

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

(no planning application required)

Register of changes

Issue	Date	Detail of Change
1	15/03/2026	Initial Issue
2	27/03/2026	1. Detail: "(current position is unsuitable due to access to flue and ventilation)." Added to proposed development of works section. 2. Detail: "Reason for proposed change" added to layout section.

Name and address of proposed development site:

2 St Mary's Cottages
New Park Road
Devizes
SN10 1EE

List Description

The list description of the property includes the following details:

List Entry Number: 1250954

1. 1042 NEW PARK ROAD

Nos 1 to 3 (consec) (St Mary's Cottages) SU 0061 3a/289

Grade II

Proposed Development or Works:**Installation of a new vertical boiler flue to accommodate the replacement of the existing boiler which is end of life.**

The proposed works will include the replacement of an existing Mexico Super CF 65 (GC No. 41-407-40), conventional, non-condensing natural gas boiler with a Worcester Bosch Greenstar 4000 25kW combi boiler.

The proposed boiler & flue will need to be relocated to remain compliant with current regulations (current position is unsuitable due to access to flue and ventilation). Existing services and internal pipework will be re-used with no alterations required to internal structures. The proposed boiler's flue is to be positioned (as advised by British Gas) to exit through the (western elevation) ground floor extension roof (please note that this is not the principal elevation and position isn't visible from the road or nearby listed buildings). The proposed flue will exit approximately 300-350mm from the existing roof tiles as per plan/elevation supplied. Clearances have been checked by the heating engineer to allow for adequate clearance from the neighbour's property and all doors and windows.

Drawings, further information & statements attached to support the application:

1. 1250954 HS 11Mar26_V1 HERITAGE STATEMENT
2. cidB123688D-6812-417D-84CE-5F08D68D9A15 PLANS AND ELEVATION
3. Gstar_4000_Combi_Data Sheet NEW BOILER DATA SHEET
4. Boiler_Greenstar_4000_Combi_Manufacturers Full Information NEW BOILER
5. Details – Comparison Existing Boiler Vs New Boiler

Consultation

The immediate neighbours (residents of 1no. & 3no. St Mary's Cottages) have been consulted in person prior to Listed Building Consent submission. The need and affect of the proposed change was discussed with no objections raised during this process.

Design Components

Proposed internal boiler to be installed internally in ground floor extension as per plan & elevation attachment supplied.

Proposed flue to exit the existing ground floor extension pan tiled roof as per plans supplied (westerly elevation). Flue to be set back from boundary of No3. St Mary's cottages approx. 600mm.

Layout

The proposed layout was selected after multiple discussions with various heating specialists and the final design was chosen following consultation with British Gas.

Key considerations taken when in consultation with British Gas:

- Reason for proposed change: The current boiler is no longer serviceable. The heating engineers have advised that a replacement boiler cannot be installed in the current position due to (i) lack of access for inspection of the current flue and (ii) due to ventilation.
- Scale of works: Only minor modifications only to the property have been proposed, primarily the insertion of a new flue through the roof of a ground-floor extension.
- Preservation of historic fabric: Existing service routes and ducts are to be reused where possible, minimizing intervention. Only the re-roofed extension area (not original fabric) will be directly affected. The Principal elevation will be unaffected.
- Visual and structural impact: The flue will be discreetly positioned, minimizing visual intrusion, especially on the principal elevation that faces the churchyard.
- Compliance and distance from neighbouring buildings: the proposed flue position was selected ensuring adequate clearance from neighbouring properties, windows & doors. An alternative horizontal flue option (exiting via the western side of the building) was initially considered but later dismissed as this could potentially pose a nuisance to neighbours accessing their building from the exhaust plume.
- Boiler Efficiency: The proposed boiler is a modern efficient natural gas boiler - Efficiency: 94% (ErP A-rated for heating and hot water). It is also Hydrogen ready (compatible with 20% hydrogen blend). The proposed unit is known for being very quiet and has an estimated lifespan of at least 7 to 10 years when installed by a accredited installer.
- Reversibility: Any intervention is reversible. If the flue is later removed, replacement tiles (kept by the owner & proposer, Mr. Knight) can restore the roof.
- Conservation considerations: The proposed solution has focussed to minimize any harm to the listed building, consistent with conservation principles. This included the re-using of existing pipework and risers where possible and also positioning the boiler next to where the existing services access the building, removing the need to additionally re-locate these.
- Comparative precedents: The neighbouring cottages already have similar visible but minor modern interventions (such as a roof penetrating soil pipe), which have been deemed acceptable.
- Overall conclusion: The proposed works have aimed to have no substantial or adverse effect on the historic significance of the Grade II listed property and if accepted, will improve its functionality and habitability.

Scale

The proposed flue will be 100mm in diameter & positioned on the roof of the ground-floor extension. The proposed change will create a very minor visual impact being only 300-350mm in height above the existing tiles.

The flue height will not exceed the height of the top of the ground floor extension roof. Additionally, there will be no intervisibility with nearby listed buildings, and the view of the flue will be contained within the enclosed courtyard. Crucially, there will be no visibility from St Mary's Church and its churchyard.

Appearance

The proposed vertical external flue will be black in colour (for minimal visual impact) and will blend visually into the appearance of the surrounding weathered pan tiles.

Fig 1. Proposed Flue Type:



1.1. Vertical (through roof) variant of boiler flue proposed to be installed. *(note: picture is for illustrative purposes only as differing roof tiles are present to those on 2 St Mary's Cottages).*

Fig 2. Proposed Position of the New Boiler Flue (in black):



Detail:

2.1. Proposed to be positioned on the ground floor extension roof (Note: this the westerly elevation. This isn't the building's principal elevation. Additionally, there are already soil pipes present on this elevation which exit buildings' main roof in a similar way).

- 2.2. The proposed flue is at least 600mm away from the edge of the building and at least 600mm away from the neighbour's property.
- 2.3. The proposed flue is approx. only 350mm height from roof.
- 2.4. The proposed flue approx. 2m from nearest 1st floor window.
- 2.5. The proposed flue position was advised by consultation with heating engineers, ensuring the flue would be compliant with current regulations, whilst maintaining the minimum visible and material impact on the property.

Additional Note: Please refer to the separate scale drawings and elevation supplied as part of this submission.

Fig 3. Vertical Dimensions:



Detail:

- 3.1. Orange – Ground level to base of roof - 2050mm
- 3.2. Yellow – Ground level to base of flue - 2450mm
- 3.3. Green – Height to top of flue from roof – 350mm
- 3.4. Red – Total height from ground level to top of flue – 2800mm
- 3.5. Approx ridge of the ground floor sloping roof is 2900mm from ground floor.

Fig. 4 Example of Soil Stack Already Installed On Westerly Elevation (at No.3 St Mary's Cottages)



Detail:

4.1 Same installation method as proposed flue which has been deemed acceptable. Soil pipe exits through the tiles. Note that with this method, the tiles can be replaced if ever removed preserving the fabric of the building.

4.2 Note: The proposer (Mr Knight) has a stock of matching replacement pan tiles to ensure if flue ever is to be removed, the change is fully reversible.

Material:

Worcester Bosch external flues primarily use durable, anti-corrosive aluminium for the inner flue and robust metal for the outer casing, designed to last the life of the boiler. They feature weather-resistant, UV-stabilized seals, ensuring high-grade performance and longevity.

Key Features and Materials:

- Inner/Outer Material: Aluminium inner flue with durable exterior, providing a robust construction that resists corrosion.
- External Seals: The external weather collar and seal are made of UV-resistant, flexible rubber to prevent rain ingress.

Historic and special architectural importance of the building:

Please refer to the Heritage Statement which is attached separately to this proposal.

Setting:

Careful consideration has been taken during the design stage prior proposing the requested change within this setting. The separately attached Heritage statement addresses the impact assessment in greater detail. In essence however, the proposed change will not affect the appearance of the Principal (easterly) elevation as crucially there will be no visibility from St Mary's Church and its churchyard. Additionally, the flue will not be visible from the street, there will be no intervisibility with nearby listed buildings, and the view of the flue will be contained within the enclosed courtyard.

In addition to this, the proposer (Mr Knight) has a stock of matching replacement roof tiles, should the change wish to be reversed in the future.

ACCESS COMPONENTS

Technical advice:

None of the proposed design changes will affect to access to the building or the neighbours' buildings in any way. As such, no separate technical advice on access issues have been sought in addition to the services already described.

Degree of access:

None of the proposed design changes will affect to access to the building or the neighbours' buildings in any way.

Future access requirements:

The proposed changes pose no further risk to restrictions for access if changes are required in the future.

Emergency access:

Is there sufficient access for the emergency services - Yes