

Design and Access Statement – Summerfield House

Address: The Broadway, Oakridge Lynch, Stroud, GL6 7NY

Description of Proposed Development

Replacement of domestic boiler with an externally mounted Air Source Heat Pump to the rear of the property

Site Assessment

Summerfield House is a modern house, built in 2017, of timber frame construction with Cotswold stone cladding.

The house sits at the rear of the site with a 3.6m high retaining wall behind it, separating the property from the adjacent property, Springfield, to the north.

A public footpath runs north-south alongside the western side of the site, with a traditional Cotswold stone wall forming the Boundary Wall of the property. This substantial wall is 1.64m – 1.80m high (measured from the natural ground level) and 0.50m thick.

The ground level within the rear of the site is approximately 1.2m lower than the natural ground level of the adjacent footpath.

Proposal

Summerfield House is currently heated with oil-fired central heating.

It is proposed to replace the existing domestic oil-fired boiler with a Mitsubishi 11.2kW Air Source Heat Pump, with the external unit mounted on its own platform within the north-west corner of the site.

The unit will be sited approximately 1.2m above the site ground level with base of the unit approximately at the level of the footpath outside the property and the top of the unit approximately 0.4m from the top of the Boundary Wall. The unit is sited next to the Boundary Wall, a minimum of 0.15m away from the Boundary Wall and facing along the back of the house.

The location is necessary to provide connections to the existing plumbing within the house (once the boiler is removed and replaced by the internal buffer tank) and to provide sufficient airflow around the unit.

Physical Impact

There is no physical impact on the structure of the property, the Boundary Wall or any other property.

The unit will be mounted on its own platform within the site and be placed a minimum of 0.15m away from the Boundary Wall (required for air circulation purposes).

Noise Emissions

Noise emissions for the installation are low and the MCS 020 calculations for the installation show they are below the permitted noise development limit. Noise emissions will therefore not adversely affect any neighbouring property or users of the footpath.

Visual Impact on Neighbouring Properties

The external Air Source Heat Pump unit will not be visible from either of the neighbouring properties (Springfield House or Sunfold). The proposed unit is 5m away from the single storey extension of the closest neighbouring property, Sunfold, which is on the other side of the footpath. The unit is separated from the footpath by the substantial Boundary Wall, with the unit facing away from Sunfold.

Visual Impact on Footpath Users

The unit will not be visible from the footpath so footpath users will not be aware of its existence.

Visual Impact on the Character of the Property

The unit will be sited at the rear of the property and will only be visible from the narrow back alleyway and therefore is not considered to be detrimental to the character of the property or its surroundings.

Why Are The Proposed Works Appropriate.

The use of an Air Source Heat Pump is in line with government policy to move away from combustion of heating oil as a heat source. It is not considered contrary to any local plans and is in line with the drive to more sustainable energy solutions.

Access

Access to the property is unchanged

Consultation

The proposal was discussed with the neighbours at Sunfold who have no objection. No other consultation has taken place given the very minor exterior impact of the proposal.



View looking north up public footpath, with Summerfield House on right



Close-up of Cotswold stone wall on property boundary



Approx. natural ground level



Site ground level

View from inside property showing retaining wall and lower ground level and proposed siting of Air Source Heat Pump