

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

Name and address of proposed development site – Bower Cottage, Whitle Fold, New Mills

List Description

Grade II Listed under List entry Number 1088129 as Three Barns to Bower House Farm. Bower Cottage makes up part of this listing

Proposed Development or Works

Installation of air source heat pump to replace Coal fired Aga to improve the energy efficiency of the building. This will also obtain a secure source of heat for the property as anthracite to supply the aga is becoming difficult to obtain.

Consultation

Initial enquiry to conservation officer confirmed an application would be required, no comments provided.

DESIGN COMPONENTS

Layout

In accordance with Historic England guidance the design and installation of the heat pump has been carefully considered so its efficiency is maximised and the impact on the historic building and its setting is minimised.

Externally the outdoor unit is located on a side elevation, at a reduced level from surrounding vantage points and screened by existing natural stone walls. It is set back from the front elevation so visual impact from the main vantage point viewing the conservation area is minimised.

It is located to maintain efficiency, all external pipework will be underground and have no detrimental effect on the property. Pipes will rise internally, concealed by existing blockwork liner walls.

Internally, alterations are limited to replacement of internal equipment in similar locations to existing heat emitters and water tanks.

Scale –

The heat pump is small compared to the existing building. It is less oppressive than the existing coal bunker which is currently positioned on a more prominent elevation. This will be removed as part of the works.

Appearance –

The heat pump appearance is factory finished and can't be altered. It is positioned in a manner to minimise its visual appearance while maintaining efficiency.

HISTORIC BUILDING CONSERVATION ISSUES

Historic and special architectural importance of the building –

The building is listed as part of three other buildings as barns to Bower House Farm. Bower cottage however displays evidence of residential use prior to use as a barn in 1977 when it was listed as a vacant property. Planning permission was obtained in 1994 to restore and renovate derelict cottage.

The building has limited architectural features and the listing states widely spaced range of 3 barns ins coursed stone with stone slate roofs. C17 and C18. It is likely listed as group value with the surrounding buildings in the conservation area. It wasn't even given its own listing as most other buildings.

The heat pump is stand alone and not fixed to the building, its removal if future technologies become available would leave no visible marks to the property

Setting –

Whittle is a conservation area and comprises a small hamlet of traditional buildings arranged around central yards. Bower cottage faces away from the central yards with a new access provided at the time of conversion in 1994.

The proposed installation will have limited visibility to the surrounding areas being screened by existing walls and set at a lower level than its surroinds.

From distance, it will not be visible as it is set back from the primary elevation.

ACCESS COMPONENTS

Technical advice -

Heat pump has been designed and sized by British Gas and will carry a warm home guarantee. In line with English Heritage requirements for heat pumps to be sized adequately.

Degree of access

No alterations will be made to the building access.

Future access requirements

The heat pump can be easily removed if future technologies supersede it.

Emergency access

This remains unaltered.

