



HERITAGE, DESIGN AND ACCESS STATEMENT

APPLICATION FOR PLANNING PERMISSION FOR THE INSTALLATION OF AN AIR SOURCE HEAT PUMP AT Tower Cottage, Banksprings Brewery, Kirksanton, MILLOM - LA18 5LN

21/10/2024

Introduction

This planning statement relates to the application requesting planning permission for the installation of an Air Source Heat Pump (ASHP) external unit to provide a more cost effective and environmentally friendly heating for the subject property.

The following are enclosed in support of this application:

- Location Plan
- Existing and Proposed Drawings
- ASHP Technical Information
- MCS 020 Planning Standard Noise Impact Assessment
- Planning Application Form

Site Description

This application relates to **BANKSPRING FORMER BREWERY, A 5093 MILLOM**.

The Tower Cottage shares boundaries with the Brewery and the Tower.

The subject property is part of Bankspring former brewery GV II Former brewery, now houses. Probably C19. Stone rubble with slate roofs. House to west of 2 storeys with casement windows, rear wing has varied fenestration to north (the brewery), south courtyard with brewery buildings to east, some glazed tiles. Tall central bay (the tower) has pyramidal roof with gabled projection to south; round-headed windows; to north a lower bay with shallower pyramidal roof. Lower gabled outbuildings to east and south.

The subject property has no relevant planning history.



Proposal

The proposed development involves the installation of an ASHP external unit in the courtyard of the Tower Cottage. There are no alterations proposed to the subject building.

The proposed ASHP system is an 'aroTHERM plus 6kW' manufactured by Valliant UK, which will provide the subject building with the following key features:

- State-of-the-art heating technology with minimal environmental impact
- High performance with low running costs
- Super quiet, with sound power levels suitable for use in densely built-up terraced housing estates
- Higher energy-efficiency, enabling high energy savings against certain fossil fuels

The specified model's external unit has the following dimensions:

- Width: 1100mm
- Depth: 450mm
- Height: 1005mm [**6kW**]

More information about the proposed ASHP system can be found in the ASHP Technical Information document submitted with this application.

Planning Considerations

The proposed installation of the ASHP has been carefully planned with the aim of minimising any potential adverse impacts on the subject property, neighbouring properties, and the local surrounding area. Our assessment indicates the following key points:

- **Location & Siting:** As indicated on the First floor plan, the ASHP external unit is to be placed in the courtyard, along the wall facing the lower courtyard of the same property. This will guarantee that the equipment will be easily accessible for maintenance and minimises the amount of pipework to be installed to the indoor units of the ASHP system.
- **Noise Impact:** The ASHP external unit's noise impact has been addressed comprehensively. Our siting considerations, in conjunction with the separation distances from neighbouring properties and specific windows to habitable rooms, ensure that the proposal meets the permitted development noise limit of 42dB for ASHPs set out in the MCS 020 Planning Standard for ASHPs on domestic premises. Please refer to the MCS 020 Planning Standard Noise Impact Assessment submitted with this application, for details of the noise impact assessment undertaken for this proposal.
- **Visual Impact:** The small scale of the ASHP external unit ensures that it does not visually dominate the subject property and its surroundings. Moreover, siting the unit in the courtyard of the subject property ensures it is away from public view and does not impact the other property scene, nor the tower building. Siting the ASHP external unit behind the fence creates a screening effect that makes it hardly visible from neighbouring properties.

Conclusion

The proposal overall is considered to be acceptable and there would be no unacceptable impacts on the amenity of neighbouring properties. Neither will it adversely impact the character/appearance of the subject property and the other brewery buildings. It is therefore considered that planning permission be granted.