirrors the existing roofline alterations of neighbouring properties, and ensures the building remains weather-tight without altering the primary historic character of the front elevation.



