

Design and Access Statement/Heritage Statement for 115 Main Street, St Bees, **CA27 0AA**

The Proposal

It is proposed to install a black Charnwood Cranmore 5 wood-burning stove (see Figure 1 and Appendix 2) into the family room at the rear of the property. The proposed location of the stove is indicated by Figures 2 and 3. This will require a hole to be cored through the sandstone wall so that the new flue can be routed externally up the gable end. The external gable end wall is shown by Figures 4 and 5. The requirement to core a hole to accommodate the flue is the primary reason for submitting a Listed Building Consent (LBC) application. However, for context, further details of the installation are given here.

There are no features of historic interest in the vicinity of the proposed location of the new stove. The plaster on the internal face of the wall is believed to be modern rather than a traditional lime plaster (it is covered by wall paper). Externally, the finish is a painted modern cement render. The power rating of the stove (5 kw) is such that there is no requirement for additional ventilation. This minimises the required modifications to the building fabric.

A twin-walled flue system with a black finish will be used. Further details regarding the size of the flue and the position of the fixings are given by Appendix 1.

The hearth will be a triangular shape to accommodate the stove in the corner of the room. It will be made from black limestone.

Consideration of Alternative Options

Originally it was intended to reuse the existing chimney stack because there is a disused fire place within the family room. However, a building contractor undertook an inspection of the section of the stack within the loft space, which revealed the presence of timber that had been used to cap its flues. A survey was subsequently undertaken by a structural engineer (Blackett-Ord Conservation Engineering), which identified that "If a wood-burning stove is to be installed within the fireplace in the family room, the upper section of the chimney would need to be rebuilt in brick with an adequate flue" (Reference 1). The demolition and re-building of the top section of the chimney stack would be major building work to the extent that it is not a practical option.

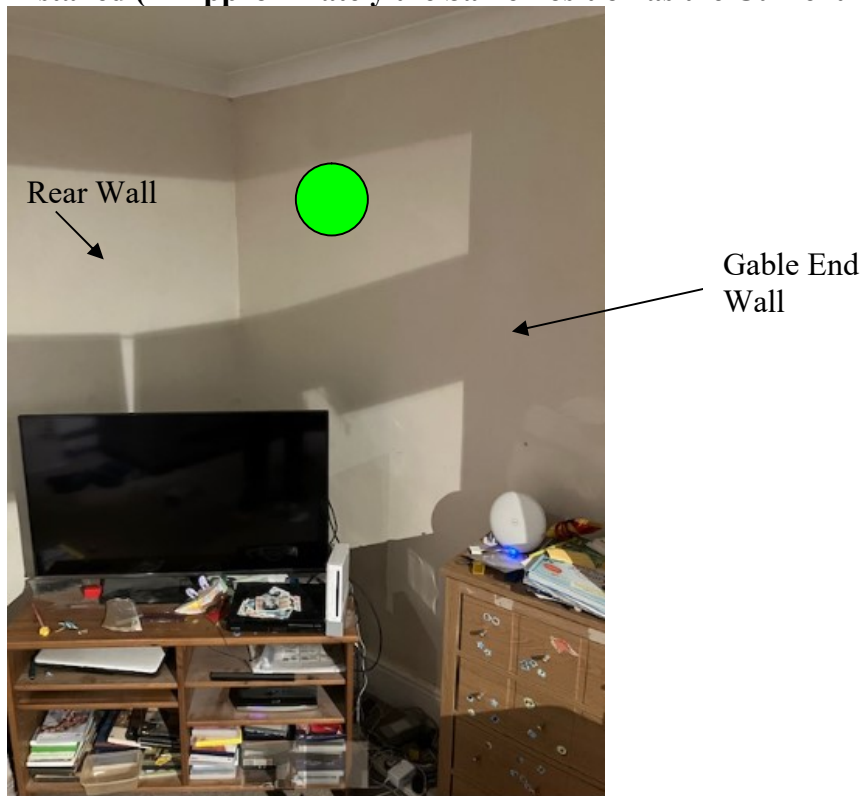
References

1. see separate attachment: "Rear Loft Space_Blackett Ord Report.pdf"

Figure 1: Charnwood Cranmore 5



Figure 2: Photograph of the Corner of the Family Room where the Stove Will be Installed (in Approximately the Same Position as the Current TV Unit)



Note that the approximate position where the flue will exit the room is given by the green circle (i.e. it will exit above the stove and through the gable end wall).

Figure 3: Photograph of the Area Behind the TV Unit



Note that the electrical socket at the bottom of this photograph will be removed.

Figure 4: Photograph of Gable End (Photo 1)



The approximate position where the flue will enter the family room is given by the green circle. Externally, the flue will track vertically upwards from the position of the green circle.

Figure 5: Photograph of Gable End (Photo 2)



The new flue will track up the gable end wall. It will pass to the left of the television aerial.

Appendix 1: Correspondence from Kengas Ltd Regarding Twin-Wall Flue System

From: ·

Date: Thursday, June 16, 2022

Subject: Charnwood stove

To:

Good morning Mrs Rendell,

Thank you very much for your email, the details are as follow:

- The twinwall diameter is 20cm externally.
- The twinwall will be between 7cm-10cm off the external wall due to the coping stones on the roof.
- The height where the stove will exit internally will be 1.7m and externally will be 2.5m (these are approximate measurements)
- The total height of the twinwall will be 7m from where it comes out of the building.
- The twinwall fixings will be every 1.5m length of flue and a brace kit fitted into the roof.
- The roof brace fit is adjustable for this length is not fixed.
- The brace kit is screwed into the slates and then sealed with silicone.

If I can be of any further help please do not hesitate to contact me.

Kind regards

Chris

Kengas Ltd

Appendix 2: Charnwood Cranmore 5 Specification Sheet

charnwood 

cranmore 5



The charnwood cranmore is a classic new wood burning stove designed and made on the isle of wight. This latest stove collection takes inspiration from the Regency era with a single framed glass door and archetypal detailing. The pleasing proportions of the Cranmore make it well suited to a traditional fireplace and with a large picture window it is an ideal replacement for an open fire. The stove can also work equally well in a freestanding situation.

RATED OUTPUT
5kW to room (range 2-7kW)
NET EFFICIENCY
84%
FLUE OUTLET
Top or Rear 150mm (6") dia
MAX LOG LENGTH
300mm (12")
WEIGHT
85KG
MIN DISTANCE TO COMBUSTIBLES
Side: 350mm Rear: 350mm With insulated flue and heat shield - Side: 350mm Rear: 100mm

