

REDACTED

Proposed Garden Wall Alterations and Air Source Heat Pump Installation at The Chapel House, 22, Pole Gate, Scammonden, West Yorkshire, HD33FW

Ref 2024/743/05B: Conservation, Design and Access Statement in support of the Application for Planning Approval for external works within the curtilage of a listed building.

The Existing Site, Historic Development and Use

The site is the Chapel House, the former caretakers house to Pole Moor Baptist Chapel, at 22 Pole Gate, Scammonden. The house is listed grade 2 and forms part of a complex of listed buildings including the former Chapel, the former Sunday School, and the recent extension at 20 Pole Gate. Both the Chapel and former Sunday School, following listed building consent, have been converted to residential use and in total there are 11 dwellings on the site.

The Chapel House is the former caretakers house adjoining the original chapel erected in 1797 and has continued to be a house.

The new Chapel erected in 1858 facing Pole Gate replaced the original Chapel which then became the Sunday school.

In the 1970s the barn and porch adjoining the front of the Chapel House were demolished and a two storey house added to the existing gable end of the Chapel House. This house had a further two storey extension built in or around 2005.

Photographs below show early views of the Chapel complex prior to conversion.



Existing Building

The Chapel House, 22 Pole Gate, built in 1790 is a 3 storey house, with coursed stone walls, rendered west facing gable, stone window and door surrounds and stone slate roof.

There have been several alterations to the house notably the removal of the barn and the former porch at the front of the house while the later extensions to the side are of significant size.

All the house frontages to 28 to 22 Pole Gate have low walls extending 1.1metres from the frontages. These are broken up with garden spaces and steps and paths to the main front doors. It is not known when these were built but the assumption is that these are relatively recent and were included when the buildings were converted to dwellings.

The frontage of the dwelling overlooks the private drive from Pole Gate which provides access to the frontage. The section of drive adjacent the dwelling is in the ownership of 22 Pole Gate as shown on the location map.

Proposed Alteration

This proposal has recently been granted Listed Building Consent ref 2025/65/93224/W with the implication that all the conservation issues have been resolved.

This proposal is for an Air Source Heat Pump to be installed behind the low wall which needs to be extended to provide sufficient air space around the heat pump to enable this to function. The existing wall will be taken down and re erected using the same stone and copings to match in a traditional design. Strap or ribbon pointing will not be used and the pointing will match the existing.

The new wall location will form a neat area to hide the heat pump and this is shown on the proposed drawing 03 and will extend by 1.0 metres from the existing.

The Heat Pump will comply with the Microgeneration Certification Scheme (MCS 020) which will address any noise concerns.

The proposed alterations will not affect access to the dwelling or adjacent dwellings.

The dwelling is currently served by a solid fuel heating system with a Rayburn Stove. Coal and wood are now unacceptable forms of energy due to their pollution and carbon emissions and are also the most expensive. Also the dwelling is not covered by the gas network so this is unavailable.

Impact

The Heat Pump will be obscured by the matching low wall and will therefore have little visual impact, while at the same time will reduce carbon emissions and pollution and in so doing reduce damage to the planet. The location selected for the Heat Pump at the front of the dwelling is due to this being the closest point to the Hot Water storage system located at the front of the building on the first floor.

The Heat Pump will be a dark grey colour as will the external pipework to the HW cylinder and will be next to the dark grey drainpipe as shown on drawing 03.

Other locations were considered to the rear of the property but due to the existing fully glazed extension the pump would need to be fixed to the rear wall at first floor level which would certainly cause greater damage to the appearance and character of the historic building, being viewed from a distance. It would also involve more pipework and greater disruption internally.

In conclusion we consider that this is the best solution and the proposed alteration will have little impact and cause minimal damage to the character and appearance of the listed building.

Appendices

Application Drawings and Documents

Drawings and documents accompanying the application are as follows:

No 2025/743/01 Location Plan at 1:1250

No 2025/743/02 Existing Plan and Elevation at 1:50

No 2025/743/03 Proposed Plan and Elevation at 1:50

Photographs

2025/743 Photo 1 Front Elevation

2025/753 Photo 2 Frontage 20 and 22

2025/743 Photo 3 Frontage 20 to 24 incl

2025/743 Photo 4 Historic Photograph of Pole Moor Chapel

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