

## **Jason and Alix Marrows Heritage Statement**

Oil Boiler/Oil Tank Installation/Oil Pipe/Hot Water Cylinder Replacement at White Cottage, Peppercorn Walk, Holton Le Clay, East Lindsey, DN365DQ

### Introduction

This heritage statement has been prepared to assess the potential impact of the proposed oil boiler installation/Oil Tank Installation/Oil Pipe/Hot Water Cylinder Replacement project at White Cottage in Holton Le Clay East Lindsey. The purpose of this statement is to demonstrate that the project is mindful of the historical and cultural context of the area.

### Historical Context of the Area

Ditched enclosures and boundaries of possible prehistoric or Roman origin have been found,[2] and earthworks of Medieval origin, with tofts and crofts, are evident within and around the village.[3]

In the Domesday account the village is written as "Holtone". It was within the manor of Tetney in the then Lindsey North Riding, and prior to the Norman conquest under the lordships of a Swein and Thorgisl. By 1086 the manor had fallen under the lordship of Ivo Taillebois.[4][5]

In 1885 Kelly's Directory noted a parish area of 1,430 acres (5.8 km<sup>2</sup>) acres, and an 1881 population of 283. Production of crops was chiefly of wheat, barley, oats, turnips and seeds. Principal landowners included the Earl of Scarborough DL, and George Henry Haigh DL JP of Grainsby Hall, Grimsby, Lincolnshire. The manor was owned by the Duchy of Lancaster and rented to Sir Hugh Henry Cholmeley Bt DL JP of Easton Park. There was a Wesleyan chapel, built in 1827, and a Primitive Methodist chapel dated 1836. At the time Holton-le-Clay railway station was on the East Lincolnshire branch of the Great Northern Railway, 1.5 miles (2.4 km) south from the village. A further village station, Holton Village Halt, operated between 1905 and 1961.

### Historic England Grade 2 Listing

Cottage. Late C17, altered c1800, mud and stud, with some brick underbuilding and brick gables, pantile roof, 2 brick gable stacks, the right hand one being external. 2 unit plan. Single storey plus garret, 3 bay front with central planked door. To the left a 3 light sliding glazing bar sash, and to right a 2 light glazing bar casement. To the left an added brick pent roofed extension. In the rear wall an original fixed leaded light. Interior retains vertical post, chamfered beams with run out stops, planked doors and inglenook fireplace. Clapsed purlin roof with single tie beam. Please see HEPV1 for a bird's eye view of White cottage and its surrounding area.

### Brief Description of the Proposed Works

We would like to install an external heat only Grant Vortex oil boiler on the Northern aspect of White Cottage. This Boiler would be accompanied with a 1250 litre plastic oil tank within white cottage grounds, a new buried oil pipe from the oil tank to the boiler and a new hot water cylinder to replace the existing on the first floor of the property.

### Reasoning Carrying out the proposed work.

We would like to carry out an upgrade of the White Cottage Central Heating system. The current Central Heating System consists of a wood fired Aga that is linked into freestanding radiators and a vented hot water

cylinder. We find this system not to be practical for modern day living, inefficient with a large carbon footprint. The new Grant Boiler has an EPC rating of A (92.7% Efficient) rather than the wood fire Aga (estimated 60/70% efficient), so would reduce the carbon footprint of our house as the oil-fired boiler would be used more than the wood fired Aga. Installing this new system, we would leave the current wood fire Aga in place and connected to the current system. We believe this would help keep the heritage while bringing White cottage into a modern way of living. We have looked at other renewable methods of heating our beautiful grade 2 listed house, but we believe that without considerable renovation to make the property more efficient (which will affect the heritage of the building) they will not be the right solution to our heating needs.

### Scope of works

The works would require a 2.5m x 2m concrete base for a Green 1250L oil tank to be mounted on, the base will be constructed of a layer of hardcore 100mm and a concrete base at a depth of 100mm as to support the potential 1500kg of the proposed plastic bunded tank full kerosene oil. The 1250L Plastic Bunded oil tank will also have a natural hedge divide planted on 3 x sides of the oil tank to hide the tank and prevent it from being an eyesore. Even without the hedge divide the oil tank location will be situated in such a position that this will not be seen either from any window within the house, any neighbour's property or from the main access to the property. Please See PV1 and P1 for reference to the Oil tank location.

The oil boiler we have chosen to install is an external boiler, meaning that the manufacturer (Grant) has built this boiler specifically to be installed outside. The benefit to this is that, compared to an internal boiler there would be no requirement for a 5" (125mm) flue system to exit the property. We believe that installing this boiler outside would help protect the fabric (Mud and Stud) of the external wall's/roofs of White Cottage. We are applying for the boiler to be located on the northern aspect of the White Cottage on secured pathing slabs. The Grant heat only oil boiler would be installed to all Grant and Oftec Regulations and abide by the clearance distances away from the house external walls/thatched roof. We propose the 947mm length, 586mm width, 1140mm height boiler be installed 100mm way from the external wall of the house. The location of the proposed boiler already has a small hedge row (approx 1 m in height) 900mm away from the northerly external wall of white cottage. The proposed boiler location would also be out of view from all windows within white cottage, any view of neighbouring properties and would not be seen from the main entrance to the property. Please see drawings and photos PV1, GF1 and P2 for boiler Location

The boiler would require 2x 22mm central heating flow/return pipes and 1x 5 core electrical supply to enter White cottage. These pipes would have 28mm Holes to be drilled into the house through the northern exterior mud and stud wall into the kitchen, these holes would be sleeved in a copper material and lagged as to protect the fabric of the building. The sleaving would protect the historically important mud and stud walls should the pipes ever leak. The two pipes would then enter the kitchen behind the kitchen units and then be drilled through an interior wall in the northwest corner of the kitchen. Again, these pipes would be sleeved with a 28mm copper pipe and insulated to protect the fabric of the building. The 2x 22mm flow and return pipes would then rise vertically clipped behind the fridge freezer and passing through the ceiling into the existing cylinder cupboard, before connecting onto a new Hot water cylinder. The electrical wiring will consist of 5x 1.5mm cores withing a fire-resistant flexible coating, from the wiring centre to the boiler. This electrical supply will follow the route of the central heating pipework. The 5 core flex pipework will be installed within galvanised conduit with adequate clipping to match the copper central heating pipework. This galvanised conduit will protect the fabric of white cottage where it passes through the mud and stud external wall, very much like how the copper sleaving with the copper central heating pipework. The boiler wiring will have a localised fused spur for safe isolation, while at the other end at the boiler location the 5 core flex will have a rotary isolator mounted onto the boiler casing to allow for safe working while carrying out maintenance. During the process of drilling the central heating pipework and electrical wiring through the building, no wooden joists or beams will be drilled. The pipework and cable route described has been thought about thoroughly to ensure the least amount of disruption to White Cottage is done, carried out sympathetically with consideration to keep the heritage of White Cottage and that the pipework route is as discreet as possible. Please see Drawings and Photos GF1, FF1, P3, P4 and P5 for reference to this central heating pipework route.

The Works included to install the new oil tank and oil-fired central heating boiler would also require a buried copper sleeved oil pipe. This pipe would run from the proposed oil tank location to the proposed oil boiler location. The buried oil pipework will be installed to all Oftec regulations which include the oil pipe to be buried at a depth of 450mm complete, The trench should be excavated to a depth of 490mm complete with 40mm of compacted sand to be laid on the bottom of the trench, for the fuel pipe to be laid on, and a further 40mm of compacted sand is laid above the pipe and Builder's grade polyethylene is laid above the sand and the trench is then backfilled, positioning fuel supply pipe warning marker tape 150mm below the finished ground level. The oil pipe trench location has been chosen with upmost respect to White cottage and its grounds. Special consideration has been made to not disturb any tree roots while carrying out this installation. To ensure care and protection of the tree roots the trench will be hand dug. If roots are found great care will be taken to dig underneath to allow the fuel pipe to be laid at a distance of a minimum of at least 200mm beneath the tree root. Please see PV1 Drawing for reference as to the proposed oil pipe route.

Within this proposed installation we propose to replace the existing vented hot water cylinder with a similar vented hot water cylinder. This hot water cylinder will be installed in the same location and no extra holes or structural works will be required. The current hot water cylinder is in a bad state of repair, and we would not want any future water leaks from this cylinder that could cause irreversible damage to White cottage. Please see FF1 for the replacement cylinder positioning.

### Building Heritage Protection

Both Alix Marrows and I care deeply about trying to keep the natural beauty, history and heritage of White Cottage. During our two years of living at white cottage we have become deeply passionate about maintaining and preserving our home with historically adequate building materials, while bringing it into 21st century practical living, which will ensure that white cottage will continue to be occupied well into the future and for many generations to come. During all works of the proposed works we will give upmost respect to the heritage of white cottage and use natural materials that would have been used during the building of White Cottage, i.e. Lime cement and Lime render for any patching of holes etc if necessary. Our proposal in our opinion will not in any way spoil the aesthetic look or feel of White Cottage but enhance the property and create a more homely feel.

### Maintenance

Annual servicing of the oil boiler, oil tank and fuel pipework will be carried out to ensure the safe and efficient working of the system, this servicing will ensure that any defective or dangerous parts are rectified before they can cause and harm to our historically important house. Servicing will be carried out by an Oftec registered engineer where full certification can be supplied (CD11 Certification).

### Conclusion

In conclusion, the proposed oil boiler installation/ Oil Tank Installation/Oil Pipe/Hot Water Cylinder Replacement at White Cottage, Peppercorn Walk, Holton Le Clay, DN365DQ has been carefully planned to minimize any adverse effects on the historical and cultural heritage of the area. It aligns with local heritage values and traditions and ensures the continued preservation of the sites significance.

### References

Grant Vortex external oil Boiler Instruction Manual.

Oftec Oil Regulations

Wikipedia (Holton Le Clay History)

Historic England (<https://historicengland.org.uk/listing/the-list/list-entry/1408935?section=official-list-entry>)

Previous Planning Permission Application Number: N/085/02751/09 Reference a Previous approved extension to the east aspect of the property

### Drawings

- HEPV1 – Historic England Plan View – Scale 1-1250 at A4
- PV1 – Plan View – Scale 1-50 at A4
- GF1 – Ground Floor – Scale 1-50 at A4
- FF1 – First Floor – Scale 1-50 at A4

### Photos

- P1 – Proposed oil tank location
- P2 – Proposed oil Boiler location
- P3 – Proposed kitchen entry location of 2x 28mm and 1x 20mm wall penetrations (external wall)
- P4 - Proposed location of 2x 28mm and 1x 20mm wall penetrations (internal wall).
- P5 – Proposed location of 2x 28mm and 1x 20mm ceiling penetrations.

### Contact Details

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