Development Management Team

Town Hall,  
Walter Stranz Square,  
Redditch  
B98 8AH

17 December 2021

**Heritage Statement: Application for Listed Building Consent – The Lydiate, Bradford Lane, Belbroughton, DY9 0DP (“The Lydiate” or “The Property”)**

We are writing to apply for Listed Building Consent to install a hybrid heating system in the Lydiate. The new hot water system will be fuelled by a combination of the existing oil fuelled boilers and a new air source heat pump system (“ASHP”). The hot water system will run solely off air source heat pump for most of the year whilst the air temperature is above 6 degrees and will rely on the existing oil fuelled boilers for back up when the air temperature gets colder.

The ASHP system will require installation of the following:

* 2x 16 Kw Midea ASHP to the rear of the garden store outbuilding
* Heat exchange and 400L water buffer tank in the garden store next to the existing oil tanks
* Hot water feed and return from the garden store heat exchange to the existing boiler and internal hot water loop via pipe work to be buried under the existing courtyard. No piping will be visible after installation and the burying will require only a small and shallow channel.

The installation of an air source heat pump will significant reduce our use of oil to fuel the hot water system and is in line with recent government initiatives to encourage households away from carbon based fuels to renewable energy alternatives. The ASHP is modelled to save at least 6,500 kg of carbon every year, the equivalent to planting 310 trees or flying 63,000 long haul miles.

A detailed heat loss survey of the property has been conducted and the carbon savings are based on the following heat loss calculations:

Diagram

Description automatically generated

In the table below we have selected relevant extracts from the Bromsgrove planning policies that we believe support this application as follows:

| **Planning Policy** | **Policy extract** | **Application** |
| --- | --- | --- |
| BDP 15.1(f) | Limited extension(s), alteration or replacement of existing buildings where the extension(s) or alterations are not disproportionate to the size of the original building | The only alteration to the visual appearance of the property will be the installation of 2 ASHP to the rear of the garden store. The ASHP are low noise and will be hidden out of sight from the main house. |
| BDP 19.1(a) | Requiring developments to use appropriate tools and follow relevant guidance and procedure to achieve good design | EnergyZone engineer complete solutions for heating systems and will not only provide the heat-pump and all associated components, but also the complete turnkey installation covering both electrical and plumbing work all with our own certified and qualified plumbers and electricians. We will also provide the MCS certification and supporting documents such as the ground source heat-pump checklist and room by room calculations that are required to claim the Renewable Heat Incentive. |
| BDP 20 /  SPD 3.8.1 | Bromsgrove District Plan Policy BDP20 requires applicants to provide a Statement of Significance (SoS), sometimes called a Heritage Statement, to describe the significance of the heritage assets in order to understand the potential impact of the proposal on its significance. To assist your application a suitable SoS should accompany your application | Please see the weblink below for Heritage England’s description of the significance of the Property:  <https://historicengland.org.uk/listing/the-list/list-entry/1100147> |
| SPD 3.1.2 | there are three main issues which alterations or extension applications will need to take into account and address:   1. Developments should ensure they protect and consider the impact on neighbouring amenity.   2. Consideration of the impact on neighbouring properties and the impact on the street scene.  3. Extensions should enhance, protect and give consideration to any impact of the development on the existing dwelling | The installations will not be visible from the road or the house. The Midea units are one of the quietest on the market.  The installation will future proof the property against increasing carbon fuel costs and a shift to de-carbonised fuels. |
| SPD 3.1.11 | An alteration or extension must consider the impact on the street scene. An alteration or extension must: i) Enhance and strengthen the local distinctiveness of an area, for example reflect the pattern of spacing of buildings; ii) Not normally project forward of the principal elevation, or that fronting the public domain. One exception would be the addition of a porch; and iii) Respect local styles and features to maintain local distinctiveness. | The installations will not be visible from the road or the house. The Midea units are one of the quietest on the market. |

Please do let us know if you require any additional information or if there are any queries or concerns.

Kind regards

**Chris Thompson and Elizabeth Fox,**

The Lydiate, Bradford Lane, Belbroughton, DY9 0DP

Telephone: 07740918443.