

Heritage Statement

This Heritage Statement accompanies a Householder Planning Application in a Conservation Area. The Proposal is to install an Air-Source Heat Pump at Plum Tree Cottage, Foxt Road, Foxt, Stoke-on-Trent, ST10 2HN.

List Description:

Having checked the British Listed Buildings register Plum Tree Cottage Is not a listed building

Location:

Statutory Address: Plum Tree Cottage, Foxt Road, Foxt, Stoke-on-Trent, ST10 2HN.

County: Staffordshire Moorlands .

Parish: Foxt with Whiston

Details:

The house falls within the Foxt Conservation Area.

The original central purpose of the designation of Felixstowe as a Conservation Area remains. The application site lies within the small hamlet of Foxt, which lies approximately 1km northeast of River Churnet. The hamlet is roughly divided into two halves – the northern part being characterised by later 18/19th century development, while the southern area is significantly older. This southern half was designated a Conservation Area in 2018 and a Conservation Area Appraisal (CAA) was completed by Mel Morris the same year. The Foxt Conservation Area Appraisal (FCAA) states that the key characteristics of the Foxt conservation area include:

- a scenic, dramatic, wooded presence, with stands of trees (native deciduous and tall Scots pine), clinging to the steep slopes and dominating the Shirley Brook valley
- an extensive network of public footpaths, narrow lanes and former packhorse routes, interlocking and providing a highly permeable public environment
- very well-preserved physical evidence of ancient man-made settlement, with a timeless and organic, fluid character
- rare, early drystone boundary walls made up of massive stones laid both on end and on bed
- small clusters of farmstead groups of irregular courtyard plan
- important early 17th century farmhouses, built from dark pink gritstone

While the earliest origins of Foxt are unclear, the CAA states that there is evidence, such as its strategically defensible location, to show that the historic core of the 'Old Town' is ancient in origin. The FCAA goes on to advise that Foxt is special for the rare surviving relationship between farmstead and enclosure or croft within the earliest settled part of the village (para

6.8). It is from such features and characteristics that the significance of the FCA is derived. Though Foxt is not recorded in the Domesday Book of 1086, the CAA speculates that it may have been excluded for reasons other than there being no settlement present at the time, such as tenurial or landownership arrangements. Earliest documentary evidence of Foxt dates to 1292, where it is referred to as Foxwyst. By the 16th century, Foxt was known as the Liberty of Foxt, which continued until 1897 when it became a parish in its own right

Justification:

The installation of an air source heat pump (ASHP) in this conservation area is justified by its alignment with sustainability goals and energy efficiency standards. With the UK government's commitment to achieving net-zero greenhouse gas emissions by 2050, adopting renewable energy sources like ASHPs is essential for reducing carbon emissions and reliance on fossil fuels. ASHPs are highly efficient, converting ambient air into heat with minimal energy consumption, which lowers energy bills and supports the increasing emphasis on energy conservation in residential properties. Furthermore, modern ASHP models can be integrated into historic structures without compromising their integrity or significance. Designed to be compact and unobtrusive, these units minimize visual disruption within the conservation area. Careful placement and adherence to guidelines such as the Microgeneration Certification Scheme (MCS) standards ensure that the installation respects the building's character while avoiding disturbance to neighbours. By installing an ASHP, property owners contribute positively to both individual properties and the broader community while preserving the unique character of the conservation area.

Impact of the Proposal:

The heat pump will be situated on the front face of the building. The location has been carefully chosen to minimise noise disturbances. This ensures that it does not become a nuisance to the surrounding area.

Front Elevation:



Heat Pump Location

