



**National  
Trust**

# **DESIGN & ACCESS STATEMENT / HERITAGE IMPACT ASSESSMENT**

For

**New Oil Boiler and Oil Tank**

On

**57 Clumber Cottage and 58 Little Cottage,  
Clumber Lane,  
Clumber Park,  
Nottinghamshire  
S803BQ**

**National Trust  
Longshaw Estate  
Estate Office  
Sheffield  
S117TZ**

**August 2023**

## **The Building and its Significance**

Clumber cottage is located on Clumber Lane toward the Northwest of 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 no reference to Clumber Cottage. The National Trust's vernacular building survey of the property describes it thus:

*"Large detached house in two storeys made in red brick rendered in pebble dash. The building has been altered significantly since the original build in the early 19th century although all additions have been built in the same style with matching architectural features. Little cottage to the north of Clumber cottage was originally built as an outbuilding and has since been converted into a domestic cottage."*

## **Proposals and Justification**

Clumber Cottage is currently let to a National Trust tenant. Hot water and heating to the property is currently provided by a wood pellet boiler. The wood pellet boiler is at the end of its life, becoming uneconomical to maintain and in need of replacement. At present it is presenting a risk of leaving the property with no central heating. The National Trust have a duty to provide their tenant with a suitable heating and hot water facilities. After feasibility studies, it has been concluded that other systems that were explored such as an air source heat pump and biofuel, that an oil fuelled boiler would be the only solution that is economically viable and fit for the tenants needs.

The property has been assessed and it has been established that the installation of a new 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 the minimum disruption to the running of the property and its internal fabric.

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

- Decommission and removal of the wood pellet boilers from the Little Cottage stable and Clumber Cottage boiler room as well as the pellet stores in the stable.
- Installation of an oil-fired boiler including two flues in the location indicated on the drawings and shown in the below image. The new boiler will be located in the Little Cottage stable, which currently houses one of the wood pellet boilers.
- Installation of a 3500 litre bunded oil tank and surrounding close boarded timber fence plus gate on the existing former garage footing.
- Installation of new underground oil pipe between the oil tank, oil boiler, and Clumber Cottage 450mm below ground.



Image 1 – Northwest elevation of Little Cottage with adjoining stables, red circles to indicate proposed boiler flue site (photo taken from proposed site of oil tank)

The installation of the oil boiler will require the installation of two flues (see images 1 and 2) in the northwest elevation of the stable to allow for exhaust from the boiler.



Image 2 – Proposed flue fitting

The condensate pipe will be 22mm UPVC pipe with lagging (total 32mm) run around the corner of Little Cottage and into the adjacent gutter downpipe (which will require a small hole drilling) to be discharged into the existing drainage system.



Image 3 – Proposed location of oil tank indicated in red, upon existing former garage hardstanding (photo taken from northwest side of Little Cottage)



Image 4 – Indicative image of proposed close boarded timber fence style



Image 5 – Proposed oil tank

The boiler will be fed from the oil tank by new underground oil pipe, connected directly to the existing wet heating system of Little Cottage and to Clumber Cottage via new underground water pipes. Pipework is to be installed at 450mm below ground. Trenches to be made good post-installation by replacing turf and tarmac like for like to match existing.

### **Impact and Mitigation**

The cutting of flue holes in the northwest elevation will cause minimal impact to the significance of the site due to the stable timber on this elevation being unoriginal and replaceable in the event this these works should need to be reversed. Where fixing clips for the condensate pipework, these could be inserted into the mortar to minimise any damage to the stonework. These precautions allow for fixings to be easily removed and made good.

The proposed oil tank is to be located on the footprint of a former garage. Reusing this existing hardstanding minimises excavation on site and reduces the materials consumed by this project. The tank will be screened by a close board timber fence to restrict access.

While we acknowledge that the installation of an oil tank on the curtilage of the buildings will result in some limited harm to the appearance of the historic property, the location is as discreet as possible being recessed to the rear of the site. It will not be easily visible on first approach to the site will be adjacent to the existing storage shed on site which also appears utilitarian in nature. Additionally, the removal of the existing wood pellet boilers from both buildings will reverse the impact caused by these. In particular, the removal of the boiler from the Clumber Cottage utility room, currently monopolising space in the room, will restore its access and use.

### **Access**

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

### **Planning Policies**

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

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 the property and provide a reliable source of hot water. 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 Clumber Cottage. 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 structure from being adequately heated. The proposed intervention is reversible should an alternative heating system be preferred in future.