



**National
Trust**

DESIGN & ACCESS STATEMENT / HERITAGE IMPACT ASSESSMENT

For

New Oil Boiler, Oil Tank and Stove Alterations

On

23 Hardwick Terrace – Clumber Park

**The National Trust
Hardwick Consultancy Office
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Doe Lea
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The Building and its Significance

23 Hardwick Terrace is located in Hardwick Village on the Clumber Park estate. Clumber Park is a Grade I Registered Historic Park and Gardens (list entry 1001079). The area was once part of Sherwood Forest and was enclosed in the early 1700s to create a deer park. In the intervening years (before its acquisition by the National Trust in the mid-1900s) the park went through periods of development, change and decline under the ownership of the Dukes of Newcastle.

The list entry for Clumber Park includes the following in relation to Hardwick Village:

“Tenanted houses (some of which are listed grade II) are scattered within the site and also in the settlement of Hardwick village. The brick-built village houses and other buildings were laid out east of the lake for the estate workers in c 1854. Henry Henning, the estate manager/contractor in the 1850s, was involved in the development of the model farm and village (ibid).”

The building is Grade II Listed (list entry 1370403) and the listing description is as follows:

NOS 23, 24, 25, 26, 27 AND OUTBUILDINGS, HARDWICK TERRACE

Group of 5 estate cottages. Late C19. Brick with ashlar dressings and steep pitched fishscale slate roofs. Plinth and lintel band. Stepped ogee central gable and other stepped coped gables all with shoulders and kneelers. 2 external gable stacks, 2 ridge stacks. Windows are mullioned and transomed casements with hood moulds. Doors have four centred arched heads. Symmetrical front has projecting central and flanking gabled bays. Central doorway flanked by 3 casements. Beyond, single doors, and beyond again, single casements. Above, 5 casements and single breathers in gable peaks. Outside, range of single storey matching outbuildings, 3 bays, with projecting central bay.

The National Trust's vernacular building survey of the property describes it thus:

Mid/late 19th century terraced brick estate house. The exterior is in 17th century style with mullioned windows, all in the original state. The interior is unfortunately stripped of its original fittings.

Proposals and Justification

23 Hardwick Terrace is currently let to a National Trust tenant. Hot water and heating to the property is currently provided by a solid fuel burner and back boiler. The burner and back boiler have failed and are beyond economical repair, leaving the property with no central heating. The National Trust have a duty to provide their tenant with a suitable source of heating and hot water.

The property has been assessed and it has been established that the installation of a new condensing oil boiler and oil tank will provide a suitable heating arrangement for the property. This will be connected to the existing heating system, allowing for less disruptive works and less damage to the building fabric than other heating methods.

Space inside the property is restricted and would not facilitate the installation of an internal boiler without severe disruption and a loss of space for the tenant. Therefore, an externally mounted boiler has been considered the most appropriate solution.

In order to carry out this installation the following works are required:

- Installation of an oil-fired boiler with integrated flue in the location indicated on the drawings and shown in the below image. The boiler will be located behind the recess of the chimney, which will help obscure the view from the front elevation.



Image 1 - Proposed location of oil boiler on gable elevation.

- The installation of a new oil tank and concrete base in the location indicated on the drawings.
- The installation of a new underground oil pipe installed 450mm below ground.
- The disconnection and de-commissioning of the existing burner and back-boiler and the installation of a new multi-fuel stove insert.
- The replacement of the existing central heating radiators.

The installation of the oil boiler will require the drilling/coring of three 22-25mm holes in the eastern elevation of the property to allow for the control cables and flow and return pipes to enter/exit the building.

The condensate pipe will be 22mm UPVC pipe with lagging (total 32mm) run around the corner of the building, through the boundary wall (which will require another small hole drilling) and into the drain located under the kitchen window to the rear elevation. Please refer to drawings for more information. The photo below shows the location of where the pipe will discharge into the existing drain.



Image 2 – Photo showing location of condensate pipe under kitchen window. Approximate location indicated by the blue line.

The boiler will be connected to the existing wet heating system with minor alterations to surface run internal pipework. Radiators dating to around the 1970s will be removed and replaced with modern panel radiators.

The National Trust's Vernacular Building Survey indicates that the existing fire and back boiler are a 1970's installation. If left in situ, and a fireplace is continued to be used then redundant back boilers can create a serious H&S hazard when not properly decommissioned/removed. Therefore, as the tenant wishes to continue to have fires in the lounge, it is proposed to decommission the existing burner and back boiler and install a new inset stove into the existing opening, connecting to the existing flue. The existing metal surround/hood and timber fire surround will be retained. This solution will provide a useful secondary source of heating for the tenant.

Impact and Mitigation

The drilling of the holes in the eastern elevation will cause very minor damage to the brickwork. Where fixing clips for the condensate pipework these could be inserted into the mortar to minimise any damage. It would be possible to reverse this intervention in the future by replacing the bricks with carefully sourced bricks to match the existing and a matching lime mortar.

The location for the oil tank has been chosen within the garden to ensure that it is screened from external areas as far as possible and thus limit its impact on the local setting. By removing/cutting back some existing hawthorn/privet hedge we aim to ensure that the tank is located close to the boundary and to reduce its prominence within the

garden of the house. There are no proposals to provide additional screening to the oil tank, but the existing planting will screen the tank from the road and other residential properties.

While we acknowledge that the installation of the boiler on the exterior of the building will result in some limited harm to the appearance of the historic property, the location has been chosen to ensure that it is as discreet as possible and the matt grey finish will ensure that it is recessive in relation to its surroundings.

Access

There are no changes to access as a result of the proposed development.

Planning Policies

Paragraph 200 of the National Planning Policy Framework (NPPF) states that any harm to the significance of a designated heritage asset should require clear and convincing justification.

Overall we believe that the installation of the oil boiler, tank, stove and associated connections will result in minor harm to the fabric, appearance and setting of 23 Hardwick Terrace.

This is justified by the fact that the installation of the oil boiler and associated controls will provide a modern standard of heating to the property which will enable the tenants to adequately heat their home and provide a reliable source of hot water. The system will also be more controllable due to the programmer and room stat making it more economical to use. A well heated home is beneficial for the occupants and will also help to keep the fabric of the building in good condition.

Paragraph 202 states that where a development will lead to 'less than substantial' harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National Trust believes that the minor harm resulting from this proposal will be outweighed by the public benefits of providing comfort and conservation heating to a tenanted historic house, as set out above, helping to secure its future use and condition.

Further policy relating to development affecting heritage assets is provided by the Bassetlaw Core Strategy and Development Management Policies (2011) Policy DM8 Part B which generally aims to resist any form of harmful development. This policy is couched in somewhat negative terms relative to the later policies of the NPPF, with the NPPF ensuring that a balancing exercise is carried out between harm and public benefits.

Conclusion

This development proposal will result in minor harm to the significance of 23 Hardwick Terrace. We believe that this is outweighed by the benefits in terms of both the comfort and health of the occupants and the benefits to the listed structure from being adequately heated. The proposed intervention is reversible should an alternative heating system be preferred in future.