

**MELLOR: STUD FARM AND HOUSE, WOODFOLD HALL PARK
PROPOSED INCLUSION OF CELLAR/BASEMENT**

DESIGN & ACCESS STATEMENT

020 070 252 P

Further to the granting of Planning Permission for the Stud Farm and House at Woodfold Hall Park, Mellor in December 2006 (Planning Ref: 3/2006/0302), we now seek approval on behalf of our Client to include a Cellar/Basement area beneath the Easterly wing of the House.

Originally, a basement area was not thought necessary in the Design as currently approved, but our Client has now sought to ensure that the proposed development is as environmentally sustainable as possible.

Wind turbines and solar panels would not be appropriate in such a sensitive area as the parkland surrounding Woodfold Hall, and therefore other aspects of sustainability have been examined.

It is concluded that the method whereby the greatest contribution can be made to environmental sustainability, with the least impact on the building and surrounding landscape is that of installing a ground source heat recovery system.

The basic concept of the installation is one of a network of underground pipes absorbing natural heat from below ground within a sealed loop containing a circulating fluid. This in turn, via a heat pump/exchanger, turns the ground's natural background heat into usable energy which contributes to heating and hot water supply to the property. The installation requires little more than slit trenches into which the pipework is position, following which the trenches are closed and the natural vegetation replaced. The system is undetectable once ground cover returns.

We enclose a photocopy of a brochure for your information.

The system does however require space for the heat pump, evaporator, condenser and associated hot water storage and pumping system within the house to augment/support a normal domestic system. The natural place for such a system would be below ground within an enclosed space rather than within the domestic areas of the dwelling.

The stables and other accommodation associated with the Stud Farm have been kept to a minimum in the original design and would otherwise have to be extended to accommodate the equipment described. There would also be a loss of efficiency if the equipment were located away from the house.

Access to the basement area is gained from both the internal staircase and external staircase, for maintenance and means of escape. Access to the basement is purely for maintenance and storage.

Cassidy + Ashton
Architects and Building Surveyors
JDC/CF/6566/8th March 2007

