

## **Supporting Planning Statement & Design and Access Statement**

This document has been prepared to accompany an application for listed building consent in respect of the installation of a mains gas supply and gas central heating at 4 Hodge Fold, Broadbottom SK14 6BL

### **Current situation**



House no.4 is the right-hand end of the row, as viewed. As will be seen on the site plan, house no.2 was originally behind no.4, but it is now part of no.6. So no.4 is only the corner of the overall building as seen in this photo.

The property has no gas supply or central heating at present, so this would be a first installation of gas central heating, replacing some electric storage heaters.

At least some of the other properties in the row have a gas supply.

The property is tenanted and the tenant is in receipt of various state benefits including Income Related ESA, PIP and Severe Disablement Allowance. The works will be done under the Energy Company Obligation (ECO) scheme.

Conversion to gas central heating would provide obvious improvements in terms of energy efficiency and economy.

## **Proposed Works Summary**

The only external aspects to the work would be (1) the installation of a gas meter, located at ground level at the side of the property, and (2) a small horizontal flue just below gutter level, also at the side of the property.

Internally, a boiler would be installed in the bathroom, and radiators would be installed in place of existing storage heaters.

## **Listed Building Consent**

This application is being made as a precaution, since it is not clear from the online guidance whether or not consent is required for the proposed works.

From the Council's own website, it states that 'repairs' to listed buildings do not usually require consent. Historic England's site (<https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/installing-services/>) states "you can usually change and upgrade most building services without affecting what's unique about the building.... if that's the case, there's no need to get listed building consent".

## **Proposed Works in Detail:**

### **1. Gas supply**

Cadent have surveyed the site and have confirmed that a mains gas supply can be installed. They propose to locate the gas meter inside a standard meter box just above ground level on the side wall of the house, set back approx. 2m from front elevation.



The meter box is a UK Standard surface mounted gas meter box. This gas meter box has been designed for installations to British Standard BS6400:1:2:3.



#### Dimensions

- Height: 510mm
- Width: 408mm
- Depth: 242mm

## Specifications

- Compliant to British Standard BS 8499: 2009
- Fire retardant to BS 476, Part. 7, 1997, Class 2
- Constructed from GRP – Glass Reinforced Plastic
- Will not corrode, weather resistant
- Easily cleaned and can be painted

## 2. Flue

The boiler will have a horizontal flue, on the side wall of the house. Externally, all that will be seen will be a 110mm length of black flue, 60mm in diameter, located just underneath the gutter line.

This is the style of flue (the black component is the external section):





### 3. Boiler

The combi boiler will be located inside the bathroom, because this enables the location of the flue as described above.



#### **4. Radiators**

Radiators will replace existing storage heaters.

Lounge 1:



Lounge 2:



Bedroom:



More details regarding the boiler and radiators are given in the document “Boiler Technical Survey”.

### **Conclusion**

Neither the external nor internal works will noticeably affect the appearance the property, so we request that consent should be given.