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HERITAGE REPORT, DESIGN & ACCESS STATEMENT - REV B

New Air Source Heat Pump at
The Manor House
Steeple Ashton
21.1500

Prepared by
Verity & Beverley
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GENERAL

The Manor House, Steeple Ashton is a Grade II* listed building set close to the church in the village of Steeple Ashton, near Trowbridge. The property has a large curtilage with several outbuildings and large gardens. A Statement of Significance and Heritage Report by JME Conservation Ltd is included with this application and provides a more detailed description of the property and history. This addendum has been prepared as an accompaniment to the Heritage Report, to cover the additional works for this application.

DESCRIPTION

The proposals are for a new air source heat pump located on the south elevation concealed within a courtyard area off the Kitchen and Utility. The discreet location for the air source heat pump will be hidden further by garden walls and will not detract from the listed building. The location of the unit has been carefully considered as located on the least significant part of the listed building and will make a positive contribution to sustainability. It will not be visible from the Grade I listed church or other nearby listed buildings and in addition there will be no impact on the significance of this part of the Conservation Area.

The ASHP unit will not be fixed to the listed building. The associated pipework will be attached to the wall with surface mounted fixings and the power cable will be attached to the wall with clips.

From the unit, there will be a power cable and pipes from behind the unit and then routed on the right side, through the wall, into the adjoining Utility. This position is discreet and mostly hidden from view. As identified in the Heritage Report, the Utility is part of the flat roofed mid-late 20th century infill building. The single storey range behind the ASHP has been extensively altered and dates from the late 19th century with 20th century additions and has recently been granted permission for internal and external alterations ref PL/2022/02724 & PL/2022/01502.

PLANNING HISTORY

- Internal and external alterations to the house, oil tank/bins store area and removal of modern elements. Ref PL/2022/02724 & PL/2022/01502.
- Minor additional alterations to the Manor house & alterations to the Granary. New Solar panels, remove a greenhouse and replace modern greenhouse, Alterations to the modern Garage. Ref PL/2022/09387 & PL/2022/09195.

ACCESS

- Pedestrian and vehicular access will remain unchanged.



Location for the Air Source Heat Pump to the South elevation.



Pipework and cables (identified by yellow line) from the ASHP to enter the Utility behind by the washing machine position and routed within the Utility floor standing units to equipment in the Utility cupboards.

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