

Ref. 2102. Nov. 2021 : Moorleys, Egremont, CA22 2UA, Listed Building Consent application.

Planning Design and Access Statement and Heritage Statement to support the application for the installation of an oil storage tank and garden shed with screen fence and hedge planting.

1.0 General Description

The accompanying planning application requests approval for the installation of a domestic heating oil storage tank and shed for use as garden and bike storage together with the erection of a screen fence and roadside hedge planting.

The applications are made with reference to the planning and listed building consents refs. 4/21/2154/OF1 and 4/21/2155/OL1 for the development which, due to the sensitive nature of the site, removed the usual permitted development rights normally associated with domestic properties.

2.0 The Proposals

1. Oil tank.

When the dwelling re-instatement was originally proposed it was envisaged that a ground or air source heat pump installation would be utilised as the primary heating source for the domestic space and water heating, however due to the site's isolation from the established electricity distribution network Electricity North West have only been able to offer a new electric supply of limited capacity.

Being semi-derelict the site has to be serviced by a completely new electricity supply which will be provided from the existing distribution network in the adjacent agricultural land, the local supply point does however have limited capacity and ENWL have indicated that they cannot guarantee a supply of sufficient capacity required by the demands of a heat pump system.

Following extensive service engineering reviews of the energy demand required in respect of the building volume and insulation standards it has been established that some alternative back up system will be required to maintain efficient space and water heating capacity.

It is therefore proposed to install a double skin bunded oil storage tank to serve a small oil-fired boiler, installed inside the dwelling, which will serve as a backup to support the heat pumps in a potentially hybrid system.

2. Storage shed

The erection of a garden shed is proposed to accommodate the usual domestic garden and bike storage which is not available within the existing building form.

3. Fence and hedge.

A timber boarded fence together with hedge screen planting is proposed along the roadside boundary to screen the installations.

3. Details.

The proposed works have been located away from the main buildings on a small triangular area of ground within the sites established curtilage.

Full details of the proposed oil tank, shed and fences are provided on the drawings accompanying the application which also includes proposals for the roadside hedge planting which is intended to screen the tank and shed while also providing a wheelie bin compound space.

The new boiler will be installed inside the dwelling with a balanced flue as shown on the elevation drawing.

The location of all of the elements is shown on the site layout plan.

4.0 Heritage Statement

The proposed location of the oil tank and shed has been selected away from the massing of the listed building grouping in a triangular plot of land at the end of the development site considered to be outside of the original farmstead.

The oil tank and garden store sheds requested are considered appropriate to allow the utilisation of the historic building in a current modern living conditions when located in a manner of little site wide significance.

The justification for the requested installations are detailed in section 2.0 above using comments that are also relevant when viewed in the heritage context of the development and, together with the chosen location and screening, they are not considered to have any impact on the recorded historical significance of the Moorleys group of buildings.

First issue 2021-11-23 to accompany householder and listed building consent applications submitted to Copeland Borough Council by The Manning Elliott Partnership.