



HERITAGE STATEMENT

AND

DESIGN & ACCESS STATEMENT

FOR

THE PROPOSED INSTALLATION OF

40NO. PHOTOVOLTAIC PANELS TO ROOF OF GRADE II CURTILAGE LISTED BARN

AT

MANOR FARM, KENNARD MOOR DROVE,

COXBRIDGE, GLASTONBURY, SOMERSET, BA6 8LG

AUGUST 2022 REF: F1657 / HS / DA - PVPanel

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Heritage Statement

The National Planning Policy Framework (NPPF) states in paragraph 128 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. 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.'

Development can affect the heritage assets in two main ways:

- Development in the setting of a heritage asset which might impact on the way in which the heritage asset is experienced.
- Development of a heritage asset - such as alterations to a listed building or development within a landscape of heritage significance.

This statement therefore provides a justification and overall principle for the proposed works to the roof of a curtilage listed Grade II barn within the context of a Grade II* Listed dwelling.

Introduction and Description.

Manor Farm is located on the western side of Coxbridge and is accessed via a private driveway from Kennard Moor Drove. The site is a former farm complex which has now been converted to domestic use and comprises of a traditional main farmhouse (Grade II*) and a variety of stone barns and outbuildings arranged around a courtyard. Further beyond to the north and west are four large modern agricultural barns no longer in the ownership of Manor Farm.

The Listing refers to the main farmhouse only, with the surrounding barns curtilage listed due to their proximity and association with the farmhouse. The Listing on the 'Historic England' website describes the farmhouse as follows:

Name: MANOR FARMHOUSE, COXBRIDGE DROVE

Grade: II*

List Entry Number: 1345050

Date first listed: 22-Nov-1966

Farmhouse. C17. Coursed and squared rubble dressed stone quoins, double Roman tile roof, coped verges on kneelers, C20 brick stacks. Shallow U-shaped frontage; lateral fireplace plan with front stair-turret. Two storeys and attics in 3 front facing gables with copings; 1:1:1 bays, those to each side break forward slightly; one window per floor in each section, 2, 3 and 4-light ovolo-moulded stone mullioned windows, predominantly with stopped labels, some with cornice drips; small blank openings to 2 gable faces. Door opening to centre, 4-panelled door; pent roofed porch with a mullioned window. Interior with a large winder staircase in front facing gable; fireplace with flanking pilasters. Two storey, single bay wing set back to the left return is not of special interest.



Image 1 – Front (south) elevation of Manor Farmhouse viewed from the Kennard Moor Drive.

The barn to which this application relates is positioned 30m to the north-west of the main farmhouse, as can be seen in image 2 below. The single-storey barn is connected to a much larger two-storey barn, and together they form the western side of the courtyard. The larger barn has a slate roof which is in poor repair, while the single-storey barn has a modern profiled metal sheet roof. Abutting the rear of the single-storey barn is a smaller barn with a mono-pitch metal sheet roof which is currently being repaired with metal sheeting to match the adjacent barn.

The walls to all the barns are natural Lias stone with several doorway openings into the courtyard, and a single stable-type door to the rear of the lower barn.



Image 2 – Front/side of Manor Farmhouse, courtyard, and barns to west viewed from road.



Image 3 – Western two-story and single-storey barns viewed from courtyard.



Image 4 – Rear of single-storey barn and mono-pitch barn viewed from yard area outside of site to West.

Planning History.

Planning and Listed Building consent (2021/2870/HSE and 2021/2871/LBC respectively) for various works on the site were granted in August 2022. This consisted of internal and external refurbishment of the main farmhouse, erection of a single storey glazed rear extension, replacing of uPVC windows, reinstatement of former outbuilding, retrospective demolition of modern farm buildings and installation of outdoor swimming pool. It should be noted however that no works were proposed to the barn in question, and no works have been carried out.

Proposed installation of Photovoltaic Panels to Roof.

The applicant would like to increase the amount of energy produced on-site to reduce reliance on mains electricity, as well as reducing the environmental impact of the development.

Therefore, the purpose of the application is to propose the installation of 26No. PV panels to the west-facing roof slope of the single-storey barn, and 14No. PV panels to the south-facing roof slope of the smaller abutting barn, giving a maximum of 40No. proposed PV panels split over the two roofs shown in image 4 only.

The individual PV panels are approximately 1m x 1.7m in size and are proposed to be laid generally in two rows, as shown on the drawings, to maximise the area of panels on the roof.

These will be fixed to the roof using a standard metal support system minimising any disruption to the existing roof structure of the barns and allow them to be removed without damage.

The two roof slopes face away from the main listed building and surrounding curtilage listed barns ensuring that there is minimal visual harm to the setting of the farmhouse and courtyard. They are also set back a minimum of 45m from Kennard Moor Drove and are generally shielded from view by the higher barn as well as the existing hedge line along the road.

The two roof slopes are also finished with modern profiled metal sheeting, typical of agricultural buildings, and therefore the installation of PV panels would cause little visual harm compared to the harm already caused by the unattractive metal sheeting.

Conclusion.

The principle of the scheme is the installation of 40no. PV panels to the western and southern roofs of the two single-storey barns to the west of the site, positioned at the rear corner of the courtyard.

The proposed PV panels will be positioned on the roof slopes facing away from the courtyard and listed farmhouse and are fitted only to the modern metal sheet roof finish, and therefore it is felt that these proposals show a consideration of the heritage asset with a design which minimises any harm to the setting. It is therefore considered that the scheme takes full consideration of the heritage asset and its importance in the site context.

Design and Access Statement.

Amount

It is proposed to install 40no. PV panels to the western and southern roofs of the two single-storey barns to the west of the site, positioned at the rear corner of the courtyard.

Layout

The layout of the buildings and routes around the site are not affected by the proposed works.

Appearance and Scale

The proposed PV panels are to be installed over the existing profiled metal sheet roofing as shown on the drawings. These are to be positioned on the roof slopes facing away from the courtyard and listed farmhouse to minimise any harm to the listed setting and will be generally shielded from view from Kennard Moor Drove by the higher barn and existing hedgerow along the road.

Landscaping

There is no landscaping proposed.

Access

The access to the site is via the driveway from Kennard Moor Drove which leads into the main courtyard/parking area. This will not be affected by the proposed works.