

# **Design & Access Statement**

**and**

## **Heritage Impact Assessment**

### **Proposed Installation of Multifuel Stove, Hearth & Flue**

**At**

**Oaktree Barn  
Nr Stanton Lacy  
Ludlow  
SY8 2BZ**

## **Design & Access Statement**

### **1. Introduction.**

This planning statement considers the issues surrounding the development, and includes the information necessary to form the Design and Access Statement required by section 42 of the Planning and Compulsory Purchase Act 2004.

### **2. Description of the Site & Surroundings**

Oaktree barn is set in open countryside adjacent to the B4365 between the villages of Culmington and Stanton Lacy. Ludlow the main South Shropshire Town is some 5.5 miles to the south east. Adjacent to Oaktree barn is the listed property known as Langley Villa and by virtue of its proximity the subject barn is deemed to be curtilage listed.

### **3. Proposal**

The proposal is to install a new multifuel stove, natural slate hearth & associated flue.

Installation of the hearth will entail cutting out and removing a small section of the existing oak floor boards at ground floor level and installing in its place a natural slate hearth approximately 30mm thick laid on top of an in-situ concrete base.

The new multifuel stove will be installed on top of the hearth in accordance with manufacturer's instructions and the Building Regulations. The stove will have a black stove paint finish.

The stove will have a 150mm diameter single wall stainless steel flue rising vertically from it up to roof level. This will be fixed to the existing walls using proprietary adjustable steel fixing brackets. All to have black stove paint finish. All to be installed in accordance with manufacturer's instructions and the Building Regulations.

At ceiling level the flue will be cranked across the sloping ceiling following the line of the ceiling to enable it to exit the roof as close as possible to the ridge line thus minimising the projection of the flue above roof level. Where it passes through the roof structure the flue will change to a 200mm dia. twin wall insulated stainless steel flue with black stove paint finish. This will entail the removal of a small section of plasterboard ceiling & plain tile roof coverings to allow the flue to pass through. These will be made good up to the new insulated flue upon completion all to match existing. All to be installed in accordance with manufacturer's instructions and the Building Regulations.

The insulated flue will terminate 600mm above roof ridge level with a china man hat terminal. The junction with the roof coverings will incorporate lead flashings & stainless steel cowel to make the roof weathertight. All to receive black stove paint finish. All to be installed in accordance with manufacturer's instructions and the Building Regulations.

#### **4. Conclusion**

The installation of the stove, hearth & flue because of their small scale will have a minimal impact on the existing fabric of the building.

The flue has been positioned to minimise its height above roof level and is situated on the roof slope furthest from the adjoining listed building. As a result its impact on the surroundings and listed building will be minimal.

#### **Heritage Impact Assessment**

As previously stated the installation of the stove, hearth & flue because of their small scale will have a minimal impact on the existing fabric of the building.

The flue has been positioned to minimise its height above roof level and is situated on the roof slope furthest from the adjoining listed building. It will be painted black with stove paint. As a result its impact on the surroundings, the existing barn building and the adjoining listed building will be minimal.

# Photographs





Proposed location of insulated flue above roof level

