

Design, Access & Heritage Statement

OB-03 | Revision 01 | 6 September 2026

Listed Building Consent + Householder Planning Permission

1. Purpose and proposed development

Installation of a reversible air-to-air heat-pump system providing heating and cooling, comprising one Bosch Climate 5000M 5.3 kW outdoor multi-split unit (805 W x 330 D x 554 H mm) at ground level in the enclosed rear courtyard on freestanding anti-vibration supports, serving two Bosch Climate 3200i 3.5 kW wall-mounted indoor units in the office and adjoining bedroom, with associated refrigerant pipework, condensate drainage and electrical connections.

The two indoor units are immediately back-to-back on opposite faces of the same dividing wall. The office window faces the rear courtyard; the indoor unit is on the opposite internal wall. This statement supports both applications for the same scheme. It is based on the applicant's description, five supplied images and the published list entry; no measured building survey or site inspection has been undertaken.

2. Heritage significance

No. 3 forms part of the Grade II listed 1-10 Oak Bank terrace, NHLE 1336011, first listed on 13 September 1972. Historic England dates the complete terrace to about 1840. Its three-storey stuccoed form, moulded entrances, bay and sash windows and coordinated architectural composition contribute to its interest, together with its group relationship with Marine Terrace. [1]

The rear elevation and courtyard remain part of the historic building and its setting. Rear services and later-looking finishes do not establish that the underlying fabric lacks significance. The photographs show decorative bedroom cornice, horizontal moulding and internal joinery. Their dates and the shared wall's construction have not been verified, so all are treated conservatively as potentially significant.

3. Evidence and context

The rear context image shows neighbouring elevations and windows, as well as courtyard enclosure. Enclosure can reduce some views of low-level plant, but does not demonstrate complete screening or acoustic protection. Scaffolding and stored items obscure parts of the close views. Supplied highlights identify areas of interest only. The bedroom highlight crosses a moulding and is not an approved equipment outline.

The title plan identifies title CU254646 and general boundaries. It is not proof of the applicant's ownership or a measured building survey. A local Historic Environment Record search and confirmation of conservation-area designation/boundary remain to be added if required; the NHLE entry is not a substitute for that search.

4. Design response and alternatives

One outdoor multi-split unit is selected to limit external plant. Ground-level independent supports avoid condenser brackets in historic masonry. The rear courtyard location avoids equipment on the principal elevation. Two separate condensers or high wall-mounted plant would increase external equipment or fabric intervention; these are not proposed. Reusing suitable existing openings and service routes is preferred where inspection demonstrates that this is feasible.

Indoor units are surface-mounted wholly in plain wall areas. The shared-wall arrangement consolidates services but does not establish the route across the office to the rear elevation. The installer must plot that route, all fixings and entries. External containment is proposed in a dark finish corresponding with existing rainwater goods; final material, section and colour require specification. Architectural surrounds, sills, cornices, mouldings and architraves are retained uncut.

5. Heritage impact and mitigation

Element	Impact and response
Principal elevation / terrace composition	No works proposed; formal architectural features retained.
Rear courtyard / setting	One low-level item of modern plant. Some nearby views may remain; assess actual clearances and viewpoints.
Rear wall and internal shared wall	Small permanent losses at fixings/openings are possible. Survey substrate; minimise and record each intervention. Avoid decorative and structurally sensitive fabric.
Interior character	Two visible wall units introduce modern fittings. Fit entirely within plain wall areas, keeping mouldings and their clearances intact.
Reversibility	Equipment is removable. Holes require compatible repairs; removed historic material cannot be made wholly reversible.

6. Noise, drainage and residential amenity

Anti-vibration supports reduce structure-borne transmission but do not prove acceptable airborne noise. The published outdoor sound power of 65 dB(A) and sound pressure of 54 dB(A) are equipment data, not predicted levels at a neighbour. Courtyard reflections, adjacent windows, tonal character and evening/night use require site-specific consideration. An installer/acoustic assessment should establish the applicable method with Cumberland Environmental Health, using actual distances, duty and background conditions. No noise compliance claim or operating-hours restriction is invented.

Condensate, including outdoor defrost water, must be directed to a suitable agreed disposal point without wetting historic masonry, causing damp or creating slip/icing hazards. Drain connection, falls and any pump remain to be designed. No new enclosure, excavation or drainage connection is authorised by the indicative diagrams.

7. Access

Existing pedestrian access, entrances and internal circulation are retained in the proposed scope. No new public access or parking is proposed. Use of the existing courtyard approach avoids new openings or alterations to historic entrances. Exact plant position must preserve door operation, a clear passage and maintenance access; available widths have not been measured. A new access through historic fabric has therefore not been proposed. Installation access and any temporary protection must be planned around the existing building.

This approach seeks to retain historic entrances and avoid access obstructions while meeting the conservation objectives of policies BE1 and BE2. No access consultation or assessment of individual users' needs has been supplied. Applicant to confirm any consultation, its outcome and any specific access needs before lodging; revise this section if these alter the design.

8. Policy and overall assessment

The adopted Copeland Local Plan 2021-2039 provides the local policy context. BE1 addresses heritage assets and BE2 requires preservation or enhancement of designated assets and their setting, with justification for harm. The scheme responds through rear siting, limited plant, retention of detailing and controlled fabric interventions. [2]

The design aims to preserve the building's special interest while supporting its continuing residential use and room comfort. It does not establish a quantified carbon saving or a public benefit sufficient to outweigh any identified harm. The limited scope suggests potential for a modest intervention, but a final assessment depends on the measured service/fixing details and plant siting. If harm is identified, it must be expressly assessed and justified under the applicable heritage policy; removability alone does not remove harm.

9. Submission completion

Read with OB-04 Schedule of Works, OB-05 Equipment Schedule, OB-06 Photographic Schedule and OB-07 indicative drawings/title plan. OB-00 lists the unresolved application declarations and technical information. The documents describe the proposed scheme but the current pack cannot be represented as validation-complete until those matters are resolved.

Sources checked on 6 September 2026

Historic England: NHLE 1336011, 1-10 Oak Bank:
<https://historicengland.org.uk/listing/the-list/list-entry/1336011>

Copeland Local Plan 2021-2039, adopted 5 November 2024; policies BE1 and BE2:
https://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan.pdf

Cumberland: Local Validation List, Copeland; linked consultation draft:
<https://www.cumberland.gov.uk/planning-and-building-control/local-validation-list-copeland>