

Proposed Air Source Heat Pump . Old Timbers , The Pound , Cookham



Design and Access Statement .

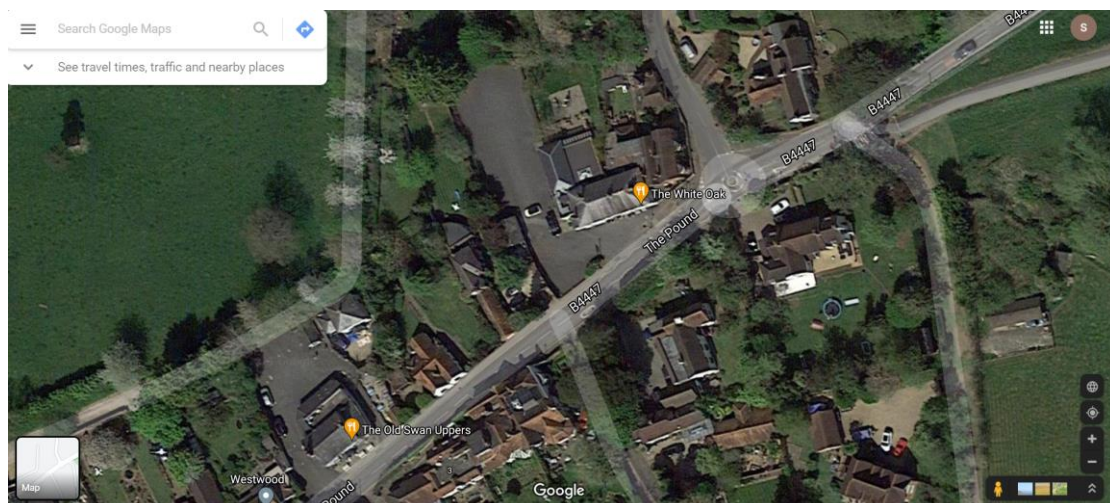
March 2024

1.0 Proposal

- 1.1 This Design and Access Statement relates to the proposed installation of a Domestic Air Source Heat Pump [ASHP] at Old Timbers ,a Listed Property in the Cookham Conservation Area .
- 1.2 This follows the recent Planning and Listed Building Consents for the extension and refurbishment of Old Timbers . Work is currently under way for these proposals .
- 1.3 This Statement is accompanied by drawings outlining the proposals.

2.0 Site and Surrounding

- 2.1 Old Timbers has its origins in the 16th century as a simple timber framed structure. The Listing description states that it was further altered and extended in the 18th and 20th centuries. The construction is therefore of a part timber frame encased in painted brickwork. The roof is gabled [prominent twin gable to the Pound] with tall chimneystacks . The house is positioned on the back of the narrow pavement line to the Pound with gardens to the north/east and along the Pound with a close boarded timber fencing boundary. The application site ('the Site') extends to the north by approx. 75m tapering off from a 30m frontage to the Pound to a width of approx. 5m . The garden to the east of the house provides important punctuation to the streetscape and allows views to open countryside space beyond the site to the north .
- 2.2 The area is characterised by a fairly busy narrow section of the B4447 between Cookham village and Cookham Rise [called the Pound] with dwellings, boundary walls largely sited at the back of the pavement . The Swan Uppers PH is located to the west of the site with beer garden along part of the boundary . A property called the Hideaway ,located to the rear of the Swan Uppers PH with access from the car park has good visual separation to Old Timbers due to a wide bank of shrubs and trees . Kings Cottage [the Old Smithy] lies to the east along the garden boundary in a north /south orientation with good screening oftrees and shrubs .
- 2/3 storey properties to the South of the site dominate the location



3.0 Work in Progress in accordance with recent Consents

3.1 The removal of the existing dilapidated garage and lean to store together with the 20th century addition to the rear .

The removal of the bathroom structure is replaced by a new extension providing a new kitchen and living area.

The improvement of boundaries

Landscaping

Repair / replacement of windows and doors

New Electrical and Mechanical installations

Façade restoration and repainting

Valley gutter repairs

Lime plastering / internal decoration

Reduction in levels around the building .

4.0 New Air Source Heat Pump

4.1 The original consented scheme anticipated a Gas Fired Installation for Heating and Hot Water , Further consideration of the best way forward in relation to energy efficiency , phasing out of fossil fuels , global warming and Historic England's approach to energy conservation in Listed Buildings has revised our views especially as the system will be totally new and not an adaptation of the existing . This is an opportunity to provide a heating system that is as energy efficient as possible . The new extension and new shower room will be to a high thermal standard and the remaining parts of the house , the historic structure , will remain largely uninsulated but nevertheless it will be appropriate for an ASHP system .

4.2 Scale and Appearance

The installation comprises of an exterior unit mounted on a ground bearing concrete slab linked to an internal cylinder unit for heat storage and distribution to the heating / hotwater/ UFH circuits .

In this instance the external unit will be a Grant Aeron R32 - Model No HP1D17R32 . The size is 1024w x 1418h x 403 deep in a neutral off white colour .

The unit is modest in size and of a colour to match /blend in with the proposed painted walls of the house .

4.3 Relationship to existing Building

The ASHP is located in a set back recess along the east [garden] elevation of the house backing onto a louvred vent giving direct access to the internal ASHP unit in the existing basement .

The external unit is located well below a kitchen window and will be screened with shrubbery .

4.4 Impact on Neighbours and Public .

The nearest neighbouring property is approx. 10m away to the east and will not be affected by the unit .

The unit is quiet in operation - see data sheet - and not visible from any neighbouring property.

The proposals will not affect any existing public routes .

4.5 Impact on Street Scene

The ASHP unit cannot be seen from the Pound . Furthermore part of the already implemented consented works has been a new replacement fence and yew hedge along this boundary. Further landscaping screening will be undertaken as part of the consented works.

4.6 Accessibility

Access to the building will remain as existing and will not affect the existing use of the building .

4.7 Sustainability

The ASHP has been selected as the most appropriate long term sustainable solution which will significantly improve the energy efficiency of the house .

5.0 Conclusion

5.1 The proposed ASHP installation has been carefully considered for the historical significance of the Listed Building and Conservation Area .

Proposals have been designed to have minimal affect on the eastern elevation and with the service link through an existing louvre vent it has no impact on the existing fabric

It is a sustainable proposal in line with Current Historic England guidance .

Given the local Planning and Conservation Area policies , the proposals can be considered to be proportionate to the size and scale of the original dwelling , respect the character of the original dwelling and surroundings and would comprise appropriate development .