

Design and Access Statement for Gas Boiler Installation in a Grade II Listed Farmhouse, Staffordshire Moorlands:

Hallwater Farm
Hallwater
Endon
Staffordshire Moorlands
ST9 9HG

1. Introduction

This Design and Access Statement accompanies a planning application for the installation of a gas boiler in a Grade II listed farmhouse located in the Staffordshire Moorlands. The proposal aims to provide a modern and efficient heating solution while respecting the historical and architectural significance of the property.

2. Site and Context

Location:

The farmhouse is situated in a rural area of the Staffordshire Moorlands, surrounded by agricultural land and characterized by traditional stone and brick buildings.

Historical Significance:

The property is a Grade II listed building, recognized for its architectural and historical value. The listing description highlights key features such as the stone masonry, stone mullion windows and traditional construction.

3. Design Proposals

Objective:

To install a gas boiler system that meets contemporary heating needs without compromising the building's integrity or aesthetic.

Boiler Location:

The proposed location for the gas boiler is in the utility room, which is minimally intrusive and ensures easy access for maintenance. The utility room is an appropriate location as it does not affect the principal rooms of the house and has existing plumbing infrastructure. An overhead map image detailing the installation of the boiler and the proposed path of the gas line is included.

Flue Position:

The flue will be installed at the rear of the building, where it will be discreetly placed to minimize visual impact. The chosen position avoids any interference with the principal elevations or key architectural features. A photo has been added to detail the position of the flue.

The area of the flue outlet is currently used to store 5 wheelie bins- they have been moved for the purposes of the attached photo.

Piping:

All new piping and ducting will be run internally within existing voids and service areas to prevent any visual disruption.

4. Impact on the Historic Fabric

Assessment:

The installation has been carefully planned to ensure minimal intervention with the historic fabric. There will be no disruption to any historical features in the utility room. The rest of the building will be unaffected.

Mitigation Measures:

- All work will be carried out by accredited specialists.
- Reversible interventions will be prioritized to allow for future restoration.
- Detailed records will be kept of any changes made to the building fabric
- There will be no external meter box. The gas pipe will enter the building and the meter will be internal. This will minimise the external impact of the installation.

5. Accessibility

Access to the Boiler:

The utility room provides straightforward access for maintenance without requiring any modifications to the historic parts of the building.

General Accessibility:

There will be no changes to the external access or the overall accessibility of the property as a result of this installation.

6. Justification and Benefits

Environmental Benefits:

The installation of a modern gas boiler will improve energy efficiency, reduce the carbon footprint of the property, and provide a reliable heating source. Decommissioning the existing oil-fired system will remove the risks posed by oil storage.

Conservation Benefits:

By enhancing the living conditions within the farmhouse, the proposal supports the ongoing use and preservation of the listed building, ensuring its continued maintenance and conservation.

7. Conclusion

The proposed gas boiler installation has been designed with careful consideration of the Grade II listed status of the farmhouse. It aims to provide modern heating solutions while preserving the building's historical and architectural integrity. The thoughtful placement of the boiler, flue, and piping ensures that the impact on the historic fabric is minimal.

Appendices- uploaded separately

- A. Site Plan and Boiler Location
- B. Heritage Impact Assessment Report

This Design and Access Statement demonstrates that the proposed gas boiler installation will be executed with sensitivity to the historic nature of the farmhouse, ensuring both modern functionality and preservation of its heritage values.

Regards

Dr. Sudipta Roy