

## Design, Access and Heritage Statement

NYMNPA

08/12/2021

For

The Directors, Woodlands Management (Sleights) Limited



<sup>TM</sup>  
**bhd**  
partnership

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## **1.0 Introduction**

- 1.1 BHD Partnership has been appointed to submit planning and listed building applications in relation to the area outlined in red on the attached location plan adjacent to Apartment No. 5, The Woodlands, Sleights, YO21 1RY.
- 1.2 The property is a Grade II\* Listed Building and as such Listed Building consent is sought as well as planning permission under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is also a requirement to submit a heritage assessment.
- 1.3 The assessment in this case provides an explanation how the proposed development is a suitable response to the site and its setting and describes the likely impact of the proposal on the significance of the identified heritage asset.
- 1.4 The proposal seeks consent for use of the former lift shaft and plant room to create additional store rooms adjacent to apartment 5 at ground floor level and apartment 2 at garden level plus 3 no. electrical charging points for cars in the existing car park to the east of Woodlands Apartment 5.
- 1.5 The application is supported by plans by BHD Partnership Ltd.
- 1.6 This Statement is prepared by BHD Partnership, Chartered Building Surveyors and Architectural Technologists, affiliated members of RIBA.

## **2.0 Purpose of Statement**

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying listed building application. Its aim is to assist those assessing the application to understand the rationale behind the proposal. In summary, it provides a structured way of describing the development proposal.

### **3.0 Planning History**

- 3.1 A check of the North York Moors National Park's online planning explorer has revealed the site has a complex planning history and/or listed building consents associated with the property known as Woodlands, Sleights. The most relevant site history is set out below:

NYM/2019/0874LB - Listed Building Consent for conversion of lift shaft, blocking of doorway and insertion of 2 no. conservation rooflights at Apartment 11, The Woodlands, Sleights – Approve.

NYM/2019/0870/FL – Insertion of 2 no. conservation rooflights at Apartment 11, The Woodlands, Sleights – Approve.

NYM4/036/0050B/LB – Listed building consent for internal alterations, provision then return of new windows, installation of lift shaft and additional toilet accommodation and internal restoration work at The Woodlands, Sleights – Approve.

NYM4/036/0050H/PA – Erection of three storey extension (revised scheme) at Woodlands Nursing Home, Sleights – Approve

NYM4/036/0050J/LB – Listed Building consent for erection of three storey extension, including removal of existing windows to provide link between buildings (revised scheme) at Woodlands Nursing Home, Sleights – Approve.

NYM4/036/0050L – Change of use of part of nursing home for occasional, non-residential, institutional use (retrospective) at Woodlands, Sleights – Approve.

NYM/4/036/0050T/PA – Change of use internal and external alterations to create 14 residential flats, together with works to create access drives, gardens, garages and parking areas.

NYM4/036/0050U/LB – Listed Building consent for internal and external alterations to create 14 residential flats at Woodlands, Sleights – Approve.



#### **4.0 Site, Location and Context**

- 4.1 The former Woodlands Nursing Home lies on the western fringe of Sleights village, between Groves Dyke and St Oswalds Pastoral Centre, on the north side of the River Esk and the Esk Valley Railway. The site is placed within 2.5 miles south west of Whitby, 15 miles south east of Guisborough and a similar distance to Pickering to the south and Scarborough to the south east. In a wider context the village is 38 miles north of York City Centre.
- 4.2 Sleights village includes many key facilities, including a primary school, grocery store, butchers, bakery, doctor's surgery, 2 no. Churches, Kennels and Cattery, Village Hall, 2. no. public houses and a sports field (amongst others). This is combined with the fact that the village lies on a main arterial route to the A171 Whitby to Guisborough road and the town of Whitby from Pickering (A169).
- 4.3 The application site is accessed via Woodlands Drive, a 600-metre-long private road leading from the west side of the bridge that crosses the River Esk on leaving the A169 at Coach Road. The same drive provides access to approximately five other properties.
- 4.4 Woodlands is a substantial detached Grade II\* Listed Building and former nursing home (listed as St Hilda's Preparatory School). The property is an attractive Georgian manor house and a three/four storey property that has been refurbished to provide a series of Apartments (Flats) over all floors. The property is maintained to a high standard.
- 4.5 The property is constructed in stone, which has been sourced locally and can be identified by its colour, tooling, general patina and traditional local coursing and depth of stone work. The building exhibits a number of external key features comprising castellated walling (elements of stonework forming parapet walls), pitched, hipped and flat roof elements, which are co-joined to form a coherent form, key stones/quoins, large stone chimney stacks, stone cills and lintels, a mixture of white painted traditional multi-pane windows (sliding sash, Whitby composite, fixed, top hung, etc.)
- 4.6 The building as a whole is characterfully built into the hillside, which means that some parts of the building are below the ground and are accessed from lower levels. Assessing the building from the north entrance is via a raised walkway which provides access to the second-floor level. Internal stairs are used to access the remaining parts of the building/accommodation.
- 4.7 In line with planning permission NYM/4/036/0050T/PA there is a total of 14 no, two- and three-bedroom residential flats/apartments, together with associated access, garaging, gardens and visitor parking.

4.8 In summary, the property is an attractive Grade II\* Listed Georgian Country House, set within 23 acres of grass land and gardens (incl. tennis court). The property is sustainably linked to the nearby village(es) by sustainable modes of travel, including by foot, bicycle and is 0.4 miles from Sleights, 1.9 miles from Ruswarp and 2.5 miles from Whitby Railway Stations on the Esk Valley line.

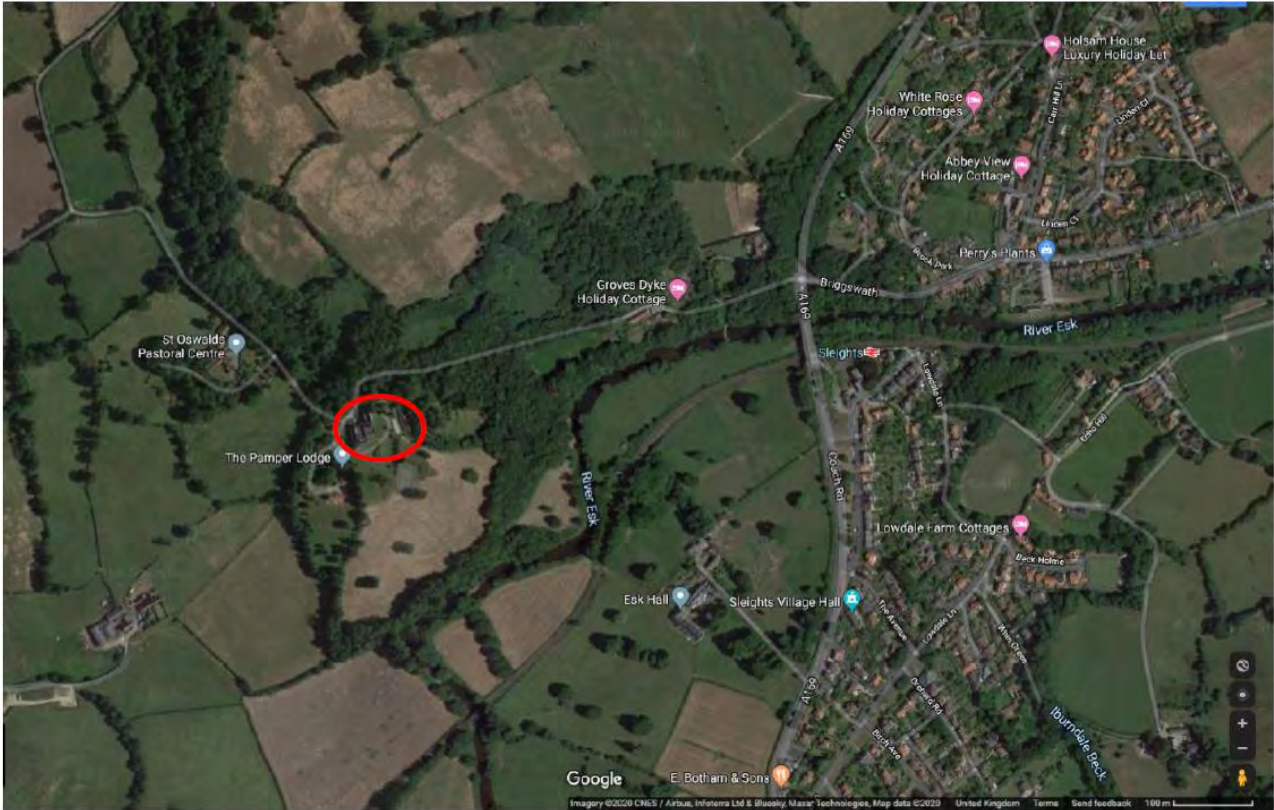


Fig 1. – Woodlands in relation to Sleights Village

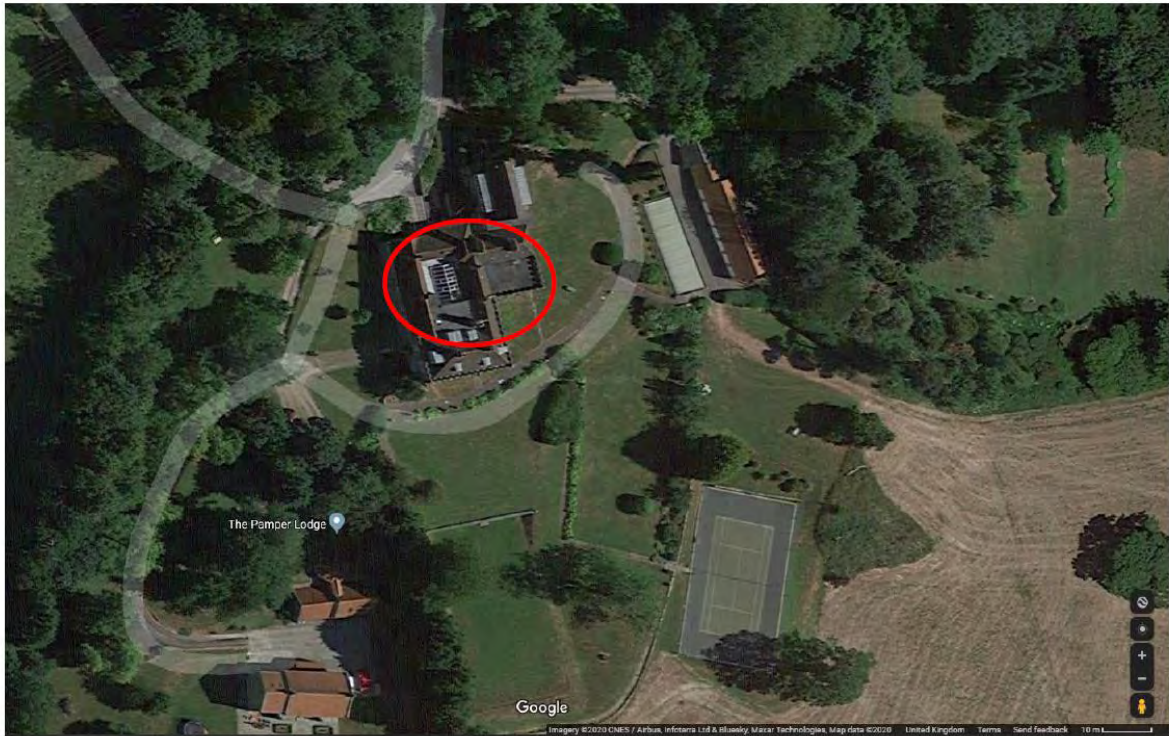


Fig. 2 – Location of Woodlands, Sleights

## 5.0 Heritage Assessment

### What the NPPF and NYM Local Plan confirms about Heritage Assets.

- 5.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission, special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.
- 5.2 Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 5.3 The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets accessed using appropriate expertise where necessary.
- 5.4 Paragraph 192 of the NPPF states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be given to the asset's conservation.
- 5.6 Paragraph 194 of the NPPF states that substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* Listed Buildings, Grade I and II\* registered parks and gardens and World Heritage sites should be wholly exceptional.
- 5.7 Paragraph 195 of the NPPF states that where a proposed development will lead to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.8 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.



- 5.9 The NYM Local Plan was adopted in November 2008 and within it Development Policy 5 deals with Listed Buildings and is the most relevant policy by which the application will be determined.
  
- 5.10 It requires proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage only where they will not have an unacceptable impact on the special historic or architectural interest of the building. The relevant section of the policy confirms:
  - Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.
  - Listed Buildings in the National Park are a significant part of it built and cultural heritage and represent a range of buildings of such importance that, once lost, cannot be replaced.
  - The Authority has a statutory duty to protect Listed Buildings and therefore the presumption is always in favour of their preservation.
  - Paragraph 7.17 of the supporting text states that ‘whilst often the best use of a Listed Building will be that for which was originally built, the Authority recognises that ensuring its continued upkeep and active use will at times require it to accommodate change’.
  - It is important that repairs, alterations and extension complement the special historic and architectural character of the building and that the removal of historic fabric is kept to a minimum.
  
- 5.11 There is no available or adopted guidance in place specifically created for Listed Buildings in the NYM National Park.



Fig 3. – Woodlands, Sleights.

6.0 Significant Mapping



Fig 4.



Fig. 5



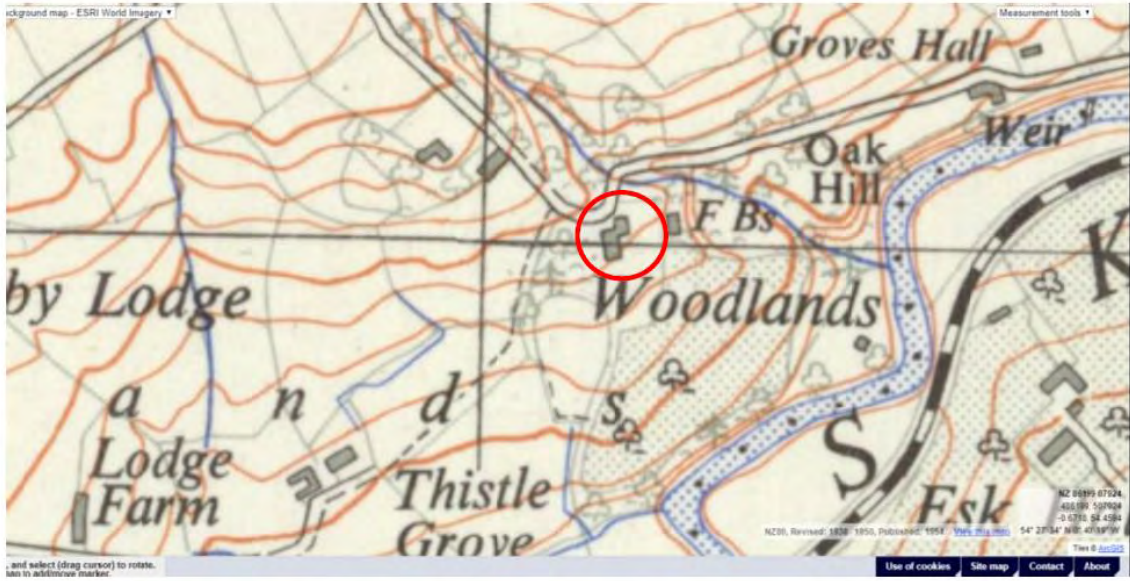


Fig. 6

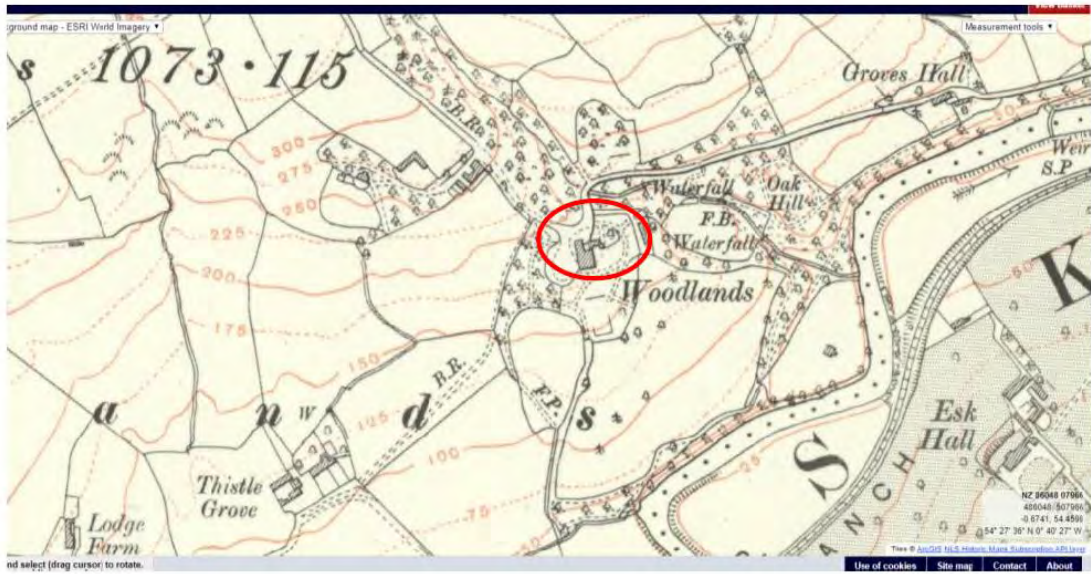


Fig. 7



Fig. 8

### Summary of historic interest

- 6.1 Woodlands was the house and estate of the Yeoman family for over 200 years. It is situated in the Parish of Aislaby. Henry Walker Yeoman I, began to develop the estate possibly under the guidance of his head gardener, Alexander Willison. After his death in 1800 and for the remainder of the century, the estate was mainly tenanted and the landscape was little altered.
- 6.2 In 1901, five spinster sisters of the Yeoman family inherited the Woodlands estate. Under their ownership the grounds were further developed and the garden was opened to the public regularly for charitable purposes.
- 6.3 Between 1919 and 1921 the sisters had the house remodeled by the well known York architect Walter Brierley. After 1939, large parts of the wider estate were sold and following the death of Charlotte Yeoman in 1958, the remainder of the estate was sold off in 12 lots.
- 6.4 The mansion house and adjacent land became a boarding school. The pleasure grounds were altered to provide a tennis court and croquet lawn for the pupils.
- 6.5 In 1988 Woodlands house and immediate surrounding land was bought by the Benet Partnership and became a nursing home. In 1999, the owners, Esk Investments Ltd, converted Woodlands into private residential apartments. In 2002 the freehold was transferred to Woodlands Management (Sleights) Limited.
- 6.6 The mansion house has undergone many changes since its original construction. The building is a double-pile house, built to a less formal and regular plan. The house has also a crowning battlemented parapet. Whilst the most desirable orientation is for



the house to face down the slope towards the view on a downward slope like this makes it difficult to have a reasonably spacious approach to the front door. At Woodlands a pragmatic approach to this problem has produced a formal five-bay elevation facing south, with the main entrance on the west, where there was no attempt at symmetry.

- 6.7 What is known of the building's former uses, it would appear to have served as residential accommodation throughout its heritage, i.e. a school, nursing home and currently for luxury apartments. Therefore, the optimum viable use has in general been safeguarded.
- 6.8 There are no changes under this current proposal that seek to change the current use.

## 7.0 Historic England Listing and Description

### Woodlands (listed as St Hilda's Preparatory School, Grade II\* Listed Building)

7.1 The historic environment record list entry description states:

NZ 8608 & NZ 80 NE AISLABY

7/4 and 17/4 St Hilda's Preparatory School (Woodlands Hall) 19.2.52 (formerly listed as Woodlands Hall) – II\*

*“Large house, now a school. Third quarter of C18 with additions and alterations of 1919 (by W Brierley of York) and 1960. Coursed tooled stone with ashlar dressings. Hipped pantiled roof with dormers behind battlemented parapet. Alternating-block quoins. Entrance front 2 storeys and attic, 2 bays, irregular. At left a half-glazed door, with patterned radial fanlight and round architrave, in pedimented prostyle porch. Single sash window above, tripartite sashes on right, all with glazing bars, under shallow segmented arches with cut voussoirs and keystones. At left a long, irregular 2 storey domestic wing lacking a parapet but with end stone gable coping and kneeler. Garden front of 2 storeys and basement, 5 bays, the centre windows blank, the lower painted trompe l’oeil. Bands at cornice and ground floor levels. Sash windows with glazing bars in wood architraves, arches as on entrance front. 2 segmented headed dormers. 3 irregular bays on east front, similar fenestration, some windows replaced. Projecting 1919 dated doorway; and 1960s dining room extension, not of interest. Further 1919 extensions to north and along north front of house, in similar style and materials. Interior: staircase, curved around oval stairwell, with dado rail, has 2 turned balustrades to a tread, cut string, carved tread ends and ramped handrail with spiral curtail. Enriched Venetian landing window. Ornamental plasterwork to hall and staircase ceilings. Several reception rooms with original cornices and chimney pieces. Original doors and doorcases of good quality throughout”.*

7.2 Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1148951
Date first listed:	19 <sup>th</sup> February 1952
Date most recent amendment:	10 <sup>th</sup> December 1985
Statutory Address:	St Hilda's Preparatory School

7.3 The application is for minor works to use the former lift shaft and plant room to create additional store rooms adjacent to Apartment 5, at ground floor level and apartment 2 at garden level.

## 8.0 **The Proposal**

### Internal Works

8.1 The proposal seeks Planning and Listed Building consent to use the former lift shaft and plant room (a recent addition in the late eighties) to create additional residential storage rooms for use by residents of the apartments.

The proposed works are internal and will consist of the following:

- The removal of the steel doors and frames to the lift shaft and making good of the existing openings along with the replacement of these with timber six panel Georgian style doors and frames to match the existing doors, incorporating 1 hour fire resistance.
- The construction of a concrete beam and block floor level with the landing within the lift shaft at garden level. i.e. the bottom of the lift shaft.
- The construction of a timber floor level within the lift shaft at ground level which will also form the ceiling to the lift shaft area below at garden level and this to provide 1 hour fire resistance and to incorporate acoustic insulation.
- Similarly, another timber floor at the level above (first floor level) to form the ceiling for the store room at ground level.
- The construction of timber six panel Georgian style doors and frames to match the existing doors, incorporating 1 hour fire resistance to enclose part of the landing or corridor areas in front of the lift shafts at both garden level and ground level.
- These to incorporate timber framed stoothing walls above the doors up to existing ceiling level and to each side in order to enclose the space. These to be clad with plasterboard and plaster skim to provide 1 hour fire resistance and to incorporate acoustic insulation.
- The wall at ground floor level is to be constructed within and to the back of the arched opening at ground level in order to ensure that the existing arch remains the strong dominant feature in this location on the landing adjacent to apartment no. 5.
- This design and construction is to match the existing entrance door within an arch leading into apartment no. 5.

- Timber architraves, skirting boardings and mouldings are all to match the existing elements in these locations along with matching door furniture.
- The existing plant room at garden level has electrical equipment and the sump pump within it, which will be relocated in part of the storage space formed on the existing corridor/landing area.
- The brick vaulted ceiling will be carefully repointed using a lime mortar mix to match the existing.
- The plant room floor and wall will be carefully made good to match the existing room using lime mortar and plaster where required.
- The existing concrete floors are to be made good at the existing doorway into the Plant Room, using matching concrete in order to form a finished step within the Plant Room.

#### External Works

- The existing car park area is approximately 25 to 30 metres to the east of Woodlands and is adjacent to a block of existing garages, although well-screened from both Woodlands and the garages by mature trees and shrubs.
- Woodlands itself has a well-established high hedge forming the perimeter of garden area which is in the region of 20 metres away from the apartments.
- The proposed works include the provision of 3 no. electrical charging points for cars in the existing car park area to the east of Woodlands.
- The changes in government legislation and rapid phasing out of petrol and diesel powered vehicles is already leading to a surge in the number of electric cars and vehicles now being produced and sold.
- As a result, there is a need for electrical charging points in many different locations and hence a requirement for 3 no. at Woodlands.
- Given that the lift is not functional and unused, the existing electrical supply serving this can be easily transferred to provide the supply needed for the proposed charging points without upgrading the supply.

8.2 The above constitutes the full extent of works required under this proposal and are illustrated on the accompanying plans and photographs. No other changes are necessary.

8.3 No changes are proposed to the way apartments no. 2 and no. 5 are accessed.

## 9.0 Justification

### Technical Guidance

- 9.1 Historic England's guidance (Enabling Development and the Conservation of Significant Places 2012) states:

*“Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future. To minimise the need for enabling development, local authorities should monitor the condition of their significant places and where necessary use their statutory powers to limit deterioration”.*

### An understanding of The Woodlands

- 9.2 It is acknowledged that the historic environment is a complex whole. This proposal relates to the former lift shaft adjacent to apartment 5 and landing area, providing access to it along with similar work to the former lift shaft and small plant room at garden level closest to apartment 2. This lies in a development of other residential units within the former Woodlands Hall, a Grade II\* Listed building. The proposed electrical charging points within the existing well-screened carpark will not result in any increase in cars or have any significant visual impact due to the mature trees and screening. This assessment demonstrates an understanding of the building and site and therefore considers the place in its entirety, as well as the relative importance of its key features rather than the individual elements of it in isolation to the remainder of the building.
- 9.3 Change in the historic environment is inevitable and can be positive where it involves a high quality of design in context. In this case the development has been skillfully designed and will make the most of opportunities to successfully suppress the development internally and externally without harming the special historic and architectural fabric.
- 9.4 It is considered that the siting, volume and nature of the works are likely to cause less than substantial harm to the Grade II\* heritage asset. The proposed development will work to the constraints and opportunities of the existing building and car park. It is achievable whilst sustaining the significance of the remaining parts of the building and site as a whole.
- 9.5 The applicant is responsible for the long-term management of the proposed store rooms and is proposing a 'once and for all' investment to utilise a part of the building that currently serves no useful purpose i.e. to use the former lift shaft and small plant room as usable dry store rooms that will secure the long term future of the building. Whilst the provision of electrical charging points is a positive step to meeting aims and objectives of government and national policy and international responsibilities.

### The 'Public benefits' of the proposal

- 9.6 The NYM Local Plan (Core Strategy and Development Policies) was adopted in November 2008 and within that Development Policy 5 deals with listed buildings and is the most relevant to the application.
- 9.7 It requires the Park's historic environment to be conserved and where appropriate enhanced.
- 9.8 To assist in protecting the Park's heritage assets and features the Local Planning Authority has a statutory duty to protect Listed Buildings and the presumption therefore is always in favour of their preservation.
- 9.9 In doing so, the National Park Authority acknowledges that 'whilst often the best use of a Listed Building will be that for which it was originally built', it is recognised that ensuring its continued upkeep and active use will at times require it to accommodate change.
- 9.10 In summary, the public benefits in this case are concerned with the consistency of use and one that presents the optimum viable use (residential) of the property together with the resulting value that is added to land/building as a result of the granting of planning /listed building consent for its development.

## 10.0 Conclusion

- 10.1 It is concluded that in consulting documentary materials, historic mapping and up to date Google imagery, the assessment finds that given the minor nature of the works, a less than significant degree of harm will be caused to the heritage asset by the proposed development.
- 10.2 Subdivision of the property has been approved in principle (albeit some time ago). This has permitted the creation of 14 no. individual residential units within an historic landscape where measures for ensuring the long-term coordinated management of those aspects of the place that are crucial to sustaining its significance are in place.

Key issues that have been addressed include:

- Maintaining the internal designed unity of the building/place.
  - Consistency of use and one that presents the optimum viable use of the property.  
(Residential storage for use by residents).
  - Ensuring the ‘significant place’ known as The Woodlands is safeguarded as a whole and that other parts of the building and site are not affected by the proposed development.
  - Maintaining the external appearance of the building by locating the proposed electrical charging points within the existing well screened car park area.
- 10.3 Heritage assets change over time. Protection of heritage assets need not prevent change; indeed, that change may be positive. The low-key impact of this proposal on this heritage asset is considered neutral to positive whereby the reuse of the former small plant room and lift shaft to create a useable storage space may have a very small impact on the internal appearance but overall not in the way the property is experienced or viewed as a whole.
- 10.4 The minor nature of the internal works has been proportionately assessed and it is concluded that less than significant harm will be caused by these alterations.
- 10.5 The continued residential use represents the optimal viable use of the Grade II\* listed building known as The Woodlands, as required in paragraph 196 of NPPF2 and DP5 of the NYM Local Plan.

**11.0 Photographs**

**11.1 Ground Level – Landing and Lobby areas**



Entrance to Apartment 5





Arches and Lobby to Lift door



Skirting boards and timber linings to arches





Lift door



Arch in front of lift door



Arches looking towards Apartment 5





Entrance door and landing to Apartment 5



Partial view of Atrium from landing to Apartment 5





Partial view of Atrium floor and landing to Apartment 5

11.2 Garden Level – Bottom of Lift Shaft and Plant Room



Sump and pump at bottom of lift shaft





Rear wall of lift shaft (sump at bottom)



Looking up the lift shaft (doors on the left)





Step down into Plant room





Step up from the Plant room





Plant room (part of brick vaulted ceiling)





Plant room (full brick vaulted ceiling)





Pump for sump





Electrical supply and switch gear



11.3 Garden Level of Corridor and Doors, Plant room and lift shaft



Corridor, Plant room on left, lift at the end  
(External door to garden on right)



Plant room door, architraves and skirting boards  
(Looking towards the lift)



Plant room door  
(Looking towards corridor and access route)





Lift door, architraves, linings and skirting boards



Lift door on right plus return end wall of corridor



11.4 Upper Car Park and area for electric charging points on right



Access drive down to upper car park area





Upper Car Park area



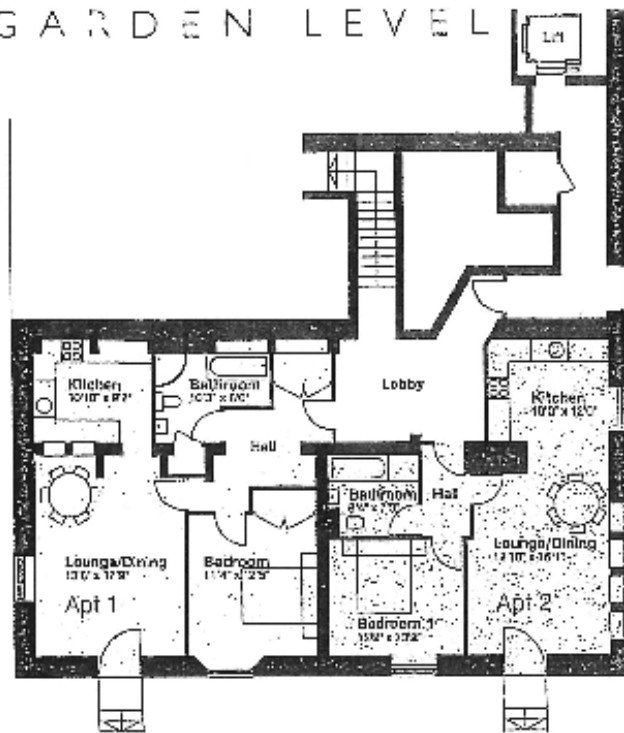


Car Park entrance with access drive on right  
and Woodlands Apartments behind the hedge and trees



## 12.0 Existing Floor Plans of Woodlands Apartments

### GARDEN LEVEL



With separate entrances on the lower South elevation, there are two independent single bedroom apartment each with their own particular character and features. Also with access at the rear through the main body of the building via stairs or lift, they are ideal as a second home, hot hole, or a low maintenance quality permanent dwelling.

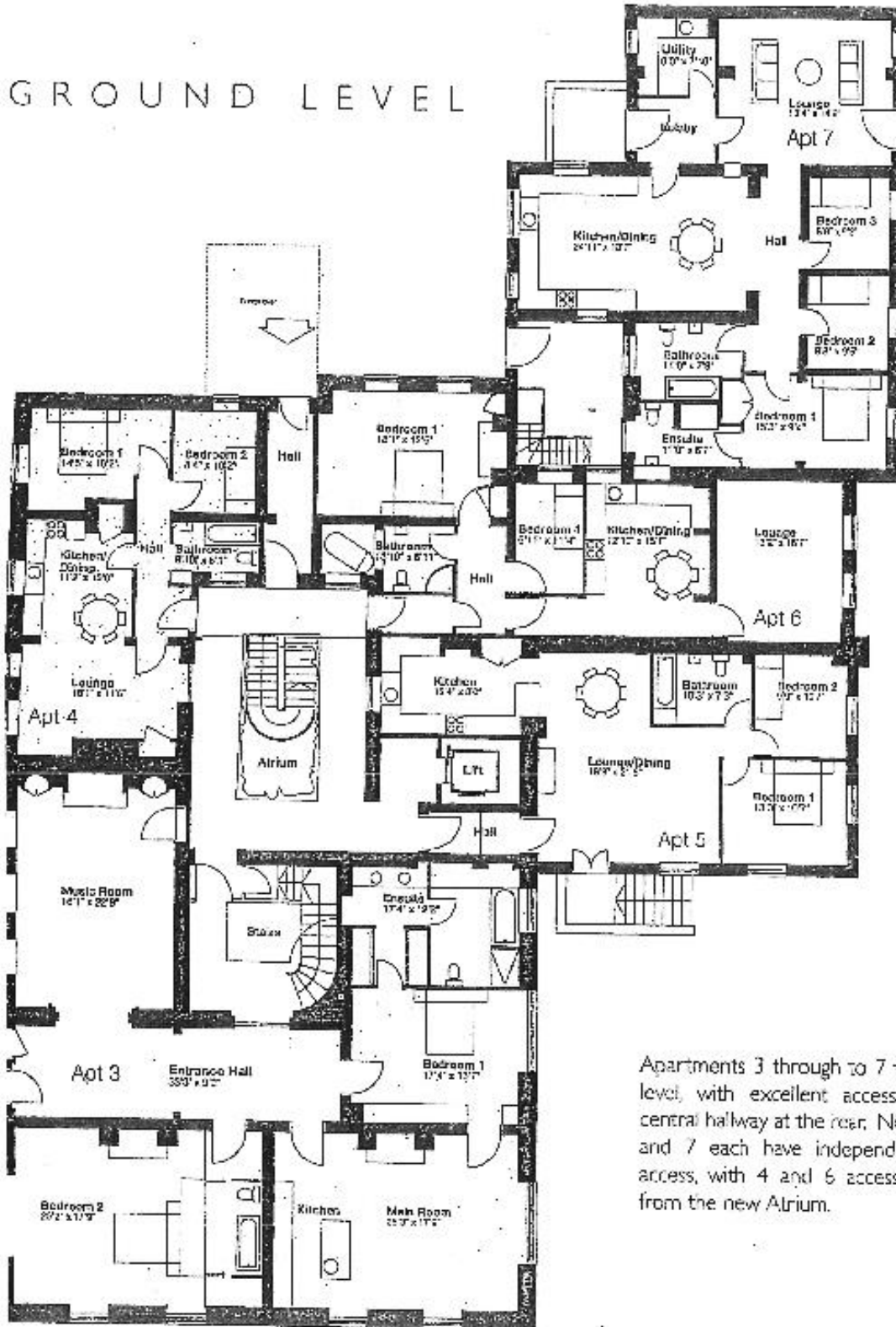
### ELEVATION & LEVELS



EAST (GARDEN) ELEVATION

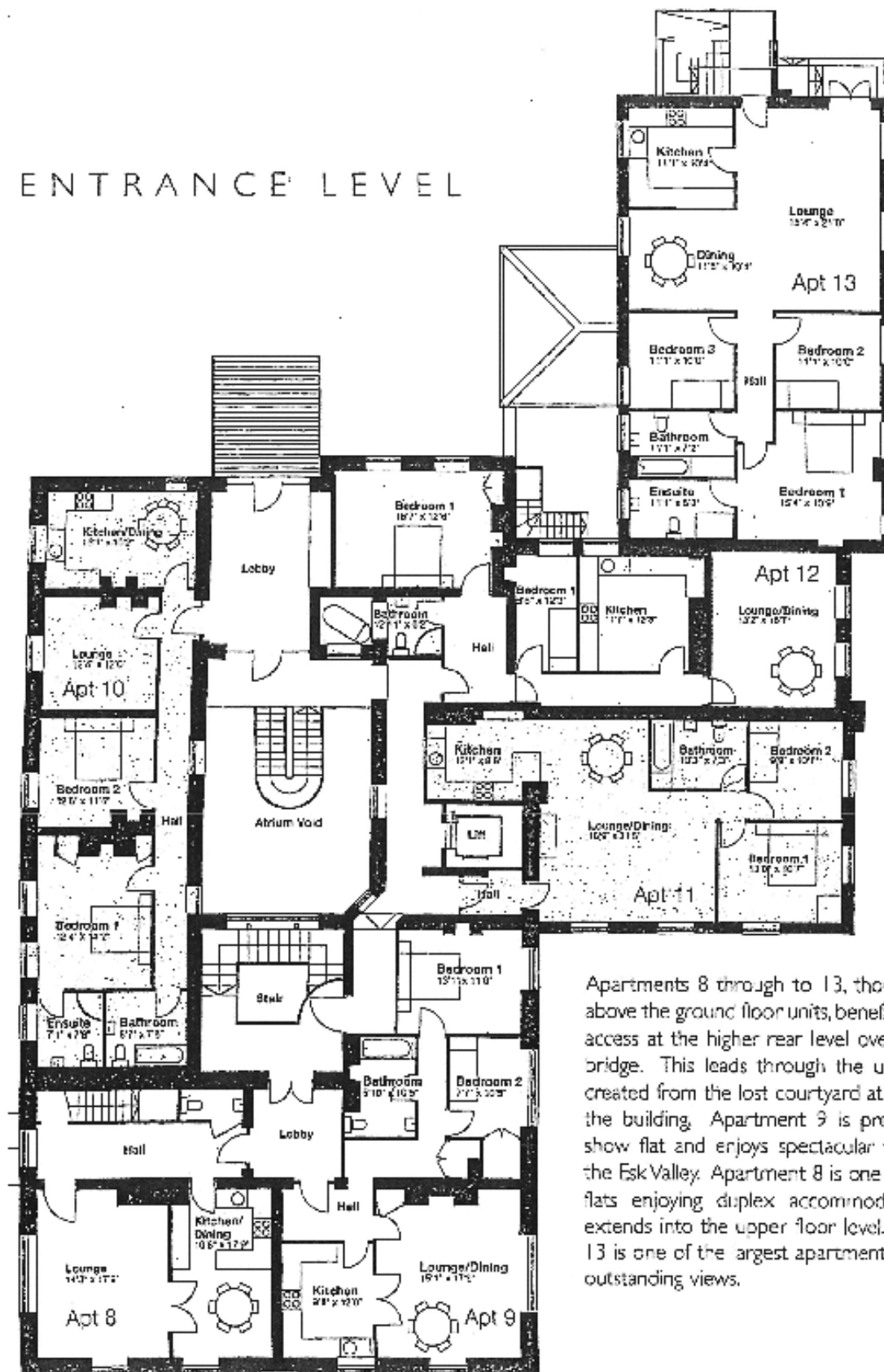


# GROUND LEVEL



Apartments 3 through to 7 take up this level, with excellent access from the central hallway at the rear. Numbers 3, 5 and 7 each have independent private access, with 4 and 6 accessed directly from the new Atrium.

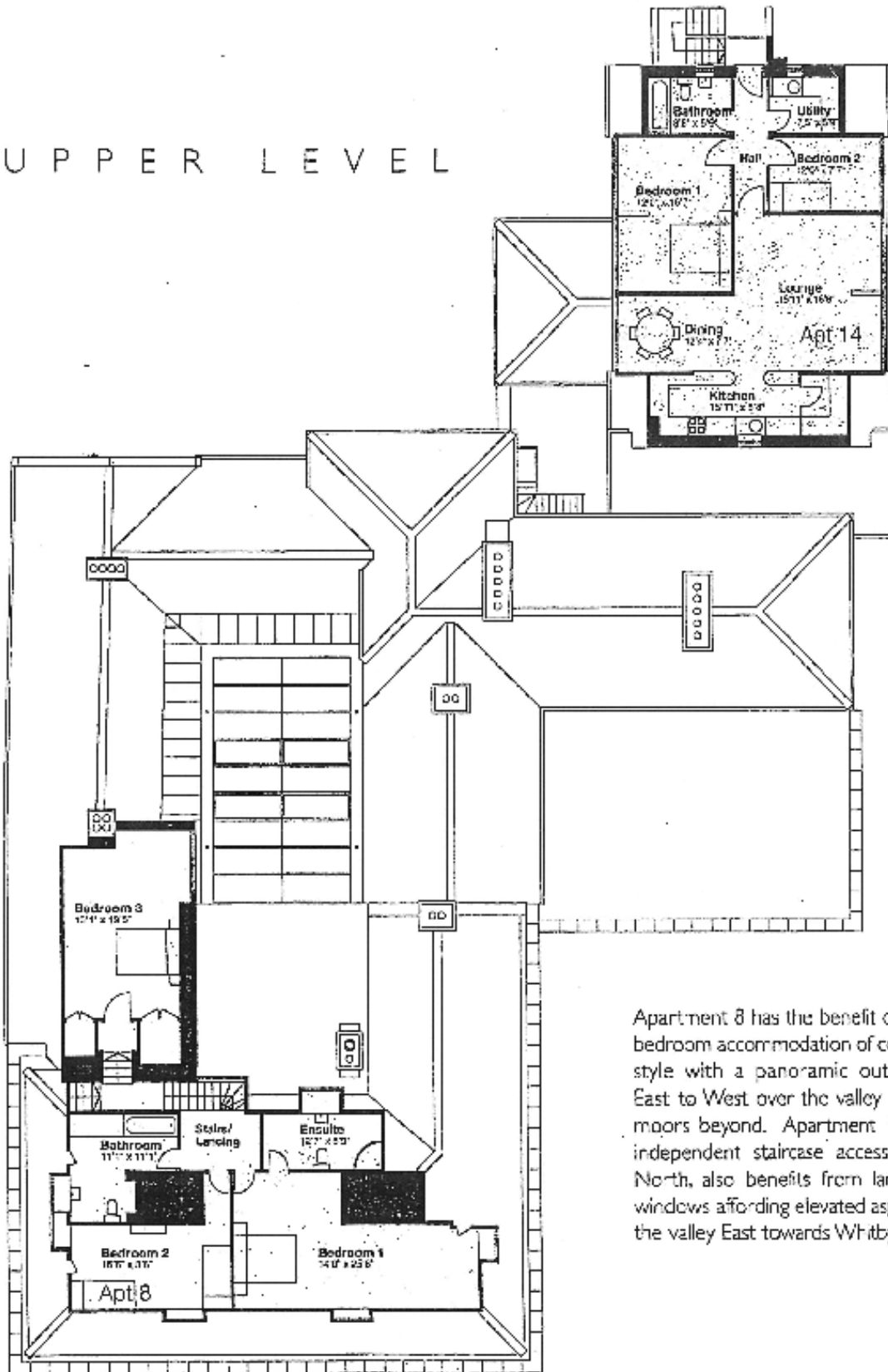
# ENTRANCE LEVEL



Apartments 8 through to 13, though elevated above the ground floor units, benefit from direct access at the higher rear level over the North bridge. This leads through the upper Atrium created from the lost courtyard at the heart of the building. Apartment 9 is presented as a show flat and enjoys spectacular views across the Fisk Valley. Apartment 8 is one of the larger flats enjoying duplex accommodation which extends into the upper floor level. Apartment 13 is one of the largest apartments and enjoys outstanding views.



# UPPER LEVEL



Apartment 8 has the benefit of top floor bedroom accommodation of considerable style with a panoramic outlook from East to West over the valley and to the moors beyond. Apartment 14, with its independent staircase access from the North, also benefits from large picture windows affording elevated aspects along the valley East towards Whitby.



NYMNP

08/12/2021



Feedback

### Electric car home charger installation

Get a fast and reliable 7kW EV smart home charger fully installed from £549(1) by Pod Point, a new member of the EDF family.

[Order your charger](#)

### Covid-19 update

Pod Point continues to install home charge points. Once you order your charger, they'll complete a remote risk assessment. During this assessment, they'll identify the installation as either low or high risk. This will depend on the risk of Covid-19 transmission during the installation process. If you're identified as a low risk your installation will go ahead. If your assessment results come back that you fall into the high-risk category the installation will be paused for now.

**Pod Point Solo 3 - 7kW electric car home charger installation - from £549(1)**

**Choose from two models:**







Feedback

### **Pod Point is part of our EDF family**

Pod Point joined us in 2020. As the leading UK home charging provider, Pod Point offers chargers for home and business, and access to more than 5,200 charging bays across the UK.

Our joint goal is to put an electric vehicle charge point everywhere you need to park.

**Your guide to electric car home charger installation**



### **How do I know if I can get a home car charging point installed?**

To have a home charge point installed for your car you need to have:

Dedicated off-street parking,

Wi-Fi connection at your property or a SIM router with a 3G or 4G SIM (for Pod Point home chargers),

Permission from your landlord (if you're renting),

Home in mainland Great Britain.



Feedback

### **Universal Socket**

Compatible with all plug-in electric cars. Perfect if you have cars with different connector types. Portable cable is sold separately.







### **Tethered**

Comes with a permanently attached charging cable that wraps around the Pod Point Solo 3, so it's quick and easy to use (Type 1, 4.8m or Type 2, 7.5m) - excludes dust caps

### **Pod Point's Solo 3 features and ratings**

- Available in either 3.6kW, 7kW or 22kW speeds
- Features Wi-Fi & App connectivity, Charge Scheduling and Auto Power Balancing
- Use an [EDF GoElectric tariff](#) and schedule charging when it's cheapest for you
- Connect the Solo 3 with the Pod Point App and see your home charging activity and track costs from your smartphone
- Get a 3-year warranty as standard with a 5-year warranty available

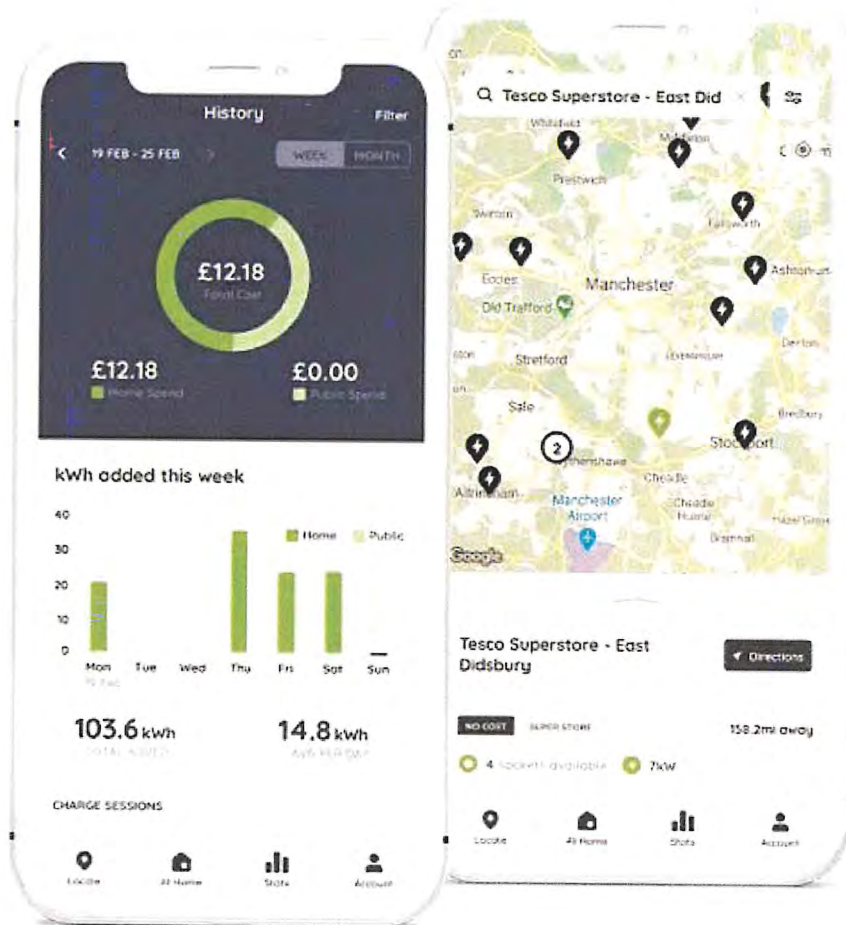
- Compact, weatherproof unit that mounts to a wall
- Size: 330mm high, 290mm wide, and 112mm (167mm socketed) deep

[View the Solo 3 technical specifications \(PDF 656KB\).](#)



It's quick and easy to order a new Pod Point EV charging point for your home.

Order your charger



Feedback

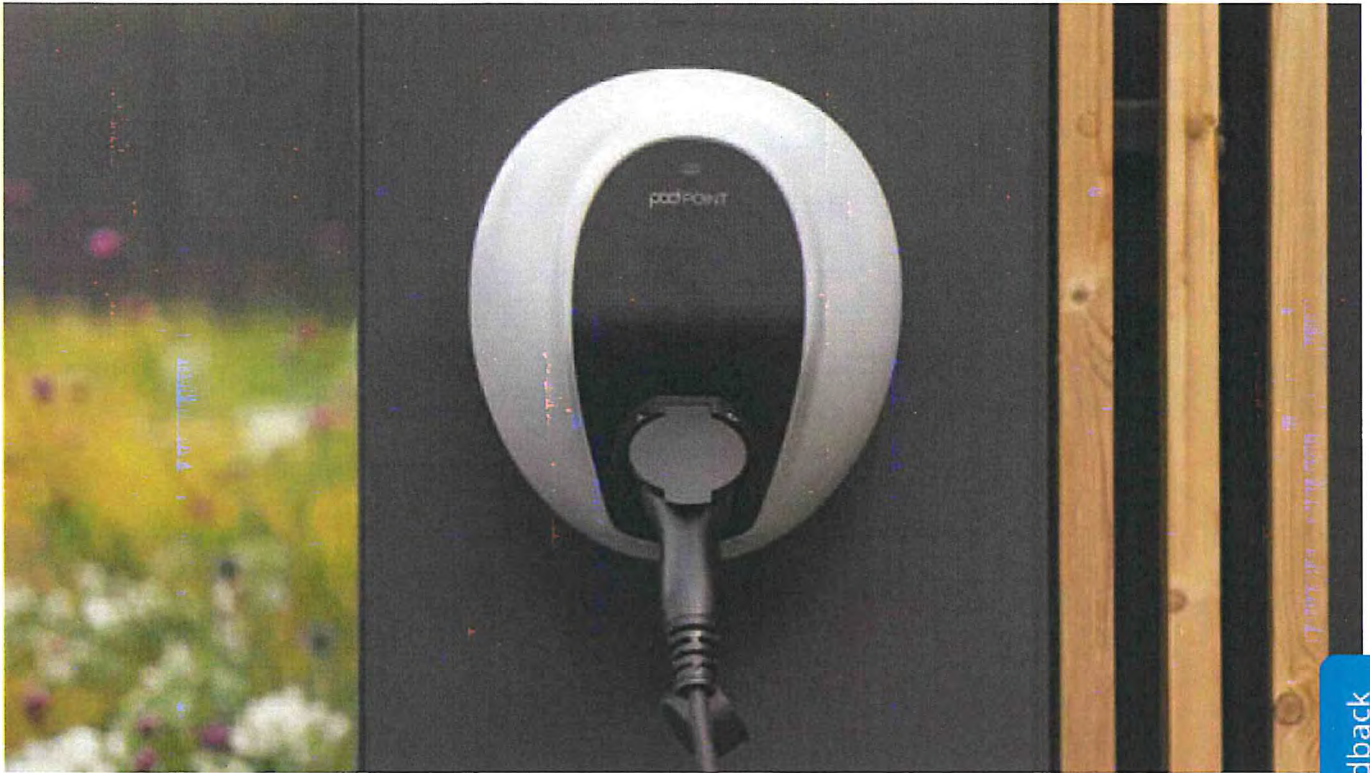
## Pod Point App and the Pod Point Network

To get the most out of your electric car experience, you can use your Pod Point Solo 3 with the Pod Point App and the Pod Point Network.

With the Pod Point App, you can track costs and energy usage at home, use charging bays across the Pod Point Network and access your company's chargers too. [Find out more and get the Pod Point App.](#)

With the Pod Point Network, you can start charging instantly with no subscription fees at more than 5,200 bays on the public EV charging network. [Discover the Pod Point Network.](#)





Feedback

### **What's included in home installation?**

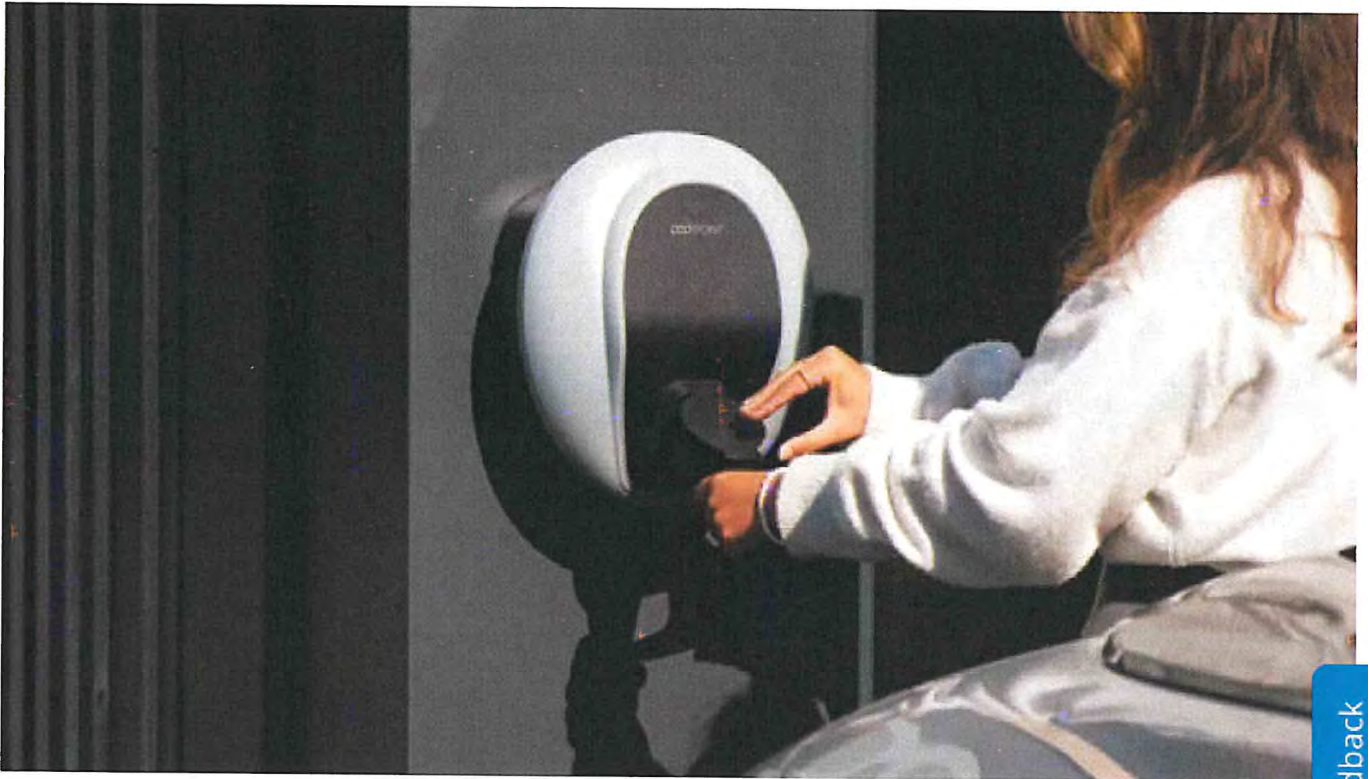
Fitting of your home charger on a brick or plaster wall, or to another suitable permanent structure.

Up to 15 metres of cable, neatly clipped to the wall. It will run between your electricity supply meter, main distribution board and your home charger.

An electrical certificate to show your installation meets the [18th Edition IET Wiring Regulations](#) – the UK standard.

[Read the full list of what's included in a standard installation and what happens if extra work is needed.](#)

**Your EV home charging questions answered**



### **How much does an electric car home charging point installation cost?**

A 7kW Pod Point Solo Smart Charger costs from £549<sup>(1)</sup> to install. In some cases, the price of the Pod Point Solo smart charger may be less than this, due to subsidised pricing agreed with vehicle manufacturers.

### **Are there any government grants for EV charging points?**

The OLEV Grant, also known as Electric Vehicle Homecharge Scheme (EVHS) can reduce the cost of your home charger by up to £350. If you're eligible, you'll be able to claim it when you buy the Pod Point charger. [Find out about the grant for home chargers.](#)

### **What's the difference between a tethered and a socketed charge point?**

Tethered charge points have a long cable and are available with either a Type 1 or Type 2 connector. Most new EVs come with a Type 2 connector, but it's always worth checking before getting a tethered charge point. A socketed charge point has no cable and is essentially a dedicated charging station. These are universal as they can charge any electric car with a fast charging cable.





### **How long does it take to charge an electric car?**

This depends on the size of your car battery and the speed of the charging point. With a 7kW charging point it takes just under 8 hours to fully charge an electric car with 60kWh battery.

### **What do 3.6kW, 7kW and 22kW mean when talking about car home chargers?**

The kilowatt (kW) refers to the power rating of a home charge point and is the maximum amount of power that can be drawn from the socket at any one time. A 7kW home charger will charge your car three times faster than a three-pin plug.

### **What power rating should I use for my home socket?**

In the UK 3-7 kW chargers are the most popular and are widely recommended. Some homes have a single-phase (AC) electricity supply and can support the additional 7 kW load. There are some homes with three-phase (AC) supply that can use a more powerful charger up to 22 kW. You always need to check with the installer that your fuse board has enough spare capacity to support the additional load of a home charging station.

**Ready to charge your electric car at home?**

[Order your charger](#)

**[Electric vehicle solutions for business](#)**





### Thinking of installing chargers for your business?

You can attract an ever growing number of EV drivers as customers by offering charging points.

Our trusted partner Pod Point provides a variety of chargers to suit any business, with a range of features and speeds.

[Chargers, cars and tariffs for business](#)

[Learn more about electric cars and home chargers](#)



### Where can I charge my electric car?

With over 42,000 charge point connections across the UK, it's now easier than ever to charge your electric car. Find out where, when and how to charge your car.

[Find charging points](#)



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### Notes

1. The full £549 price is for a 7kW Pod Point Solo 3 home charger and assumes you are eligible for and have claimed, the government's OLEV (Office for Low Emission Vehicles) Home Charge Grant. [Read about the OLEV grant on GOV.UK and check if you're eligible to claim.](#)

Feedback

