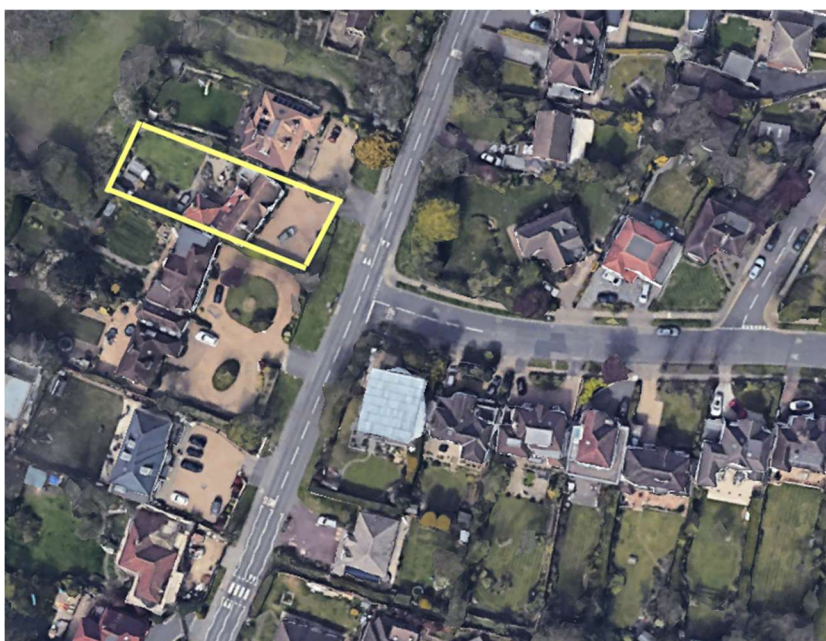


27 July 2025

Design and Access Statement
Listed Building Consent
Cuckoo Hill Farm, Cuckoo Hill, HA5 2BB



INTRODUCTION

This Design and Access Statement has been created to accompany the Listed Building Consent application for the installation of two heat pumps at the side of the building.

SITE DESCRIPTION

The property is located at Cuckoo Hill, Pinner HA5 2BB, within the London Borough of Hillingdon. Positioned on the western side of Cuckoo Hill, it sits opposite the High View junction. To the north of the site is Una Cottage, while White Ladies lies to the south. To the rear, there is an expanse of open land that falls within Raisins Hill, Eastcote. The area is recognised as an Area of Special Local Character.

Cuckoo Hill Farmhouse, a Grade II Listed Building, dates from the 16th century. Over time, various alterations and additions have largely concealed its original architectural features. The house is a two-storey building, featuring three bays, a sharply pitched roof with extended eaves, and is finished in roughcast render. Its windows are Crittall steel casements with leaded lights.

DESCRIPTION OF THE PROPOSED WORKS

We are seeking listed building consent on behalf of our client for the installation of air source heat pumps (ASHPs) at their Grade II listed property.

The primary objective of this proposal is to improve the energy efficiency and environmental sustainability of the home by reducing reliance on fossil fuel-based heating systems, in line with current environmental targets and best practice.

The owner of the property would like to install two Vaillant aroTHERM 12kW heat pumps on the side of the property. The proposed units are to be installed in a carefully selected location that is not visible from the public street, neighbouring properties, or the rear of the house.

A site view analysis diagram has been prepared to illustrate that the units will be entirely screened from all surrounding viewpoints. This ensures the installation will not visually impact the heritage setting of the listed building.

The selected aroTHERM heat pumps are compact, highly efficient, and designed for minimal noise output. They have been specifically chosen to meet the needs of a sensitive heritage site. No irreversible changes will be made to the fabric of the building as part of this installation.

In summary, the proposed installation represents a discreet and sustainable solution that will have no detrimental effect on the architectural or historical character of the property. The proposal has been developed with full regard to the special interest of the listed building and the need to preserve its significance.