**HERITAGE STATEMENT**

**Proposed Installation of an Aira 8kW Air Source Heat Pump**

**Property:** 68 Wellhouse Green, Golcar, Huddersfield, HD7 4ET
**Proposal:** Installation of an Aira 8kW Air Source Heat Pump
**Local Planning Authority:** Kirklees Council

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## 1. Introduction

This Heritage Statement has been prepared in support of a planning application for the installation of an **Aira 8kW Air Source Heat Pump (ASHP)** at 68 Wellhouse Green, Golcar, Huddersfield, HD7 4ET.

The purpose of the proposal is to provide the property with a modern, energy-efficient and lower-carbon heating system. The proposed installation is domestic in scale and is intended to support the continued residential use of the property.

The property is of historic interest and is located within a designated heritage environment. This statement therefore considers the potential effect of the proposal on the historic and architectural character of the property, the wider listed terrace and the Wellhouse Conservation Area.

The proposal has been designed to minimise its impact on the historic building while allowing the property to benefit from modern low-carbon heating technology.

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## 2. Heritage Designations

No. 68 forms part of the historic terrace of **Nos. 62–68 Upper Wellhouse Road**, which is a **Grade II listed building**.

The property is also located within the **Wellhouse Conservation Area**.

The listed terrace is of historic and architectural interest because of its traditional stone construction, historic architectural details and its contribution to the character of the historic settlement.

The building retains features including traditional stonework, stone mullioned windows and stone door surrounds. These features are important to the appearance and character of the building and will be retained as part of the proposed works.

The proposal does not involve the demolition or alteration of these principal historic features.

The property forms part of a traditional stone-built terrace which contributes to the historic character of Wellhouse.

The use of local stone, traditional roof materials, historic windows and the arrangement of the terrace are important elements of the building's appearance.

The historic character is also derived from the relationship between the individual properties within the terrace and the wider buildings and landscape of the Wellhouse Conservation Area.

**4. Description of the Proposal**

The application proposes the installation of one **Aira 8kW Air Source Heat Pump** to serve the dwelling.

An air source heat pump extracts heat from the outside air and uses it to provide heating for the property. It is therefore a low-carbon alternative to conventional fossil-fuel heating systems.

The proposed unit is domestic in scale and will be installed externally in accordance with the manufacturer's requirements.

The installation will include the heat pump unit together with the necessary pipework and electrical connections.

Every effort will be made to ensure that associated services are routed discreetly and that unnecessary fixing into historic stonework is avoided.

No alteration is proposed to the existing historic windows, doors, roof structure or other significant architectural features.

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**5. Impact on the Listed Building**

The proposed works are considered to have a **limited impact on the significance of the Grade II listed building**.

The proposal does not involve:

- demolition of any part of the building;
- removal of historic windows or doors;
- removal of historic stonework;
- alteration to the roof form;
- alteration to the overall shape or form of the terrace; or
- loss of important historic architectural features.

The installation is also reversible. If the heat pump were to be removed in the future, the building could be returned to its previous condition with limited intervention.

The main potential heritage impact is therefore the visual presence of the external heat pump and its associated services.

This impact is considered capable of being minimised through careful siting, appropriate finishing and discreet routing of pipework and cabling.

The proposed equipment will not prevent the building from being understood or appreciated as a historic stone-built property.

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**6. Impact on the Conservation Area**

The Wellhouse Conservation Area contains a number of historic stone buildings which collectively contribute to its special character.

The proposal will not alter the historic street pattern, the form of the terrace or the relationship between the buildings.

There will be no loss of historic buildings or landscape features as a result of the development.

The heat pump is a relatively small domestic installation and will have a localised visual effect.

Provided that the unit is installed in accordance with the submitted plans and is positioned to minimise its visibility, it is considered that the proposal will **preserve the character and appearance of the Wellhouse Conservation Area**.

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**7. Historic Fabric and Fixings**

Care will be taken during installation to minimise any effect on the historic fabric of the building.

Where possible, fixing points should avoid significant historic stonework and architectural features.

Any required penetrations for pipework or electrical connections should be kept to the minimum necessary and should be appropriately sealed.

Pipework and cabling should be routed in the least visually intrusive manner reasonably practicable.

These measures will help ensure that the installation does not result in unnecessary damage to the historic fabric of the listed building.

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**8. Appearance of the Equipment**

The heat pump is a modern item of equipment and it is not intended to imitate or replicate historic architectural features.

A simple and unobtrusive appearance is considered the most appropriate approach.

The unit should be finished in a visually recessive colour where possible and positioned so that it does not obscure important architectural features.

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**9. Sustainability and Environmental Benefits**

The proposed installation will provide a significant environmental benefit by allowing the property to use a lower-carbon heating system.

Improving the energy efficiency and environmental performance of existing buildings is an important part of reducing carbon emissions.

For a historic property, the installation of modern services needs to be carefully balanced against the conservation of historic fabric. In this case, the proposal is relatively limited and reversible and does not require significant alteration to the building.

The proposal therefore provides an opportunity to improve the environmental performance of an existing historic home while retaining its important architectural characteristics.

The continued use and maintenance of historic residential properties is also important to the long-term conservation of the historic environment.

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**10. Alternatives**

The preferred solution is to install the heat pump in a position where it can operate effectively while having the least practical impact on the historic character of the building.

Locating the equipment directly on or immediately adjacent to important architectural features would potentially have a greater visual impact and could require more intervention into historic fabric.

The proposal therefore seeks to achieve a reasonable balance between the technical requirements of the ASHP and the conservation of the listed building.

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**11. Planning and Heritage Considerations**

The proposal has been prepared with regard to the requirement to conserve designated heritage assets and the character of conservation areas.

The Grade II listed status of the building has been taken into account throughout the design process.

The proposal is considered appropriate because:

1. It is small in scale and domestic in nature.
2. It does not require demolition or substantial alteration to the listed building.
3. Important historic architectural features will be retained.
4. The installation is reversible.
5. The visual impact can be reduced through careful positioning.
6. Associated pipework and cabling can be installed discreetly.
7. The proposal will improve the environmental performance of the property.
8. It will allow the historic property to continue to function as a modern home.

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**12. Mitigation Measures**

To minimise the potential heritage impact, the following measures should be followed during installation:

- The heat pump should be installed in the position shown on the approved drawings.
- The unit should not obscure historic windows, doors, mullions or other significant architectural features.
- The equipment should be positioned as discreetly as reasonably practicable.
- The finish of the unit should be visually recessive.
- Fixings into significant historic stonework should be avoided wherever reasonably practicable.
- Pipework and electrical cabling should be routed discreetly.
- Any penetrations through the building should be kept to the minimum necessary.
- No historic windows, doors or significant stonework should be removed.
- Any screening should be simple, lightweight and visually unobtrusive.
- The installation should remain capable of being removed in the future without significant damage to the building.

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**13. Overall Heritage Assessment**

The principal heritage significance of 68 Wellhouse Green lies in its historic fabric, traditional stone construction, architectural details and its contribution to the historic terrace and Wellhouse Conservation Area.

The proposed Aira 8kW Air Source Heat Pump will have a limited physical and visual impact.

The proposal will not alter the overall architectural form of the property and will retain the important historic features which contribute to its special interest.

Although the heat pump is a modern addition, it is a necessary piece of domestic equipment which can be installed in a discreet and reversible manner.

The environmental benefits of the proposal, together with the continued viable residential use of the historic property, are considered to provide a positive benefit.

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**14. Conclusion**

The proposed installation of an **Aira 8kW Air Source Heat Pump at 68 Wellhouse Green** has been carefully considered in relation to the Grade II listed status of the property and its location within the Wellhouse Conservation Area.

The works are limited in scale and will not result in the loss of important historic fabric or architectural features.

The proposal will retain the character and appearance of the historic terrace while allowing the property to benefit from a modern, lower-carbon heating system.

With the mitigation measures outlined above, the installation is considered to have **minimal impact on the significance of the listed building and the character and appearance of the Wellhouse Conservation Area**.

The proposal is therefore considered to represent an appropriate and proportionate adaptation of the historic property and is respectfully submitted for approval.

**Prepared in support of the planning application for 68 Wellhouse Green, Golcar, Huddersfield, HD7 4ET.**