



Richard Court Designs Ltd

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DEDDINGTON
OX15 0TB

Planning Services

Cherwell DC

Bodicote House

Bodicote

OX15 4AA

Date: 3rd August 2018

Site location: Wendelbury Lodge, Church Lane, Wendlebury

Design & Access Statement:

Listed building consent is being sought for the relocation of the existing boiler and flue for a new extraction point for the kitchen mechanical ventilation.

The boiler will be served by a new vertical RSF (room sealed flue) located on the Western roof slope over the single storey kitchen area. Due to the height and location of the flue behind the parapet junction, it will be very difficult to see and is considered to have minimal impact. The location and type of flue is also considered a huge visual improvement over the current wall mounted version to the rear of the property. Please see photographs below showing existing flue location and potential new position.

The mechanical ventilation will terminate with a proprietary tile vent and will be entirely hidden.



Photo showing new flue location hidden behind existing wall/roof junction



Existing flue location noted by extensive flue gas residue/marking to left of kitchen window

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