

7 THE GROVE, HIGHGATE, N6 6JU

Air source heat pumps

DESIGN, ACCESS & HERITAGE STATEMENT

Householder Planning Permission and Listed Building Consent Application

20th July 2023



1 INTRODUCTION

7, The Grove is a grade II listed semi-detached house dating from c. 1830, later extended, and subsequently subdivided into separate dwellings. It is located within the Highgate Conservation Area and set within a 91m long curtilage, extending across over 0.4 of an acre. At time of writing building works are advanced to implement the proposals approved under planning approval 2021/3374/P and listed building consent 2021/3891/L, the description for which is as follows:

Conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling (Class C3); erection of single storey side extension following demolition of single storey outbuilding; erection of replacement single storey outbuilding; alterations to fenestration including insertion of 2x rooflights in main roof and creation of door access to newly created bow terrace at 3rd floor level; raised masonry balustrade to bow terrace; removal of glazed cover above front area and installation of new metal balustrade; alterations to rear terraces; removal of balustrade on crown roof; replacement windows.

Landscaping works are due to commence once approval is granted for proposals covered by planning application 2023/0256/P and listed building consent 2023/0604/L, the description for which is as follows:

Hard and soft landscaping works to front and rear gardens; new metal railings to front; alterations to existing rear terrace, including enlargement and new steps; creation of new evening terrace within garden; new swimming pool, terrace and pool house; other outbuildings

The proposals included within this application include:

- installation of a 7kw air source heat pump on the roof of the existing storey side extension approved under 2021/3374/P and 2021/3891/L, with an acoustic louvred enclosure;
- installation of a 12kw air source heat pump to the rear of an outbuilding located on the south boundary to the rear of the property; to accommodate the ashpa minor amendment are proposed to the design of the outbuilding which is currently under consideration as part of the landscaping applications 2023/0256/P and 2023/0604/L.

2 CONSIDERATIONS

2.1 Air source heat pump to extension roof

The approved and constructed extension includes high rendered parapets with and a flat roof on which it is proposed to install a 7kW air source heat pump on anti-vibration mounts, and enclosed within an acoustic louvred enclosure, in accordance with the recommendations in the enclosed Noise Level Survey and Impact Report accompanying this application. As set out in the report, these measures allow the unit to be run on a 24 hour basis (if required) without exceeding the planning requirements of the local authority for noise disturbance. The enclosure will be made of powder coated aluminium painted

black, with louvres and an access door for maintenance. Its location is such that it will not be visible from within the boundary of no. 7 or 7A, and possibly only from high level service windows to the north flank elevation of no. 6 The Grove.

2.2 Air source heat pump to Outbuilding

A proposal for a single storey outbuilding, to the south boundary to the rear of the property replaces an original modern outbuilding, whose demolition was approved under planning application 2021/3374/P and listed building consent 2021/3891/L. An updated design for this outbuilding was included in the landscape applications 2023/0256/P and 2023/0604/L, which is currently awaiting approval. This application includes minor amendments to the design to accommodate the ASHP unit.

To reiterate the information contained in the above noted applications, the outbuilding is set against the south boundary wall with no. 6 The Grove, providing bin, bike and log storage plus other storage space for items associated with the use of the garden. It is a detached timber framed structure requiring only the insertion of a lead flashing into a course of the early C17 listed garden wall. It is supported on a grid of steel ground beams set above the existing ground level and spanning between helical piles, to minimise the risk to the hornbeam roots: furthermore the excavation and insertion of piles will be undertaken by hand with the supervision of a suitably qualified arboricultural consultant so that siting of ground structures can be altered if significant roots are encountered. The building is clad in untreated accoya boarding, which will be allowed to grey with age and its roof is laid with natural zinc to reinforce its nature as a peripheral structure.

The amendments to the design included in applications 2023/0256/P and 2023/0604/L include the relocation of the outbuilding approximately 400mm further to the west and to include a covered log storage. The length of the building is also increased from approximately 6.4m long to 7.2m to accommodate a covered enclosure at the west end of the outbuilding, within which the 12kW ASHP will be installed. The ASHP is located in accordance with the recommendations in the submitted Noise Level Survey and Impact Report, that allow the unit to be run on a 24 hour basis (if required) without exceeding the planning requirements of the local authority. Furthermore it is not visible to any neighbouring properties.

A third ASHP is noted within the Noise report associated with a proposed swimming pool which is covered by applications 2023/0256/P and 2023/0604/L and does not need further consideration here.

2.3 Trees

The design of the Outbuilding has been undertaken with consideration for the future health of the adjacent mature hornbeam which is to be protected during the construction works in accordance with the enclosed Arboriculturist Method Statement. The Method Statement also refers to the construction of the terrace which is not under consideration here, but is included within applications 2023/0256/P and 2023/0604/L

2.4 Flood risk and Sustainable Drainage strategy

With reference to Environment Agency maps, the subject property is within Flood Risk Zone 1 and it is also at very low risk of flooding from surface water. As such a Flood Risk Assessment is not required. The Outbuilding and ASHPs generate no further surface water/ run off to be accommodated by the main sewer.

2.5 Sustainability

The proposed air source heat pumps will provide an efficient and sustainable source for heating and hot water for the newly refurbished house.

3 SUMMARY

The proposals have been designed to respect the heritage of the grade II listed property and its curtilage and preserve an important tree, whilst improving amenity and incorporating sustainable heating measures. The proposals do not put at risk nor impact on the enjoyment of neighbouring properties, and choices are made to minimise environmental harm through undue carbon emissions in construction and use.