Heritage Statement

Chequer Meadow Cottage, Bent Lane, Ashleyhay, Derbyshire, DE4 4AF

This statement forms part of a listed building consent application for the installation of an air source heat pump at the above property.

Proposal

The proposal seeks consent to permanently remove the redundant oil boiler and its external fuel tank, replacing them with a highly efficient, low-carbon Samsung Mono R290 8kW Air Source Heat Pump.

Identifying the heritage asset

1. Chequer Meadow Cottage is a Grade ll listed farmhouse and dates from the early 19th century. The listing number on Historic England is: 1335372. The description of the listing states:

   Chequer Meadow Cottage II House. Early C19. Coursed squared gritstone, with coped gables, gable end ridge stacks, one brick, one stone and a plain tiled roof. Two storey, two bays, with cast iron window frames within flush stone surrounds, each with a small central opening light. Central doorway with plain surround. C19 stone outbuilding to north east end with lower roof.
   (source: Historic England)

2. The property was listed in 1986.

3. Externally the farmhouse retains most features including the cast iron window frames within flush stone surrounds that the listing mentions.

4. Internally the farmhouse is fairly simple and arranged in a 'two-up, two-down' layout. Downstairs there is a living room and kitchen, with a bathroom in the rear. Upstairs are two bedrooms. There have been no extensions or alterations to the original layout of the building.

5. The interior of the farmhouse is of utilitarian nature with no decoration or detailing of historical significance. There is an original cast-iron range in the kitchen.

6. There are two attached outbuildings, a former barn and a former cow shed/pig sty. Both have original elevations.

7. The interior of the outbuildings are in poor condition and are utilitarian and simplistic.

Assessment of impact and mitigation

8. The proposed air source heat pump is required to replace an oil boiler and its fuel tank. The oil boiler was installed in approximately 2003 and is therefore inefficient and at the end of its life.

9. Due to its relatively modest scale (Height: 850 mm Width: 1,270 mm Depth: 500 mm) and discreet siting, the proposed air source heat pump will result in only a very limited impact upon the significance of the listed building. The works preserve the character and appearance of the historic elevations whilst improving the overall aesthetics of the historic property through the removal the currently over-sized and very prominent oil tank which sits on a raised concrete plinth at the rear of the building and is highly visible from all areas of the rear garden.

10. The air source heat pump has been carefully positioned to minimize visual impact. It will be sited at the rear of the building in the same position as the current vent from the oil boiler. It will not be visible from the front of the house or from any public highway.

11. The installation of the air source heat pump will require the installation of a hot water cylinder. This will be the Heat Geek mini store, which is much smaller than most hot water cylinders. It measures 830 × 475 mm and requires far less pipework than a standard cylinder. It will be installed inside the rear lobby of the house where the current boiler sits and will require no other changes to be made to the interior of the house.

12. The proposals do not alter existing access arrangements to the property and have no impact on the existing floor layout or levels.

13. It is considered that the proposed air source heat pump is the best way to decarbonize the property and replace an old, fossil fuel based heating system whilst respecting the setting, appearance and character of the listed building.

7th June 2026

E. Baxter and M. Glarvey