

Design and Access Statement, incorporating Heritage Statement

Scheme Name:	Styford Hall
Project Number:	IANC230020
Date:	February 2023
Proposal:	Installation of air source heat pump
Site Location:	Styford Hall Stocksfield NE43 7TY
Applicant:	Mr Alexander Dickinson and Mrs Annabel Dickinson
Agent:	NORR Consulting Ltd
Current Use:	Residential
Proposed Use:	Residential

Introduction

This Heritage Statement has been prepared in support of an application for Planning and Listed Building Consent for alterations to Styford Hall which is a Grade 2 Listed residential property.

The proposal relates to the installation of an air source heat pump.

Archaeological Assessment

This will not be a requirement as there will be no intrusive groundwork.

Historic Building Assessment

Peter Ryder has produced a detailed report dated March 2015 that was submitted as part of a previous Application for Listed Building Consent for alterations to the property. Listed Building Consent ref: 15/04105/LBC was granted 14/01/2016, and Approval of Details Reserved by Conditions issued 04/04/2017. An application for Listed Building Consent was submitted for a rooflight; stove flue and extract grilles in external walls, consent granted 23/06/2017 (ref: 17/01579/LBC)

Design and Listed Building Appraisal

a) Schedule of Works

Installation of air source heat pump to exterior of west elevation

b) Design Considerations

The air source heat pump supplies heat to underfloor heating incorporated in the new floor slab to the west wing installed as part of the works granted Listed Building Consent (ref: 15/04105/LBC above). It forms part of the strategy to upgrade the heating system to the building by providing a sustainable renewable heat source to previously unheated rooms. This will mitigate the effects of damp and condensation to extend the life of the Listed Building. The air source heat pump also forms part of a larger long-term strategy for the building towards reducing its carbon footprint.

The external unit is housed within an off-white enamelled steel casing mounted on a concrete slab. The casing is 850mm wide x 890mm high and 330mm deep and positioned 300mm from the exterior wall to the

building. The concrete slab is approx. 1m square and set flush with the surrounding grass. There are flow and return water pipes and electrical wiring routed back through the pebble-dashed wall to the building.

The heat pump is located on the west side of the property so that it is not visible from the adjacent public highway, the approach to the building or long-distance views from across the river. The west side of the property adjoins an established woodland with no public access, so the heat pump cannot be easily viewed from there. Its size is of relative small-scale compared to the property so it does not present a significant visual impact from where it can be seen from within the property grounds. Timber screening has been considered but discounted as it would be out of character with the property and existing landscaping, and it would also add to the scale and visual impact of the installation.

The holes through the pebble-dashed wall to the building for pipework and cabling will be easy to repair and the concrete slab easily removed and replaced with grass should the installation be removed in the future.



AIR SOURCE HEAT PUMP INSTALLATION

c) Conclusion

The air source heat pump installation is required to complete and compliment the proposals granted Listed Building Consent in January 2016 by benefitting the preservation of the Listed Building fabric by reducing condensation and providing a sustainable heat source to a previously unheated and deteriorating part of the building.

The size, location and appearance of the unit will have minimal visual impact on the building and its surroundings.

The heat pump installation will not have a permanent effect on the building fabric and adjoining grassed area, the minimal alterations to both can be easily repaired and reinstated if the air source heat pump is removed.

Access

The air source heat pump installation has no impact on access to and around the property. It is situated at ground level with space around it so access for maintenance will be straightforward and will not have any negative impact on the building or grounds.