

PLANNING STATEMENT INSTALLATION OF WOOD BURNING FIRE AT

THE GATE HOUSE
WINDHILL GATE FARM
WINDHILL LANE
STAINCROSS
BARNSELEY S75 5BU

This Planning Statement is part of the listed building consent application reference number PP-06786965 including, supporting documents, the Design and Access statement, Heritage Statement, the location plan, and the Site Plan. Antony Wiles Design and Conservation at Barnsley Metropolitan Council (BMC) has been contacted for pre consent advice

Proposal

The proposal is to install a wood burning stove which would be a suitable development for this type of property.

Back ground

There are no mains gas supply to The Gate House and the installation of a wood burning stove would be the only source of natural heating to the property. Fireplaces are said to be the heart of living rooms in historic buildings and most properties of the era were heated by open fires. The Gate House dating back to the 18th century, was originally a barn and thus there is no chimney stack to benefit from an open fire. When the gate house was converted into a dwelling in 1997, the developers did not install a chimney stack. The neighbouring properties at Windhill Gate Farm have had log burning stoves installed following the renovations.

This proposal, is to install a wood burning stove, with appropriate regulation twin flue system. We feel this type of stove will complement the listed building and offer a good source of natural heating.

There is an existing ornamental Inglenook fireplace that occupies the main living room, which would accommodate the proposed wood burning stove. As there is no chimney within the Gatehouse, the wood burning stove will require the installation of a regulation twin lined internal flue. This will be connected to the log burner on the ground floor, up through the first floor and through to the eaves and then passing through the roof, at no more than 1000mm above the apex of the roof. Please Installation design plan and same attached in **Appendix 1** (Fire Place Install Plan)

The responsibility for installation would be taken care of by Artisan Fireplace design Ltd, who are qualified HETAS (No. 2078) and Gas safe Registered engineers (No.532722) This will ensure that there is compliance with all the safety and technical aspects. The chosen wood burning stove is a HANDOL 51L (Contura), a certified DEFRA smoke control area approved appliance and will comply with Barnsley's clean air legislation (clean air guidance environmental act 1990) and (the clean air act 1993 smoke control DEFRA standards). See **Appendix 2** Contura installation specification

Impact assessment

The part of the flue that protrudes through the roof will be situated at the south side elevation of the building to a maximum of one metre from the ridge above the highest part of the roof **see figure 1.**

The Gate House is constructed from Hammer-dressed stone, the roofing is concrete slate. The stone chimney stack visible to the left of the Gate House in figure 1 belongs to Emley View. There is a Powder coated soil stack at the ridge of the Gate House. This is similar to the look of the intended flue shown in the installation plan in **figure 2** and **Appendix 1**. It will be black powder coated resembling the vent soil stack and thus having minimal visual impact and will be as unobtrusive as possible. A storm cover and cowl will be fitted to the flue and the flue will be secured at the roof with lead flashing and the roof tile would match that of existing host roof material

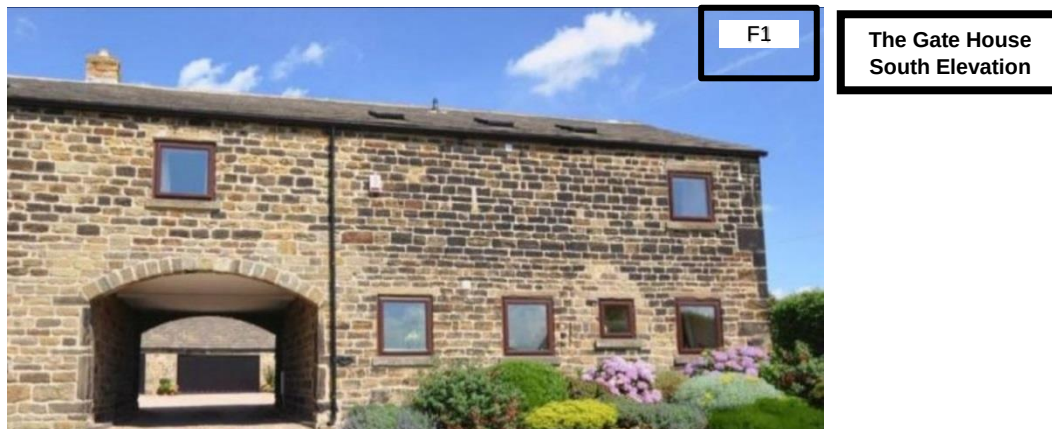
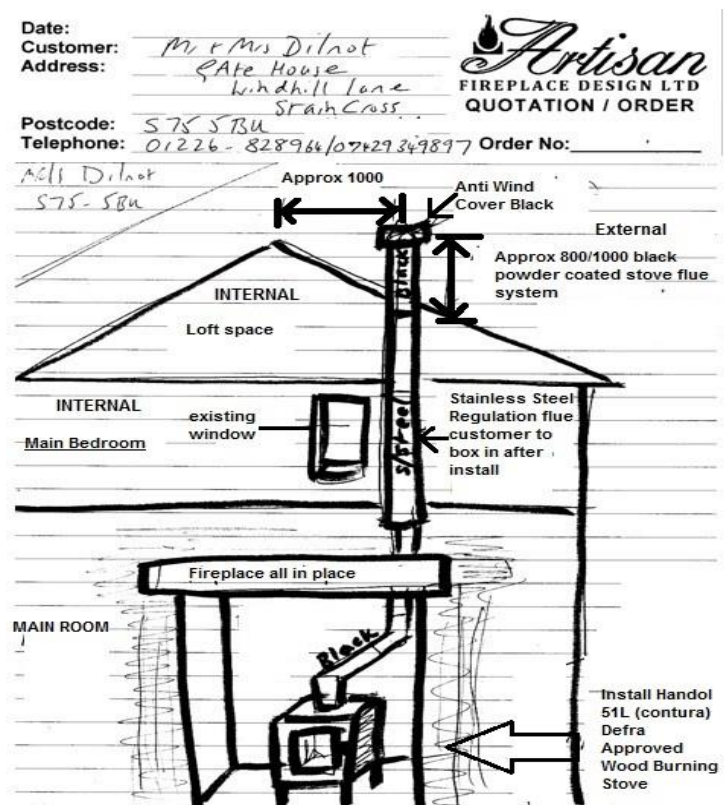


Figure 2

Illustrating the intended protrusion Flue system and installation to the South Elevation of the Gatehouse



Property Description

The subject premises (The Gate House) is a two story dwelling which comprises of 4 bedrooms, a farmhouse kitchen, hall way and lounge.

Construction

Original walls are of solid stone facing specification and set beneath a concrete slate pitched roof

The Gate House is one of 3 attached converted outbuildings at Windhill Gate Farm. Windhill Gate Farm was built approximately around 1780. It is a Grade II Listed building governed under the Listed Buildings and Conservation Areas Act 1990. Windhill Gate Farm is described on the Historic England official register, List entry Number: 1313242 it was first listed on 27 Aug 1986. See listing map in **Appendix 3**

We believe the outbuildings were converted around 1997, as Windhill Gate Farm was listed on the historic England's register pre development in 1986, there is no reference given to the Gate House. A brief outline is mentioned of the outbuildings that once formed part of the listed Windhill Gate Farm

A recent Location map has been attached to this application, **See Appendix 4.** Windhill Gate Farm is not in a conservation area.

The property is an end, two story, terrace, including a one storey kitchen extension to the rear. It is accessed from Windhill Lane into an open court yard.

The front elevation of the Gate House faces on to Windhill Gate Farm's court yard and is visible from the roadside. There are three other residences including; Emley View, The Dove Cotes and The Farm House facing onto this court yard. A recent photograph of Windhill Gate Farm' has been inserted. The Gate House which relates to this application, has been highlighted in a red box. **(See Figure 3)**



Appendices

Appendix 1 Fire installation plan

Appendix 2 Contura installation Brochure

Appendix 3 Listing Map

Appendix 4 Location Map

Figure 1 the Gate House South Elevation Image

Figure 2 Illustration of the Intended Flue System and installation to the South Elevation

Figure 3 Image of the Front Elevation of Windhill Gate Farm