

AF Planning & Design

10 Elm Court
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PR25 1FF

Design, Access & Heritage Statement

Proposed Air Source Heat Pump

12 Garstang Road, Chipping, Preston, PR3 2QH

Introduction:

- This statement is written in support of a Planning Application, for a proposed Air Source Heat Pump at 12 Garstang Road, Chipping, Preston, PR3 2QH.
- The property is located within Chipping Conservation Area, therefore the application incorporates reference to the heritage impact.

Site Location & Setting, Use and Description:

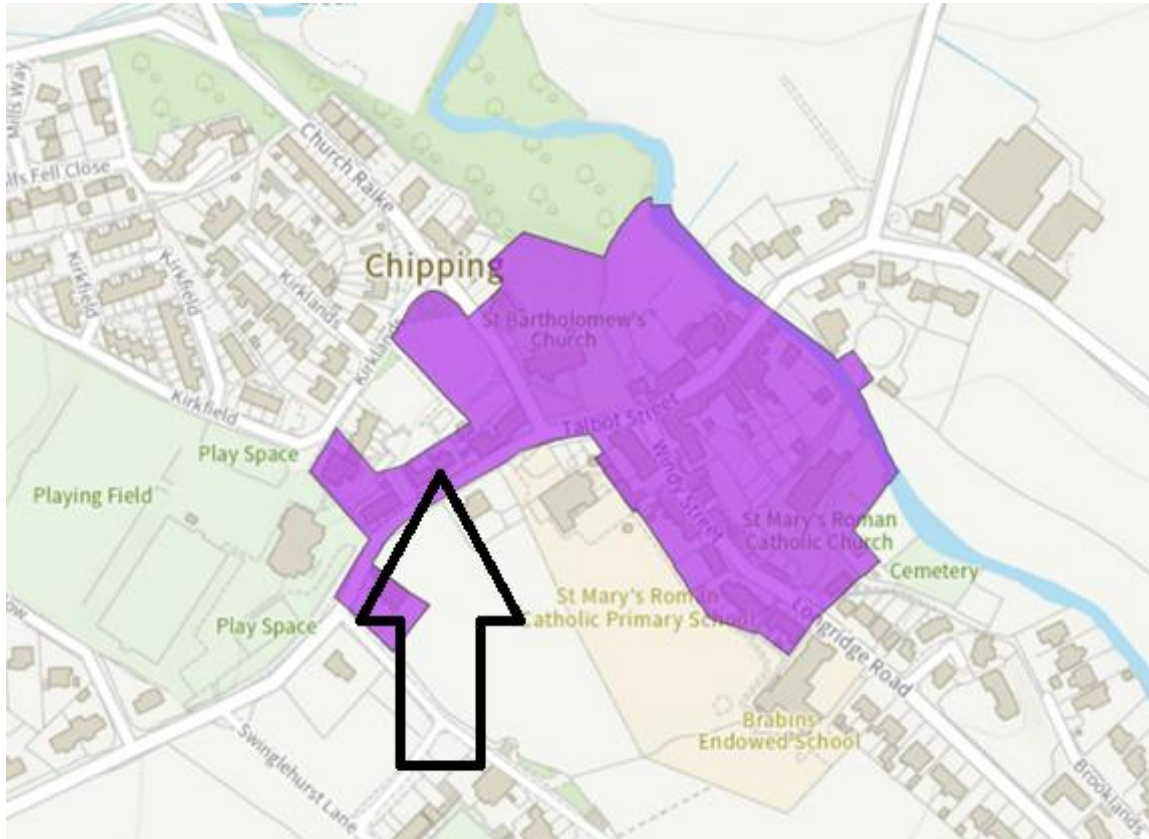
- The existing property is a stone faced two storey dwelling, with porch to the front and single storey garage to the rear. Doors are timber, with upvc framed windows throughout. Roof coverings throughout are finish with slate.
- The property is serviced with a small garden to the front, with side access leading to a rear garden area.
- To the rear of the property is a council owned public pay and display car park, which receives its access via the tarmac access road, which is adjacent to the left elevation of the property.
- To the right boundary, the neighbouring property has a single storey lean to extension which is on the boundary line. This single storey has a blank elevation, and serves as a screen to the main dwelling.
- The rear and side boundary is served via a masonry wall, circa 1.4m high, with a further timber trellis atop the wall.
- The property is sited against Garstang Road, within the village of Chipping.

Heritage Status:

- The property is located in the Chipping Conservation Area.
- As per the area Appraisal Document, the Conservation Area focuses on the buildings dating back to the 17th and 18th century, with particular focus associated with St Bartholomew's Church, various Public Houses and other original buildings from the period. Buildings within the Conservation area typically directly front onto roads that lead into the village centre, all with original features and characteristics.

- The application property sits within the west section of the Conservation Area, within a row of several other properties whom all face the road. The dwelling incorporates the typical features of others in the same area, with stone and slate materials used.

Heritage Map:



Source: Mario Map

Heritage Policy:

1. Development Management Development Plan Document (DPD) adopted 2014. Policy DM31 states: "Development within Conservation Areas Development proposals for the re-use, alteration and extension of existing buildings or the creation of new buildings within Conservation Areas will only be permitted where it has been demonstrated that:

- I. Proposals respect the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used; and
- II. Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and
- III. Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area. All proposals that are located within a Conservation Area or its setting should give due consideration to all relevant policies within the

Development Management DPD, in particular Policy DM35 which relates to the design of development.”

2. The DPD also makes reference to policy DM35 in relation to design for new building work. These states:

“General Principles

New development should make a positive contribution to the surrounding landscape or townscape. The council will expect development (new build, conversions, alterations or extensions) to:

- I. Contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale;
- II. Ensure no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution;
- III. Ensure that safety and security are fully considered through the design process;
- IV. Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses; and
- V. Create buildings and spaces which are adaptable to changing social, environmental, technological and economic conditions.”

3. National Planning Policy Framework (July 2018) section 16 Para 186 states: “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Proposed Development & Heritage Impact:

- The proposal is to install a new Air Source Heat Pump, to be located to the rear of the dwelling.
- The applicant seeks consent in order to make use of an available grant, to replace the existing heating system which is inefficient and costly to run and maintain. The new unit is hoped will improve the heating performance of the building and improve the fiscal comfort of the applicant through reduced utility bills. The grant enables the applicant to upgrade the existing heating system, which without these funds would not be within the applicants reach.
- The proposed unit is to be sited to the rear of the property, within the rear garden, adjacent the large boundary wall.
- The unit is relatively small, sized to suit the property.
- The new pump is white in colour.
- The unit stands at 880mm tall.
- The adjoining boundary walls are considerably higher. As such, the unit will not be seen from outside the property boundary.
- The proposed heat pump involves no other external alterations / no other visual changes will alter the characterises.
- A MCS020 has been provided which confirms noise levels are within acceptable limits.

- As above, the unit is to sit within the rear garden, which is bounded by 1.4m high masonry walls. As such, the unit cannot be seen from outside of the property curtilage.
- As mentioned previously in this document, the adjoining single storey structure of the neighbouring dwelling is blank, and provides a solid / physical screen to any habitable rooms.

Other Considerations:

- **Vehicular Access:**
 - As the unit is to be located in the rear garden area, parking to the property will not be impacted.
- **Drainage:**
 - The proposed pump will have no impact to an increased flooding risk.
- **Trees & Ecology:**
 - There are no trees within the site that are impacted by the proposed development.
 - The proposed works will have no ecological impact.
- **Solar Panels**
 - The applicant wishes to install solar panels to the front elevation roof slope. Whilst it acknowledge that this is permitted development, this document makes reference to these proposed works for transparency. A separate drawing has been enclosed to provide a visual for the proposal. We are happy to discuss this separately.

Supporting Images



Image A – Rear Elevation, from the car park – The unit would not be visible from this position / elevation.



Image B – Rear Elevation, within the rear garden area – Location of proposed unit.



Image C - Front Elevation. The unit would not be visible from this position / elevation.