

Design and Access Statement

Site: Oast End, Lays Farm, Tarrington, Herefordshire, HR1 4EX
Description: Installation of wood burning stove and flue
Application No: T2006/3313
Application Type: Listed Building Consent

Introduction:

This statement has been prepared according to the guidance, in "Design and access statements How to write, read and use them" as downloaded from www.cabe.org.uk. The statement has been prepared in response to the request made in the letter of 5 Oct 06, acknowledging receipt of the above application on 4 Oct 06. The author, in telephone conversation with Ms. Amanda Dean subsequently challenged the request, in light of:

- The guidance for listed building consent within the Herefordshire Council website, www.herefordshire.gov.uk/housing/planning/25197.asp (Home | Environment and Planning | Planning | Planning Applications | Listed buildings/conservation area consent), makes no reference to the need for a Design and access statement.
- The guidance for Planning Permission on the same website, <http://www.herefordshire.gov.uk/housing/planning/25194.asp> (Home | Environment and Planning | Planning | Planning Applications | Making a planning application), whilst mentioning design and access statements, also excludes their use for:

"Householder developments (e.g. house extensions where no new additional dwelling unit is formed) where the house is **not** in an AONB, Conservation Area or SSSI."
- The second bullet of the summary in the Explaining the tools section, Page 6, of the guidance used to prepare this statement, states:

"statements are needed with most types of application, but not householder applications"

The author was informed that a statement was still required.

Background:

The application concerns the above referenced property, which forms one third of an Oast House. The Oast House is believed to have been built around 1830. The entire Lays Farm site was developed to become 11 dwellings in 1988. The author became the owner and resident of Oast End in August 2001.

Whilst the property is served by gas central heating, the lack of a chimney means there is a lack of focal point within the main living rooms. Whilst fireplace surrounds have been fixed to walls in several rooms, the author proposes to remove the purely cosmetic fireplace from the first floor living room and install a wood-burning stove as a feature and focal point for the room.

In consultation with:

- Mr Nick Rolinson of "Stoves n' Stacks", HETAS and VAT Registered,
- A specialist of the Historic Buildings team (by telephone, 5 Sep 06),

the proposed site of the stove, in the south-west corner of the room, has been chosen in order to:

- ensure that the flue exits the property on to the rear (south) ~~sloping roof~~ where it will be least visible.
- ensure that the flue has the best chance of operating efficiently without the need to extend above the existing gable.

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- minimise the flue length.

Other significant choices in the proposal include:

- The external flue and termination will be finished in black to minimise their visibility against the existing slate roof.
- An "O.H." cowl is proposed as the flue termination in order to increase the chance of the flue operating efficiently in the broadest set of wind conditions. This was in consideration that the termination will be significantly below the gable's maximum height, and hence in the lee of any northerly winds.
- A high quality, energy efficient design stove will be installed. The selected design is a Clearview Vision (Clearview Stoves, More Works, Bishops Castle, Shropshire, SY9 5HH), which is cleared for use on smoke free areas, to be used with natural wood fuel.

Additional Statement

Use

There are no proposed changes to the use of the land or the property.

The purpose of the work is to create a focal "feature" in the main living space within the building, to enhance the experience for the residents.

Amount

The only externally visible consequence of the proposed work will be the addition of the flue and flue termination to the south-facing slope of the southern gable roof. The location of the stove has been chosen to allow a minimum flue projection, (still above the minimum 1.0m regulation, but within the maximum 1.5m unsupported height), on the least viewed elevation and hence minimum visual impact.

Layout

Several of the other dwellings within the Grade II listed Lays Farm complex already have flues for solid fuel stoves. The addition of a flue to the Oast House will be consistent therefore with the character of the development to date. As stated above the choice of location of the stove and flue has been thought through to minimise the impact of the installation.

Scale

As stated above the external extent of the flue will be as small as practicable to give a reasonable chance of operating efficiently in most wind conditions. Should the design on installation prove too prone to local wind variations, due to the height and slope of the roof, further permission may be sought to vary the external flue arrangement.

Landscaping

There are no proposed changes to the landscape at or around the property.

Appearance

As already stated, the proposal is based upon consideration of minimising the external visual impact of the installation and is in keeping with similar installations on other dwellings within the residential complex.

Access

There are no proposed changes to the access to the property or surroundings.

Martin Myers
9 Oct 06