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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared in support of applications for Householder Planning Permission and Listed Building Consent for the installation of a freestanding solid fuel appliance together with an external insulated twin-wall flue at 3 The Old Sussex Stud, Cowfold Road, West Grinstead.
- 1.2 The proposal has been carefully developed to provide a safe and efficient source of heating whilst ensuring that the visual impact of the external flue is kept to the minimum practicable. Throughout the design process, careful consideration has been given to the character of the existing building, the constraints of the internal layout and the requirements of Approved Document J of the Building Regulations.
- 1.3 The proposal represents a modest and sympathetic alteration that enables the continued use and enjoyment of the property whilst respecting the architectural character of the building.

2.0 SITE CONTEXT

- 2.1 The application property forms part of The Old Sussex Stud, a Grade II Listed former agricultural stable complex which has been sensitively converted into residential accommodation.
- 2.2 The buildings retain the simple, functional character of their former agricultural use, expressed through uninterrupted clay pantile roof slopes, painted rendered walls, traditional timber joinery and restrained architectural detailing. Whilst adapted to accommodate modern residential living, the buildings continue to display a strong and coherent architectural identity, with the former agricultural form and layout remaining readily apparent.
- 2.3 The proposal relates solely to the installation of a freestanding solid fuel appliance together with an external flue. No extensions, alterations to existing openings, changes to the roof form or alterations to the general appearance of the dwelling are proposed.



Figure 1 – Rear (principal garden) elevation of 3 The Old Sussex Stud illustrating the simple architectural form, uninterrupted clay pantile roofscape and restrained architectural detailing.

3.0 PROPOSED DEVELOPMENT

3.1 The proposal seeks planning permission for:

“Installation of a freestanding solid fuel appliance and external twin-wall flue.”

3.2 The proposal comprises the installation of a freestanding solid fuel appliance within the existing principal living accommodation together with a 200mm external diameter matt black insulated stainless steel twin-wall flue.

3.3 The flue has been positioned towards the eastern end of the northern roof slope and follows the most direct route from the appliance through the existing roof structure. The terminal height has been restricted to the minimum necessary to satisfy the requirements of Approved Document J (Diagram 17), thereby reducing its visual prominence whilst ensuring the safe operation of the appliance.

3.4 No other alterations to the external appearance of the property are proposed.



Figure 2 – Proposed elevations illustrating the position of the external twin-wall flue.

4.0 DESIGN PRINCIPLES

- 4.1 The design has been informed by three key objectives:
- To minimise intervention to the existing building.
 - To minimise the visual prominence of the external flue.
 - To provide a safe and efficient installation.
- 4.2 The proposed appliance has been positioned to provide an effective source of heating within the principal living accommodation.
- 4.3 Due to the substantial vaulted first-floor accommodation and the fixed location of the appliance, alternative flue routes would require significantly greater intervention to the existing building and roof structure. The proposed flue has therefore been designed to follow the shortest and least intrusive route through the roof.
- 4.4 The visible external diameter has been limited to a 200mm insulated twin-wall system, representing the minimum practical solution for the proposed installation. The matt black finish has been selected to reduce reflectivity and allow the flue to sit discreetly against the existing clay pantile roof.
- 4.5 Similarly, the terminal height has been limited to the minimum necessary to satisfy the requirements of Approved Document J (Diagram 17), reducing its prominence whilst maintaining the safe and efficient operation of the appliance.

5.0 SCALE AND APPEARANCE

- 5.1 The proposal introduces a single lightweight vertical element towards the eastern end of the northern roof slope.
- 5.2 Although visible from parts of the site, the flue remains clearly subordinate to the overall roof form. Its restrained diameter, matt black finish and carefully considered terminal height minimise its visual prominence whilst allowing the building to retain its simple agricultural character.
- 5.3 The proposal has been designed to integrate comfortably with the existing palette of traditional materials and does not compete with the principal architectural features of the building.



Figure 3 – Wider view of the rear elevation showing the relationship of the proposed flue to the wider roofscape.

6.0 ACCESS

- 6.1 The proposal has no implications for existing pedestrian or vehicular access arrangements.
- 6.2 No changes are proposed to the existing means of access to the property.

7.0 CONCLUSION

- 7.1 The proposal represents a modest and carefully considered alteration to the existing dwelling.

- 7.2 The design balances the practical requirements of installing a modern solid fuel appliance with the need to minimise visual impact upon the building. Through careful consideration of the flue's position, diameter, finish and terminal height, the proposal provides a safe and compliant installation whilst remaining sympathetic to the character of the property.
- 7.3 The resulting addition remains subordinate to the existing building and respects the simple agricultural character of The Old Sussex Stud, allowing the property to continue to meet the needs of modern residential occupation.
- 7.4 To assist in understanding the visual impact of the proposal, an indicative photomontage has been prepared to illustrate the appearance of the proposed flue following installation.



Figure 4 – Photomontage illustrating the proposed external twin-wall flue in its intended location