Design and Access Statement

For

The Poplars,
86 High Street,
Codford
BA12 0ND

30 November 2023

Design and Access Statement

This Statement is to support Listed Building Consent for 'New Central Heating System and Associated Works' at The Poplars, 86 High Street, Codford BA12 0ND.

The property is located on the North side of High Street, which runs from the North West to the South East within the village. The property is not located in a conservation area but the building is found in Historic England's database of listed buildings.

Listing Details: https://historicengland.org.uk/listing/the-list/list-entry/1285162

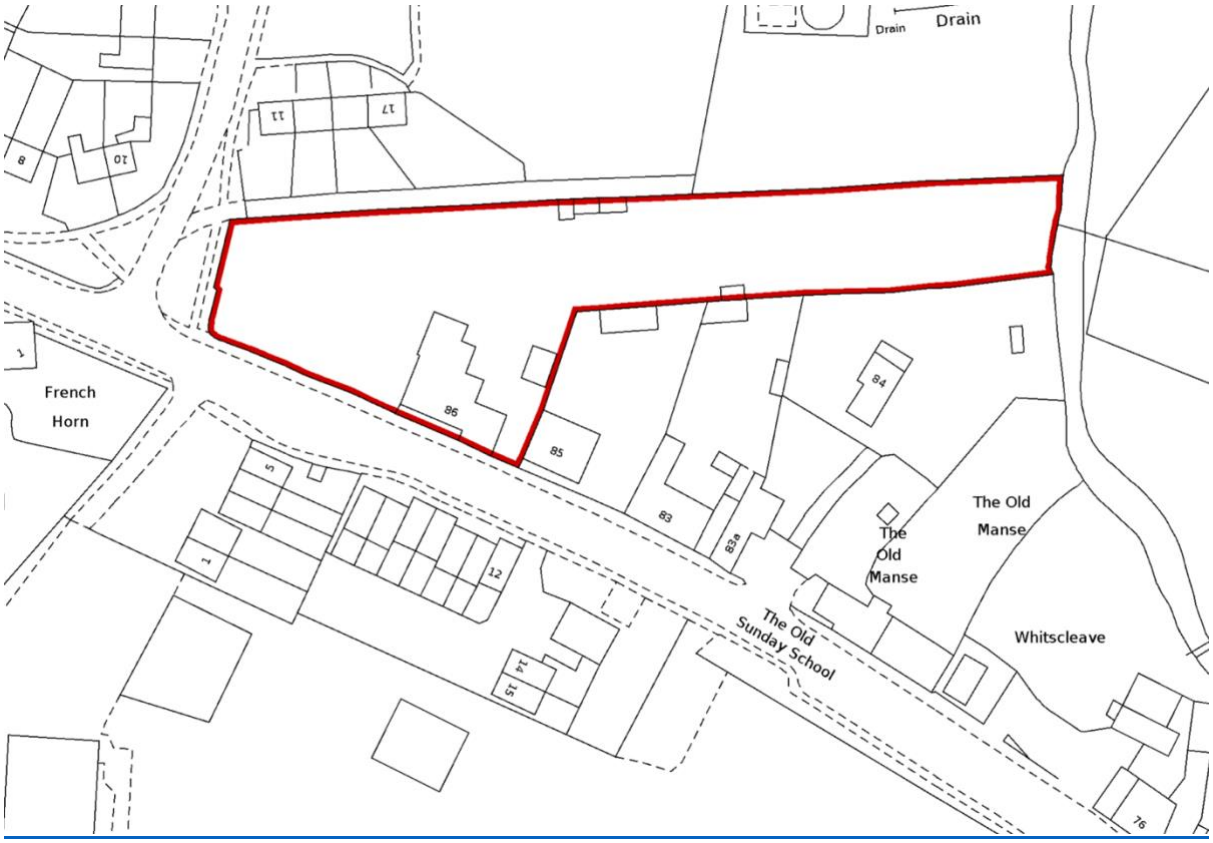


Image from Land Registry Title Plan.

Summary:

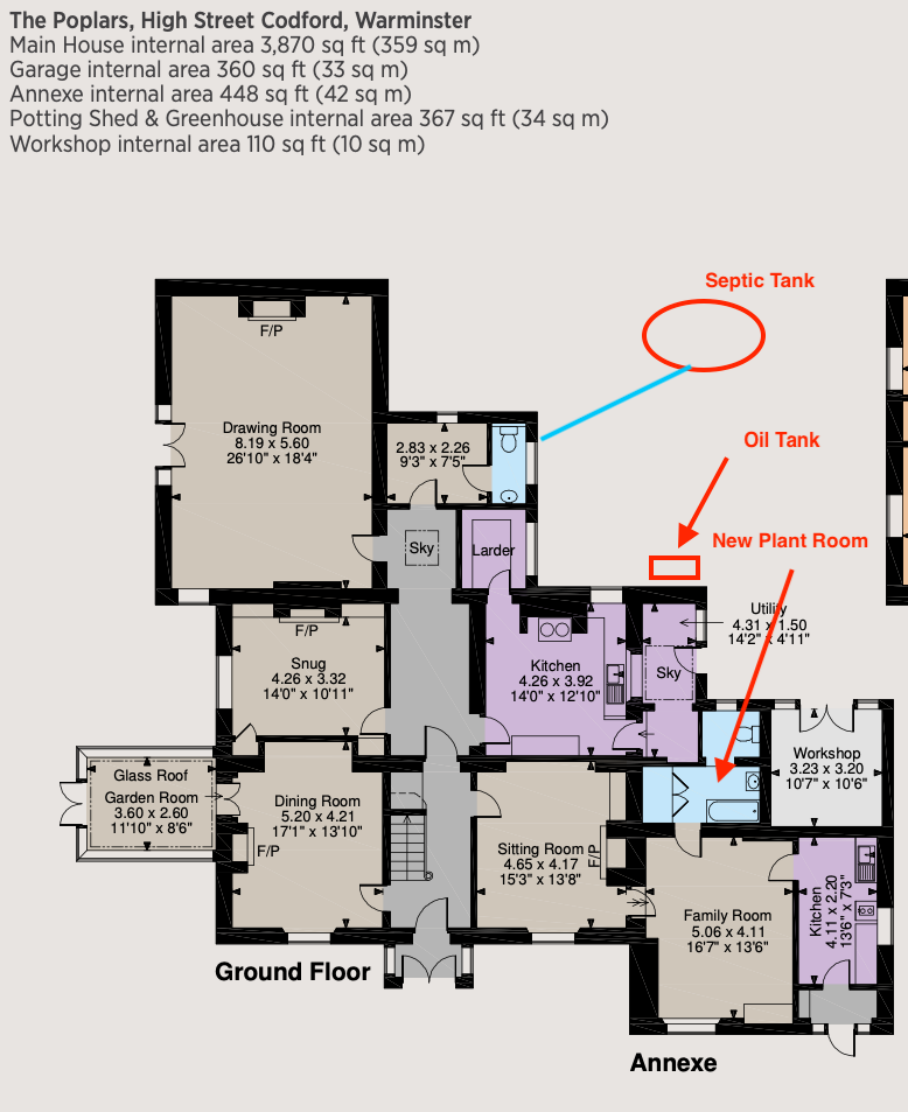
The Poplars was listed in 1987 for a number of building features, particularly the front gates and railings, which are visible from the roadside.

The house does not have a central heating system and has an EPC rating of G-2. Currently heating is provided via electric heaters while hot water comes from an immersion heater.

This Listed Building Consent request is to install a new energy-efficient oil-powered central heating and hot water system as well as a number of associated works. Other means of heating have been researched but are found to be unsuitable for a house of this size and age.

The Proposed Works:

The proposal is to remove all the electric heaters, many of which date back to the 1970s, and install the new system in the room marked as Plant Room.



This new Plant Room will house the boiler and hot water cylinder and also be converted to a utility room, removing the existing bath. It is proposed that the boiler flue will exit the Plant Room from the roof.



The Plant Room has an angled slate roof facing north that is not visible from the road. From the outside the flue would look similar to the photo (right):

Given the layout of the property it will be difficult to view the flue except from a ladder. It is not felt this flue would harm the important characteristics of the property while the existing Aga flue, using the chimney, would be unsuitable given current flue regulations requiring flues to be accessible and visible for purposes of inspection and maintenance. This leaves no option but to create a new flue.

The existing hot water system would be decommissioned.

It is also proposed that the oil tank is replaced with a modern alternative and relocated to an area in front of the garage some distance away from the property. This will entail the creation of a new oil pipe under the driveway to the front of the workshop and the pipe will then enter the Plant Room from the Workshop.

Central heating pipes will run under the existing wooden floors where possible, which is most of the property, otherwise routed through cupboard space, voids or be chased into walls where necessary. The proposal is to install 23 internal radiators located around the house. A Heritage plasterer will be employed to make good all walls with original materials.

Radiators

It is proposed to install freestanding Blenheim radiators from MHS Radiators Ltd for the Drawing Room (two radiators), Dining Room, Hall/Corridor and Sitting Room.

The rest of the ground floor radiators will be freestanding Ionic radiators, also from MHS Radiators Ltd. Upstairs wall-mounted standard white compact radiators will be installed.

(See attached datasheets on the Blenheim and Ionic radiators).

Location of New Boiler Flue



Electricity System

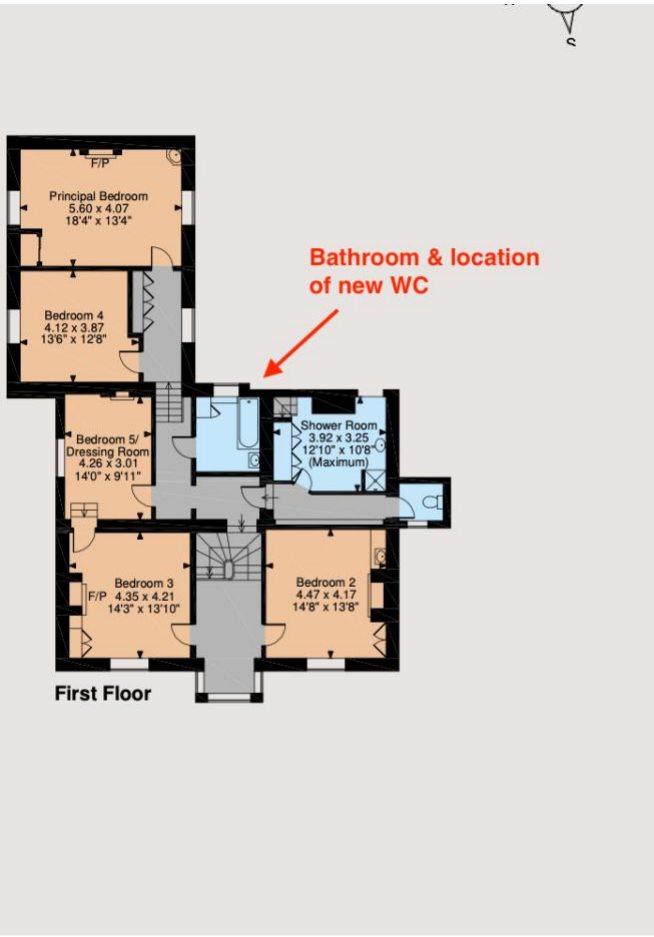
It is believed the wiring was installed in the early 1970s, and this needs replacement. The proposal is to remove all existing wiring and electrical infrastructure and replace the existing distribution board with a new distribution board l in the same location in the Hallway.

Much of the re-wiring work will be like-for-like but with the addition of:

- 6 x Mains-powered interlinked carbon monoxide detectors
- 5 x Mains powered interlinked smoke detectors
- 4 x 5amp Circuits in three ground floor rooms and the corridor
- 1 x External lighting point located on the drawing room wall
- 1 x External double socket on the drawing room wall at a low level

The electrical sockets and fittings will be white plastic, the same as present, and there will be up to 56 double sockets to handle anticipated electrical demand.

The work will not alter any plaster ceiling or wall features nor will any sockets be installed into skirting boards.



New WC in Upstairs Bathroom

It is proposed to remove the bath in the upstairs bathroom (in blue) and convert the room to a shower room, while also adding in a WC.

The higher ceiling in this room would better suit a shower than a bath, and the WC would entail adding in a new soil pipe from the WC across the side of the lean-to roof (see Photo) where it will connect to a new pipe created connecting it to the septic tank.

The existing shower room (also in blue) has a very low ceiling and is not suitable for a shower. It is proposed this room now becomes a bathroom.



Justification for the Proposed Works

At Present heating the property is both difficult and expensive. Additional activity is being undertaken, such as replacing three steel windows (see Application Reference Number: PL/2023/05425) and adding insulation into the roof spaces.

It is believed that a new insulated and centralised heating system would greatly improve the current EPC rating of 2. (Please see here for details: https://find-energy-certificate.service.gov.uk/energy-certificate/5702-4524-4000-0060-8222)

Issues raised in the EPC this proposed system will address are:

Main heating	**Electric storage heaters**	**Average**
Main heating	**Room heaters, electric**	**Very poor**
Main heating control	**Manual charge control**	**Poor**
Main heating control	**No thermostatic control of room temperature**	**Poor**
Hot water	**Electric immersion, off-peak**	**Very poor**

The Electrical system is old, only partly functioning and potentially dangerous in places due to the number of leaks and damp the property has suffered from in recent years.

Heritage Statement

Information found in Historic England's website says:

The Poplars with front gates and railings GV II Detached house. Early C19, altered late C19. Rendered, chamfered quoins, hipped Welsh slate roof with gable end brick stacks. Two-storey, 3-window. Central Doric portico with inserted glazing and inner 6-panelled door with fanlight, 4-pane sash with scrolled consoles to cornices either side. First floor late C19 central bay on top of porch with 4-pane sash in moulded architrave, flanking 4-pane sashes. C20 conservatory attached to left return, 12-pane sashes.

Attached to right return is single storey ashlar extension with chamfered rustication, central blocked segmental- headed archway to centre, segmental headed tripartite sash to left and C20 door to right archway, late C19. Interior and rear not accessible at time of survey (March 1987). Attached to and parallel to front of house are good cast-iron spearhead railings with dogbars on brick dwarf walls with pitched coping, matching double gates. Used as the doctor's house during first half of C20, the late C19 addition may have been the surgery.

The proposed works do not affect the qualities mentioned in the listing due to being away from the front of the house and subservient to all architectural qualities mentioned.

Impact Assessment

It is unlikely that the proposed works will detrimentally affect the existing local architectural quality and character. The proposal intends to be sympathetic in finish to the property, being as discreet as possible, while retaining original features and being in keeping with its surroundings.

Access Statement:

Please contact the applicant to arrange a mutually convenient time to view.