

Abberley Design Ltd.
Architectural solutions

Planning and Listed Building Consent Supporting Statement

Keepers Cottage, Ampney St Peter, Nr Cirencester, Glos, GL7 5SH

Proposed External Boiler

July 2022

Prepared by:

Abberley Design Ltd.
Unit 4
Butts Farm Courtyard
Poulton
Gloucestershire
GL7 5HY

1. Document reference

5 / 6 / 2022 – DAS

2. Drawing List

3 / 2 / 2021 - 1 Existing Plans, Elevations, Cross Section & Site Plan

3 / 2 / 2021 – 2 Proposed Plans

3. Introduction & Brief Description of Development

The proposal is to create a new outside boiler in a small store outbuilding (probably originally a privy) to the rear of Keepers Cottage.

4. Site Location Context

The host building is situated to the north of Ampney St Peter and dates from the 17th century with a number of changes that have occurred since the 19th century and in the 21st century.

The building is Grade II listed and set in a conservation area.

5. Planning History

12/03301/FUL and 12/03302/LBC Erection of two storey side extension, internal alterations and repointing and canopy Approved October 2012.

6. Evaluation & Design Principles

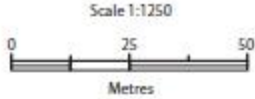
Considerations to the new boiler type have been undertaken and it is proposed to use a Grant Vortex Eco External Boiler VTXSECO 15/21. Please see Appendix 3 for details.

7. Site Location & Surrounding Area

Please see aerial view overleaf.



Keepers Cottage

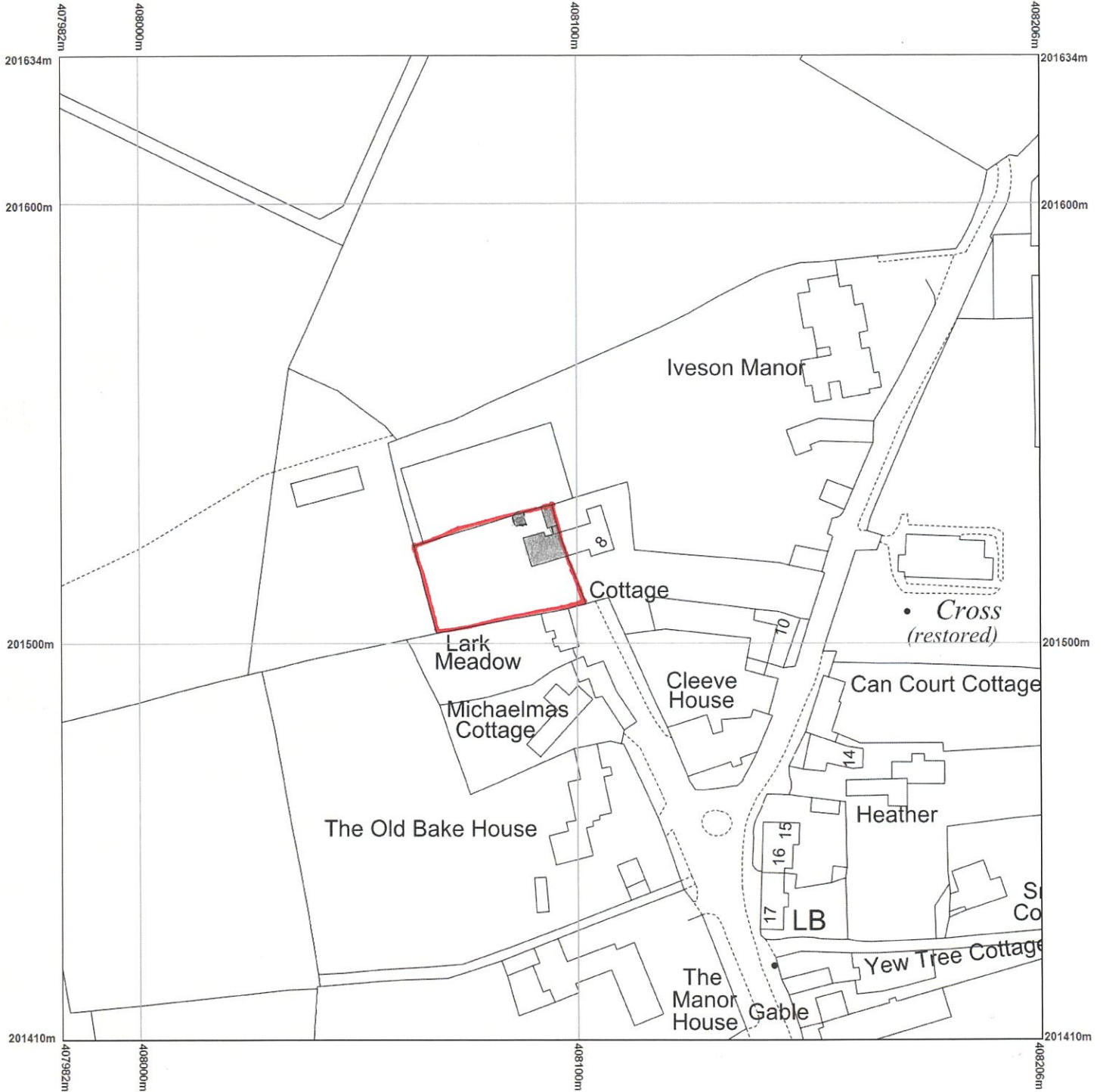


Supplied by: Getmapping
Centre coordinates: 408004, 201522

Note: Not to scale, for illustrative purposes only

APPENDIX 1 – Site Location Plan

REF: 5 / 6 / 2021 – SLP



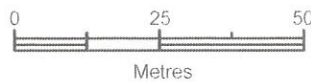
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Scale 1:1250



Supplied by Getmapping
Centre coordinates: 408094 , 201522
OS License Number: 100030848

APPENDIX 2 – External Boiler Detail

[Compare](#)[Find an engineer](#)

5 Year guarantee*

Vortex Eco: External

The Grant Vortex Eco External boilers are competitively priced and provide a solution for when space is at a premium indoors.

Grant Vortex Eco **External boilers** are highly efficient and with a durable powder coated casing, they are designed and built to be sited outside of the home. Featuring the same components as the Eco Utility models, the Eco External range delivers efficient performance while also helping to free up space inside the home.

◀ A Heating

Features & benefits

*5 year guarantee when installed by a G1 Installer (Terms and Conditions apply)

Available in outputs of 15-21kW, 21-26kW and 26-35kW, all of which are also available as sealed system models

Excellent space heating efficiencies of 91.7 – 92.7%

High quality, external powder coated paint finish

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Got it!

APPENDIX 3 – Copy of Historic Listing



WESTSIDE COTTAGE

Overview

Heritage Category:
Listed Building

Grade:
II

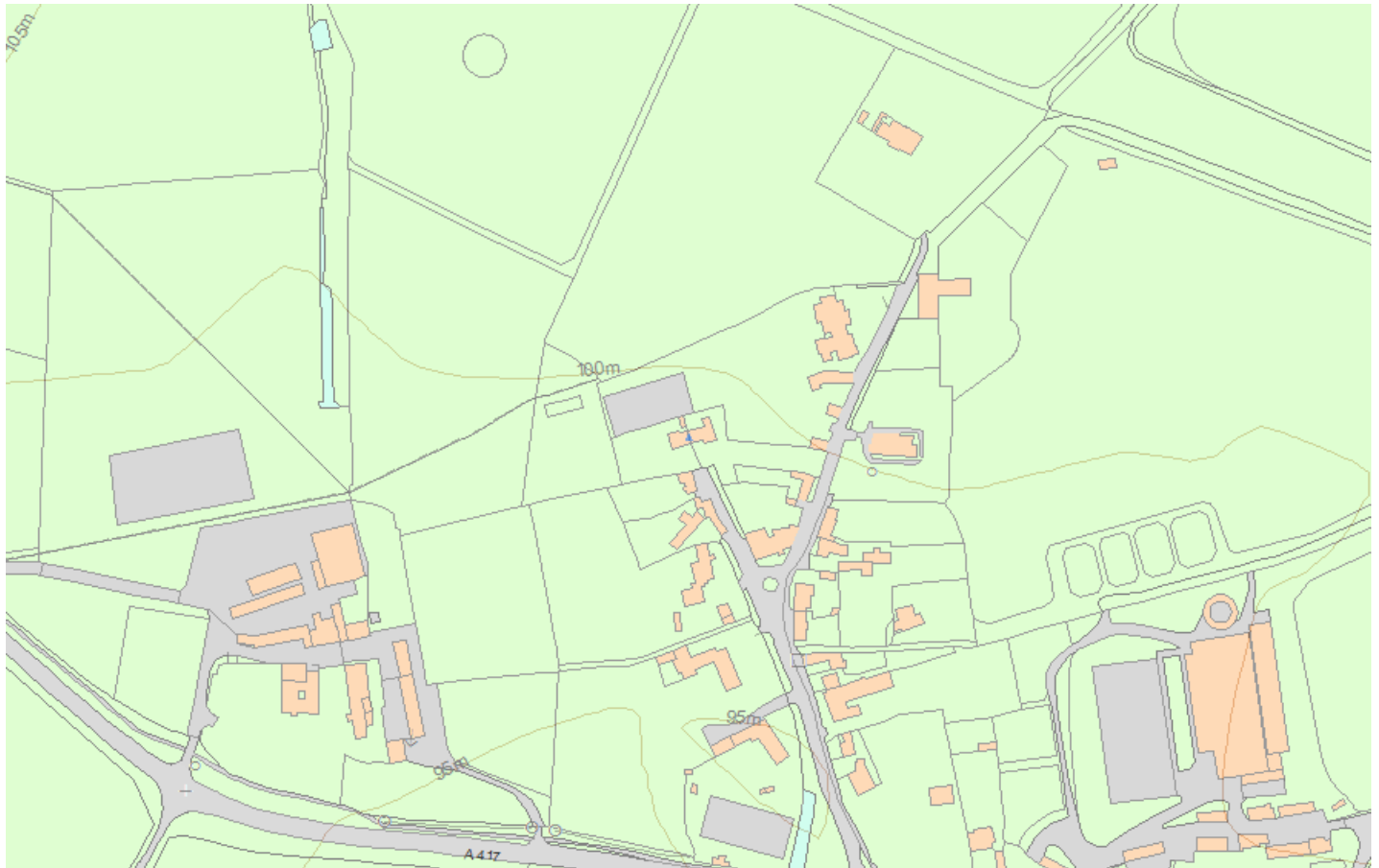
List Entry Number:
1089966

Date first listed:
17-Jun-1986

Statutory Address:
8, AMPNEY ST PETER VILLAGE

Statutory Address:
WESTSIDE COTTAGE, 7, AMPNEY ST PETER VILLAGE

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1089966.pdf](#)

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/89351/HLE_A4L_Grade|HLE_A3L_Gra

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 12-Feb-2021 at 12:24:13.

Location

Statutory Address:

8, AMPNEY ST PETER VILLAGE

Statutory Address:

WESTSIDE COTTAGE, 7, AMPNEY ST PETER VILLAGE

The building or site itself may lie within the boundary of more than one authority.

County:

Gloucestershire

District:

Cotswold (District Authority)

Parish:

Ampney St. Peter

National Grid Reference:

SP0809701523

Details

SP 00 SE AMPNEY ST. PETER AMPNEY ST. PETER VILLAGE (west side)

5/77 No 7 (Westside Cottage) and No 8 Ampney St. Peter

GV II

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.

Listing NGR: SP0809701523

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

129820

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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