

Joint Design, Access and Heritage Statement.

Access.

Due to the proposed location and small scale nature of the proposed works, there will be no alteration to access arrangements.

Heritage and Design Statement.

Low Farm Farmhouse was subject to listed building status in 1988 and according to the listing, is stated as dating to the late 17 Century / early 18 Century with later alteration. Historically, it was part of the Sneaton estate encompassing a number of dwellings and farms in the village at that time. In 1990 the building was partially demolished/renovated and rebuilt providing significant renovation to the existing building. The Front elevation and part of both gable ends were left standing throughout with replacement of windows, roof and all internal fabric. It is understood that much of the original stonework was reused to rebuild the rear elevation during the renovation to maintain original fabric. At this time, the chimney breast on the western elevation was removed to allow for internal walls to provide a cavity throughout.

In an effort to gradually update the property with an interior that is more sympathetic to the era in which it was last used as a Farmhouse, the proposal is to install a solid fuel Range which will provide heat for cooking, heating and hot water providing an option for an environmentally more sustainable and efficient heat source compared to the current LPG supply.

As part of the proposed installation, the range would require a flue to exhaust gasses from burnt fuel (wood/coal). This would usually be via an existing chimney breast, however, this is no longer present following renovation of the property in 1990. As a result, the proposed works require an external flue to be mounted upon the side western elevation of the property - See 'Diagram A' in supporting documents. The flue would measure approximately 10 inches in diameter and be required to exit the wall of the property at a height of approximately 2 metres above ground level - rising to a height no greater than 600mm above the ridge in line with installation regulations. The Flue would be of stainless steel construction and is available in both unfinished or black finish.

The proposed works would have minimal impact upon the original fabric of the building as the flue would be affixed to the wall, only requiring a hole 10 inches in diameter to be drilled in the wall - This will require the removal of some original stone fabric, however, the impact of this will be minimised by the use of a precision drilling tool to only remove the amount required.

The flue would be visible from the highway (although not directly adjacent to) but will be in addition to existing soil/vent pipes on the same elevation which can be clearly seen as an addition. The appearance could be minimised by the use of black flue pipe if required which is common with other installations in the village.

The installation of the range internally would not affect any original fabric as there has been none retained post 1990, although as stated, the use of this type of appliance is more in line with the previous use of the property by its last proprietors as opposed to full modernisation.