

STATEMENT in connection with the positioning of a free standing oil boiler with separate oil tank at
289 Ablington Durrington Nr Amesbury SP4 8JX for

Messrs Rawlins

Location-

Ablington is a small hamlet approximately 4.75 km North East of Amesbury and three quarters of a km East of Figlheldean. No 289 is location in the eastern area of the hamlet.

The Property

No 289 is a detached thatched one and a half storey cottage with cob walls located close to the junction of two roads. The cottage is listed grade II, first listed 10/10/1988. The property is also situated in the Ablington Conservation Area

The description refers to

'House, once two cottages. C18 Flint and chalk tone, roughcast to both main elevations. Thatched roof .Single storey and attic 4 bays. Half glazed door to central bay with pitched thatched porch Panel timber windows, Roof half hipped to east and 2 brick stacks. To the rear, south, side weather boarded lean to porch to door in eastern bay, and lean –to weatherboard outbuilding on west bay '

The building appears on the 1844 maps which corresponds with the above

The principle entry is from the North West side but access is possible from the South East side both sides are linked by a path

The Proposal

The only source of background heating in the Cottage is a wood burner located in the sitting room and hot water from an immersion heater in a cupboard in the kitchen.

Any further general heating is via free standing electric heaters

The cottage is available for rent; therefore a better form of central heating is required to comply with Landlords responsibilities.

The proposed free standing external boiler will be located at ground level on a concrete base with the closest position clear of the drip line from the thatch and with the flue pointing away for the wall and the neighbour's property. Typical size is illustrated in the attached photograph.

The 1000L plastic bunded oil tank will be located against the hedge to the adjacent road, and rest on a concrete base. The tanks will be screened from the road by the hedge with access for filling via existing gateway. The position of the tank is governed by AD J Section 5 of the Building regulations and it complies with Section 5 being min 1.80m from dwelling and 0.760m from boundary.

The boiler and the tank will be in green

Pipework will be based on a drop feed system with the flow and return pipework running above the first floor with drops/risers to radiators on the face of the walls

Impact of the Proposal

Due to the thatch the boiler unit will stand away from the thatch drip line but not in direct view from the highway. The outline of the building will not be compromised

The oil tank will be located against the established hedge which can be maintained to screen the tank.

Attachments

- 1 Illustration of boiler unit [not specific to this property]
- 2 Photograph part of South West elevation boiler unit positioned the area of the pole
- 3 Oblique view part of South West Elevation
- 4 Location for oil tank against hedge to footpath







