

DESIGN, ACCESS AND HERITAGE STATEMENT

Keepers Cottage 8 Ampney St Peter Cirencester Gloucestershire GL7 5SH

The property Keepers Cottage Grade II listed and is a private dwelling house.

Keepers Cottage now semi-detached was once one property. The two properties are grade II listed and they were first listed on the 17-Jun-1986 with a List Entry Number: 1089966 for reasons below.

Semi-detached cottages, originally probably one large house of late C17/early C18, extended to west in late C18/early C19. Rubble stone, stone slate roof, concrete ridge stacks. 'Z'-shape with projecting wing to rear on Westside Cottage and projecting front gable to No 8. Two storeys. Westside Cottage roof steps up marking junction between original and additional building. Two small paired casements below eaves, larger to left in later part. On ground floor recessed door in later section has hipped porch hood, 2-light wood mullion and transom with glazing bars to right in former wider opening. No 8 has scattered 2-light small casements with timber lintel and small newel light to left below stack. Entrance in angle with projecting gable end to right, with C20 raking porch.



There have been a number of planning applications approved for the property over the years. The most relevant;

Extension. Demolition of outbuildings and construction of new rear wing in natural stone, with stone tiles on the east slope and ARC Conbloc imitation tiles on the west slope to match the existing north slope. Ref. No: 90.00663 | Status: PER

The Proposal

To install one external air source heat pump, which is to be positioned in place of the existing oil tank to the north west corner of the garden. The unit will be free standing and will be connected to the property with 3 small pipes.

DESIGN

The dimensions of the proposed Air Source Heat Pump will be a width 950mm, height 1380mm, depth 370mm and is to be sited in the garden to the north east of the property, which is the area of the existing oil tank, which is to be removed, this area is also used for bins and storage. The pump is offset from the external face of the boundary wall by 300mm and is intended to provide heating for the property.

The pump has been positioned with careful consideration to the needs of the occupants and the technical requirements of the system. The pump is positioned 300mm away from the boundary wall in order to facilitate access for maintenance purposes. The proposed pump will be free standing and mounted on air vibration feet to reduce noise level (attached feet pdf). There will be 3 small pipes connecting the air source heat pumps to the property (installation drawing attached). The pipes will underground and link to the pantry wall then entering the property. The pantry is to the rear of the property and is an extended part of the building, application Ref. No: 90.00663.

The pump is a white rectangular box which draws in external air and raises the temperature through a process similar to a refrigeration cycle in reverse. This in turn heats the water to be distributed through the heating system. The pump will not be in full operational mode continuously, please see attached brochures for details. The purpose of the air source heat pump is as a renewable source of heating and will also save CO2 emissions.

The location of the pump is set to the north east side of the property which is currently the position of general storage, bins and the existing oil tank, the area has a number of shrubs and screening. The boundary wall is approximately 1.4m high. The proposed position is not visible from the street nor the front of the building.

The proposed air heat source pump has no detrimental impact on the site or surrounding area and will provide a sustainable source of heating for the occupants.

The proposed air source heat pump will create no change to the use of the existing building and there will be no impact on the local services or businesses within the area.

The installation and use of the air source heat pump will meet the noise levels stipulated in MCS020 "MCS planning standards for permitted development installations of wind turbines and air source heat pumps on domestic premises".

The sound data test for the unit has been attached to the application.

This type of air source heat pump has been approved for use within other conservation areas and in listed properties where appropriate.

ACCESS

All access to property when building is via the drive. There is no change to the access around or too the property.

