Design and Access Statement - Holy Oak Barn/ Church Road- IP14 2EH

Introduction:

This design and access statement have been prepared by the applicants to accompany the application for listed building consent for the installation of a wood burner stove and a flue pipe into the property of Holy Oak Barn, Church Road, Combs/Stowmarket IP14 2EH.

This is a Grade II listed, converted barn originating from the 18th century, converted in the late 1980s. The property is detached, and it is in a Private Road next to another converted barn, and near a farmhouse.

The Proposal:

This alteration will have minimal impact on the property, as reflected in other properties within the facility of Church Road, whom also benefit from this type of installation.

The applicants hoping to install a wood burning stove in the bottom left hand corner of the kitchen/diner , have opted for this location, so it will be aesthetically pleasing for both internally and externally. This also means that the flue to be installed is around the back of the building and will not be visible from the right of way.

The applicant has previously instructed a reputable, local company which are HETAS1 registered to attend the property for a non-obligatory quote for the works and if these works would be possible. They have confirmed they

would be possible to undertake this work and they would be able to undertake the work. They have also provided the drawings and other supporting informations.

Holy Oak Barn, Church Road, Combs, Suffolk
Main House internal area 2,085 sq ft (194 sq m)
Stable Block internal area 531 sq ft (49 sq m)
Cart Lodge external area = 510 sq ft (47 sq m)

m 2
2.96
9'9"

Principal
Bedroom
3.82 x 3.56
12'6" x 11'8"
(Maximum)

Sky

Sky

Sky
Sky
Sky
Sky

Bedroom 4
2.57 x 2.42
8'5" x 7'11"

Bedroom 3
4.05 x 3.21
13'3" x 10'6"
(Maximum)

ge
74
10"

First Floor

Sky

Kitchen/
Dining Room
7.25 x 6.82
23'9" x 22'5"

Sky

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are ap
⌐ ⌐ ⌐ ⌐ Denotes restricted head height

Scale:

There is no proposal to alter the scale of the building.

Appearance:

The overall appearance and character of the property will be maintained. The flue would be a minimal addition to the property and is widely accepted on properties of this nature. The flue would be black and match the colour of the building.