

5 Foxhouses road, Whitehaven.

Design and access statement

We are selling 5 Foxhouses Road and the buyer's solicitor has asked if we needed Grade II listed building consent for putting multi fuel stove in the living room in the cellar.

When we moved into the property (2001) the cellar was an open living area and the fireplace was bricked up.

In around early 2004 We decided to open up the fireplace. I thought that because we were reinstating the fireplace, we would not require Grade II planning permission. It appears this assumption was incorrect.

When we opened the fireplace, it was just backfilled with rubble, with no evidence of an existing original fireplace.

We lined the fireplace with red brick, after researching the Whitehaven brick company and matching the bricks to that style.

We installed a new flue and stove, (see photograph attached to application)

At no time did we alter the layout of the cellar or carryout any alterations to the external structure of the building.

We believe:

- it has enhanced the living space in the cellar.
- Made temperature more comfortable in winter.
- Cut gas bills

Heritage Statement

5 Foxhouse was built as a semi-detached property in 1835 at the juncture between the Georgian and Regency periods. It is a sandstone built four story houses with many original Georgian features. It is a grade 2 listed building which lies outside the Whitehaven conservation area. Over the years of our ownership we have always carried out research on the Georgian period to treat the house sympathetically and maintain its character. For example, all the rooms are decorated in period colours, we have maintained the sash windows and window shutters. When we took the decision to open the fireplace, we researched the building materials as stated above, all to maintain the character of the house.

We believe the stove:

- Helps reduce the humidity and condensation in the cellar
- Protects the cellar from damp
- This limits the effect of damp on the fabric of the building.
- Thus maintaining the buildings character to be enjoyed by future owners

Therefor I respectfully request planning approval the knowledge that the work has enhanced the character of the house

Regards
Philip Gorley