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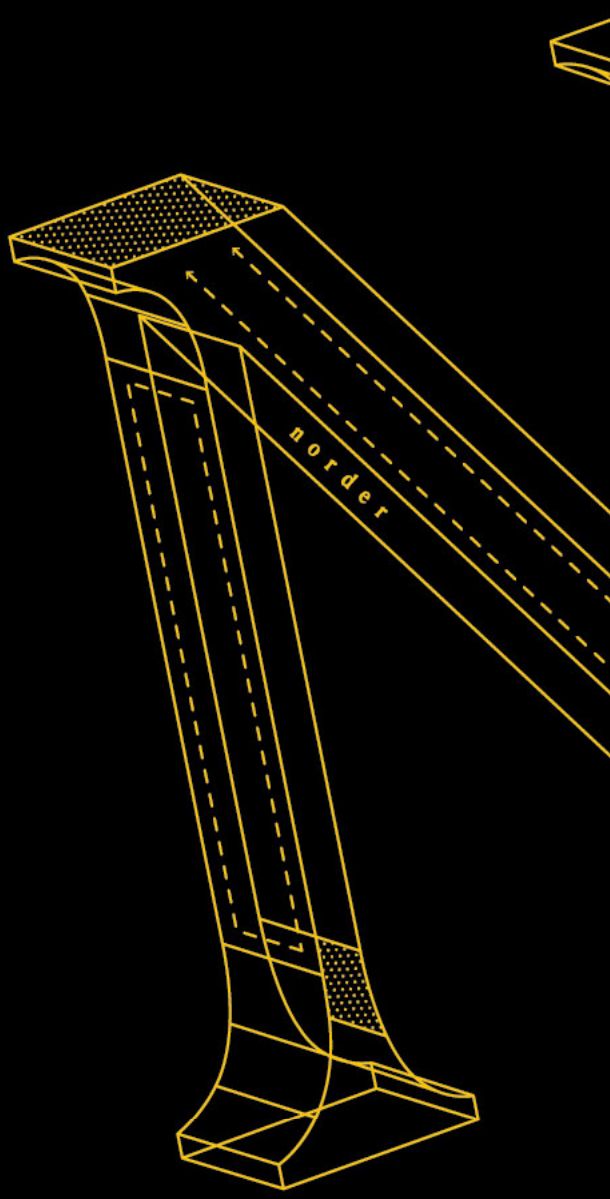

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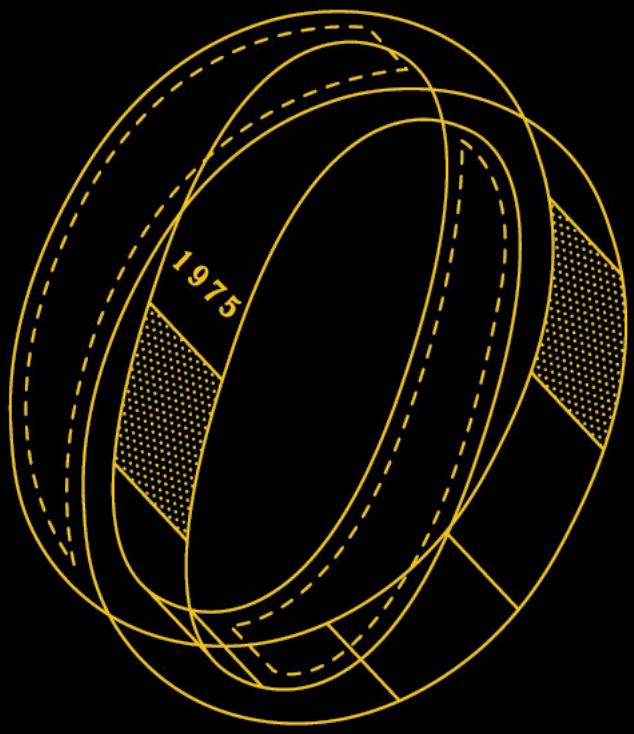

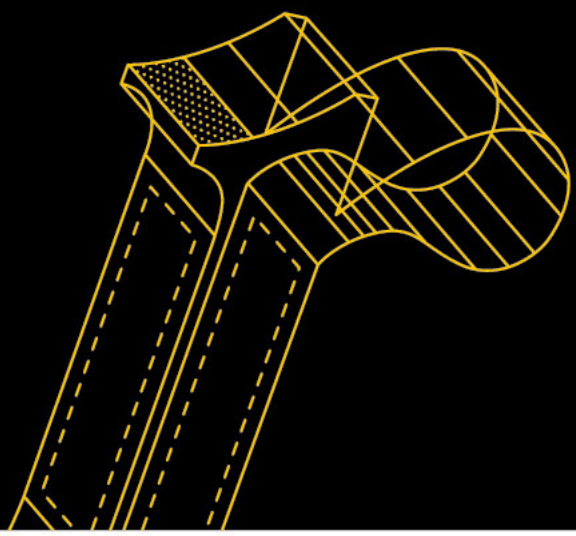

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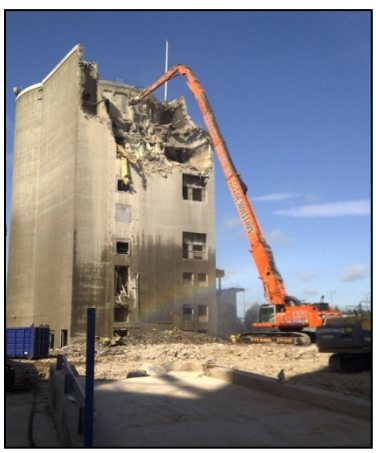


1 Introduction

This Heritage Statement has been prepared on behalf of the applicant, Norder Design Associates of Belper, Derbyshire, DE56 1BY, in support of a planning application for Air Conditioning units to be added to the existing building, a working office building. The proposal consists of adding three air conditioning units. one internally to the ground-floor boardroom and two to the second-floor server room. Externally, there are three fan chiller units: two on the side elevation of the building, facing south (behind the existing roof pitch out of view at the second-floor level). One unit is placed in a below-ground lightwell. However, they will not be seen from the street. The applicant is not the owner of the building. A certificate of ownership form has been filled out as part of the planning application.

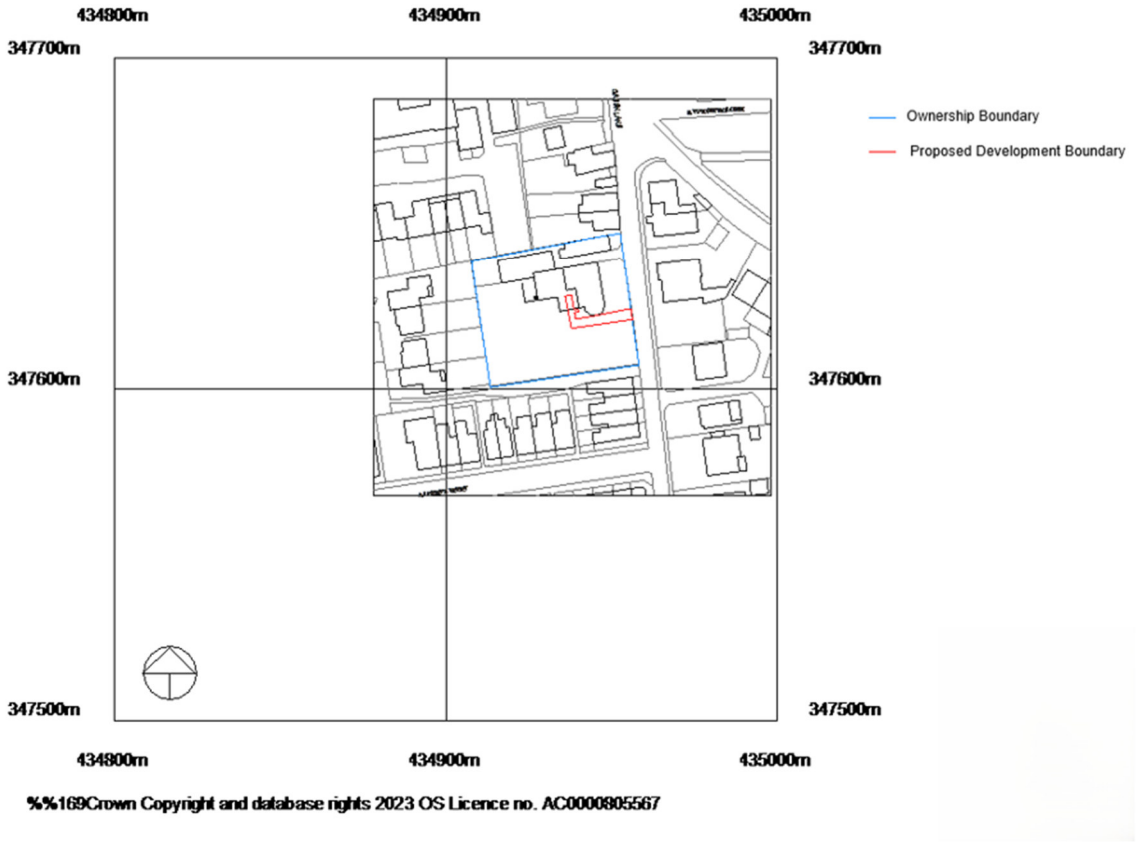
This Statement should be read in conjunction with the following drawings and reports:

- 2023-NDA-XX-XX-DR-A-1001 P04 Existing OS Location Plan
- 2023-NDA-XX-XX-DR-A-1002 P04 Proposed Block Plan
- 2023-NDA-XX-XX-DR-A-4500 P08 Floor Plans
- 2023-NDA-XX-XX-DR-A-4600 P04 Roof Plan
- 2023-NDA-XX-XX-DR-A-5501 P06 Elevations
- 2023-NDA-XX-XX-DR-A-6501 P05 Longitudinal Building Sections
- 2023-NDA-XX-XX-DR-A-6502 P01 Latitudinal Building Section
- 2023-NDA-XX-XX-DR-A-9201 P04 Perspective Views
- 2023-NDA-ZZ-XX-RP-A-8302-P02 Design and Access Statement
- 2023-NDA-ZZ-XX-RP-A-8303-P02 Heritage Statement
- 2023-NDA-ZZ-XX-RP-A-8305-P02 Construction Method Statement

The site is located on Green Lane, Belper, DE56 1BY. The name of the building is Beech Lawn. It is a Grade II-listed building. It is a shared occupancy office building, with two companies benefiting from the proposal. The proposal aims to improve the working conditions of the occupants of the building. The entire site area is approximately 1785 square metres. Therefore, less than 1ha. The building is located in flood risk zone 1; therefore, no flood risk assessment is required.

The Beech Lawn Building holds significant historical and architectural importance within the local context. This heritage statement aims to provide a comprehensive overview of the building's historical background, architectural features, and its value as a heritage asset. It

further emphasises the importance of preserving and conserving the Beech Lawn Building for future generations.



(Figure 1)

2 Historical Background

The Beech Lawn Building, constructed in the late 19th century, stands as a testament to the architectural and social history of Belper. Originally built as a grand residence for a prominent local family, the building has witnessed the town's evolution over the years. The house has since served various purposes, including being a school, community centre, and private residence, thus reflecting the adaptive reuse and significance it holds within the community.

3 Architectural Significance

The Beech Lawn Building exhibits exemplary architectural characteristics that contribute to its heritage value. Its design showcases the prevailing architectural style of the late 19th century. The building features distinctive elements, such as pointed arches, decorative stonework, and a prominent gabled roof. These architectural details exemplify the craftsmanship and attention to detail prevalent during the period of construction.

4 Heritage Value

The Beech Lawn Building holds significant heritage value due to several factors. Firstly, it serves as a tangible link to the architectural history of Belper, representing the grand residential structures that were constructed during the town's prosperous era. Secondly, the building is associated with the social history of the community, having played a role in education and community activities. It holds collective memories and narratives that contribute to the local identity and sense of place. Lastly, the Beech Lawn Building's architectural significance, with its well-preserved features, adds to the overall character and streetscape of the Green Lane area.

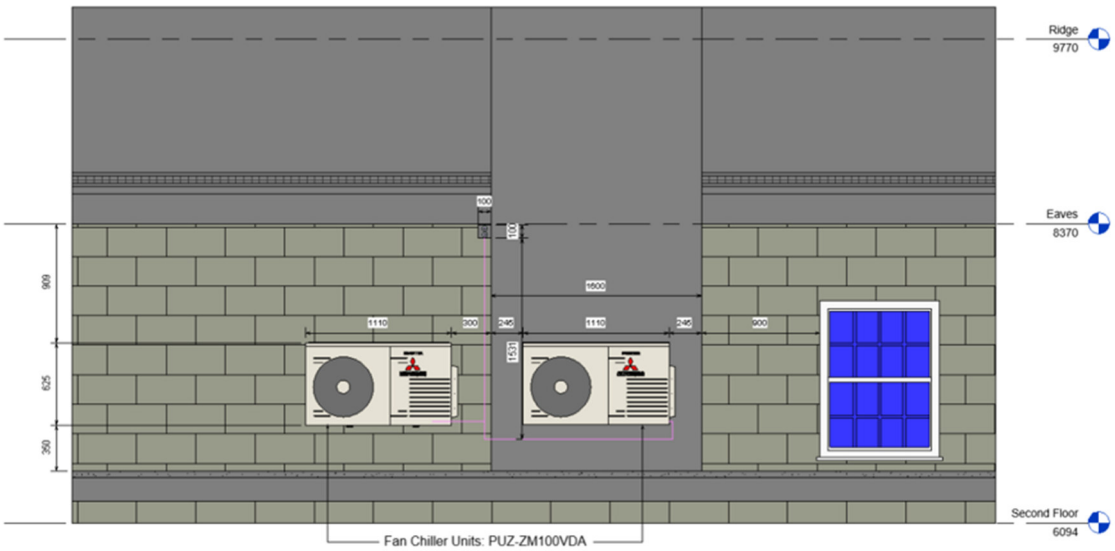
5 Preservation & Conservation

Given the historical and architectural importance of the Beech Lawn Building, it is vital to prioritise its preservation and conservation. Any proposed alterations or development within or around the building should be undertaken with sensitivity and respect for its heritage value. The preservation of original features, including decorative stonework and windows, should be a priority.

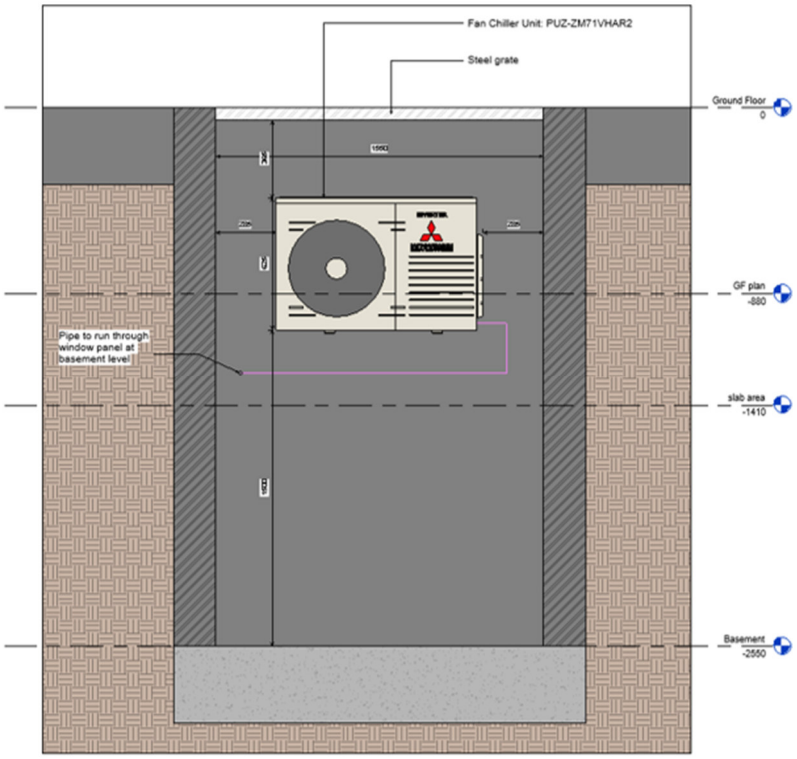
6 Proposed Air-condition units

To enhance the functionality and comfort of the Beech Lawn Building, it is proposed to install three air conditioning units discreetly, ensuring they are not visible from the street. The installation of these units is intended to improve the working environment within the building, which currently functions as an office space. The air conditioning system will provide temperature control, ventilation, and air quality improvements, creating a conducive environment for the occupants to carry out their work effectively.

Each air conditioning unit has dimensions 1110W x 870H x 460D (mm). Two units will be placed in a Line with approximately 800mm of clearance between units (Fig. 2). The remaining unit dimensions, 950W x 943H x 330D (mm), are located independently in the below-ground light well with approximately 300mm of clearance between the walls of the light well to allow for maintenance (Fig.3).



(Figure 2)



(Figure 3)

The installation of the air conditioning units will offer several benefits to the occupants of the Beech Lawn Building. Firstly, it will ensure a comfortable and productive working environment throughout the year, particularly during hot summer months or periods of high humidity. By maintaining an optimal temperature and air quality, the proposed air conditioning units will contribute to the well-being, health, and productivity of the individuals utilising the space.

Furthermore, the discreet placement of the units, ensuring they are not visible from the street, will preserve the external appearance and architectural integrity of the building. This approach demonstrates a sensitive balance between modern comfort requirements and the preservation of the historic fabric, respecting the heritage value of the Beech Lawn Building.

7 Conclusion & Impact

The Beech Lawn Building, situated at Green Lane, Belper, DE1BY, UK, is a Grade II listed structure that holds significant historical and architectural value. The proposed installation of air conditioning units, discreetly positioned and not visible from the street, will enhance the working environment within the building while preserving its heritage significance. Striking a balance between modern functionality and heritage conservation, these additions will contribute to the well-being and productivity of the building's occupants, ensuring the Beech Lawn Building remains a valuable heritage asset for future generations to appreciate and enjoy.

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Air Condition Units (x2) (PUZ-ZM100VDA)	White colour. 1110W x 870H x 460D (mm).	Very Low	Installation in a place not visible	Very low.	Hidden from the street. AC units could be disassembled, and support fixing holes made good.
Air Condition Units (x1) (PUZ-ZM71VHAR2)	White colour. 950W x 943H x 330D (mm)	Very Low	Installation in a place not visible	Very low.	Hidden from the street. AC units could be disassembled, and support fixing holes made good.