



DESIGN, ACCESS AND HERITAGE STATEMENT

Proposed installation of roof mounted solar panels

**Detached outbuilding at
Chequers
17 Chequers Lane
Glemsford
Suffolk
CO10 7PW**



RICS

14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. Introduction

- 1.1 This Statement accompanies an application for Planning Permission and Listed Building Consent for installation of roof mounted solar panels to the existing outbuilding.
- 1.2 The building is a detached outbuilding in ancillary use to the host dwelling, Chequers.
- 1.3 The aim is to improve the energy efficiency and carbon footprint of the host dwelling in light of the climate emergency.
- 1.4 This proposal allows for some improvement in energy efficiency without having to touch the fabric of the host dwelling which is the principal object of the Statutory Listing. The host dwelling is 100% electric with no gas.

2. Site Location and Context

- 2.1 Chequers lane is now a purely residential street to the north of the village centre and the property is located north side of the road.
- 2.2 The entire site extends to 0.41 Ha and is a mature extensive garden and planting to the boundaries.
- 2.3 The outbuilding, subject of this application is orientated north south, to the east of the host dwelling, approximately 18m distant. separated from the host dwelling by a circular drive and landscaping. It is set at an oblique angle to Chequers Lane presenting side on and is set well back from the lane largely obscured from view from the Lane by hedges, trees and shrubs.

3. Existing Buildings

- 3.1 Below is an extract from the statutory list for the host dwelling:

*CHEQUERS LANE 1. 5377 (North Side) Glemsford Nos 13 to 17 (odd)
TL 8248 18/135 23.3.61. II* GV*

2. Now 1 tenement. A fine C16 and C17 timber-framed house with exposed timber- framing and plaster infil. It is similar in design to Monks Hall, Low Street but in poorer condition. There are cross wings at the east and west ends. 2 storeys and attics. The upper storey is jettied on the whole front on exposed joists. The central gable was added in the C17 and is jettied and has a modern board with the date 1616 in the apex. The east cross wing has a bressummer carved with

billet ornamentation and supported on 2 curved brackets with moulded capital to former shafts. The west wing has carved bargeboards. Basically 3 window range, but with a number of small high level flanking windows with moulded mullions, some on the ground storey are blocked. The windows generally are 2, 3 and 4 light mullioned and mullioned and transomed casements with leaded lights. The centre gable has an oriel window on the 1st storey with high level small flanking windows. Roof tiled.

Listing NGR: TL8298448806

- 3.2 The outbuilding is a detached and extended form stable building/cartlodge. Timber framed with timber boarded walls and clay pan tiled roof.

4. Proposals

- 4.1 There are no physical works proposed to the host dwelling.
- 4.2 The only works to the outbuilding are installation of the roof mounted solar panels to both east and west roof slopes. These can be demounted at any time leaving no impact on the appearance of the building.
- 4.3 The specialist installers details are attached and accompany this application.
- 4.4 The proposal forms part of Suffolk County Council's important 'Solar Together' Initiative and is driven by a need to develop a viable green energy plan for the Listed host dwelling which, given its age and construction, is very energy hungry and inefficient.
- 4.5 The alternative ways to improve energy efficiency that would be open to residents living in unlisted property such as double glazing, wall insulation (internal/external) would not be appropriate for this listed building. Ground heat pump and air heat pump energy generation have been considered but are not viable for a house of this construction given the poor levels of heat retention and the fact that major ground works (ground heat pump) and invasive plumbing works would need to be undertaken that would adversely impact on the fabric of the host dwelling. Solar panels are, therefore, the only workable option for this property for green energy generation / energy efficiency improvement and can be located away from the host dwelling.
- 4.6 The proposal is considered and sensitive response to the Climate Emergency which ensures the fabric of the historic fabric of the host dwelling is untouched. It is also a constructive response the Energy Crisis which poses an existential threat to the continued viability of

older residential listed buildings. The heating costs for the property are estimated to rise between 100% and 200% over the next few years.

- 4.7 The number of solar panels proposed are the minimum required to make the scheme viable in terms of energy generation as the stable block does not face South. Whilst this helps to reduce the visibility of the proposal it reduces the efficiency of the panels.

5 Planning Policy

- 5.1 Installation of solar panels is normally permitted development. However not where on a building within the curtilage of a listed building.

- 5.2 The new Babergh and Mid Suffolk Councils Joint Local Plan is currently under review but contains policies on energy efficiency and reducing carbon.

- 5.3 The approved policies within the Babergh Local Plan include :

- a) Objective 4 Chapter 2 'Environment' – 'To encourage the saving of energy and the use of alternative and renewable energy resources'.
- b) Policy EON9 – 'Development Proposalsshould address alternative and renewable sources of energy'
- c) EN10 establishes a presumption in favour of allowing development for renewable energy – 'Planning permission will be granted for development proposals for renewable energy generation, subject to there being no unacceptable impact on the local environment in terms of noise; smell; visual intrusion; residential amenity; relationship to adjoining uses; landscape characteristics; biodiversity; cultural heritage; public rights of way; the water environment; public safety; the treatment of waste products; and highway and access considerations'.

6 Conclusions

- 6.1 The proposed solar panels are to be installed to an ancillary building. Which is set back approximately 35m from the public highway.
- 6.2 The proposed solar panels are to the east and west facing roof slopes not facing the public highway.
- 6.3 There is dense mature tree areas and landscaping between the building and public highway. This together with the substantial set back

ensures the existing building is well screened and fully compliant with relevant policies supporting renewable energy.

- 6.4 Consequently the visual impact of the proposal will be minimal there will be no harm caused to the host listed building or character of the conservation area.
- 6.5 The applicant therefore believes the proposal accords with National and Local Planning Policy objectives and guidance.