

**DESIGN, ACCESS AND HERITAGE STATEMENT**

**The existing property**

The application property is situated at the southwestern end of a short row of three terraced houses, Nos. 1, 2 and 3 Victoria Terrace. No. 3 shares its southwestern side boundary with 2 properties: Cappella Casa, which occupies a former garden area of No. 3; and, Raeburn Grove.

Block Plan



No. 3 comprises a main house and a later rear annexe. The rooms within the basement of the rear annexe include a boiler room, as shown on the plan. The southwestern side elevation of the rear annexe contains a large window opening at ground, first and second floor levels.

Photo1: View of the section of the southwestern side wall of the rear annexe below the ground floor kitchen window



### **Proposed works**

The proposed works involve:

- The installation of 2 new flue pipes running horizontally in a southwesterly direction from new boilers in the boiler room through to the outside of the southwestern side wall of the rear annexe (holes to be cored).

Photo 2: Typical flue detail



### **DESIGN**

#### **Context**

No. 3 is a Grade (II) Listed Building, which is situated within the Corkickle Conservation Area.

The Listing description is as follows:

*Victoria Terrace  
Nos 1 to 3 (consec)*

*Probably circa 1830. Stuccoed terrace of 3 larger houses, 2 storeys, with dormers. Cornice, band, and double pilasters. 4 bay windows on ground floor, with 7 windows above (triple sashes with pediments). No. 1 has Tuscan distyle portico.*

In preparing this statement I have had regard to the National Planning Policy Framework as well as the Development Plan. CLP<sup>1</sup> Policies DM27 and ENV4 seek to ensure that proposals respect the historic character of the built environment and, amongst other things, does not have a significant adverse effect on the setting or important views of a Listed Building.

#### **Involvement**

None

#### **Evaluation**

##### **Internal/External works**

The works involve the replacement of 2 obsolete boilers in the boiler room, the existing flues of which run vertically through the building to discharge at roof level. The boilers would be replaced with 2 new energy efficient boilers, each served by a more energy efficient flue arrangement comprising a relatively short horizontal flue around 100 mm in diameter. The

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<sup>1</sup> Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies.

boiler flue cowls would be mounted on the southwestern side elevation of the annexe, below the kitchen window, at a low level around 0.7 metres above the adjacent ground. The area adjacent to the southwestern side wall of the annexe comprises the walled side garden of the property.

The works, which would significantly improve the energy efficiency of the property's heating system, would not affect any features of the building of historic or architectural importance. The boiler cowls would not be visible from any public vantage points. Within the curtilage of the property, the visual impact of these 2 small additions to the southwestern side elevation of the rear annexe could reasonably be regarded as negligible.

The proposed development would preserve the character and appearance of the application property and the Conservation Area, within which it is sited. Therefore, the proposal would accord with the aims of the National Planning Policy Framework and CLP DM27 and ENV4. It would also accord with the aims of the National Planning Policy Framework insofar as it seeks to promote energy efficiency.

### **ACCESS**

The proposed development does not involve any changes to the means of access to the building.