

Design, Access & Heritage Statement

Location:- The Pond House, Wicken Hall, Wicken Bonhunt, Saffron Walden, Essex,
CB11 3UG

PROPOSAL

Installation Photovoltaic Solar collectors to provide a non-polluting and sustainable energy source to the property, which will reduce usage of fossil fuel and increase the energy efficiency of the property, whilst reducing its carbon footprint. The units proposed unit are 1m wide x 1.66m long x 50mm high. The panels have been designed to be as flush to the roof as possible. They can be removed completely in 2-hours, leaving no sign of any installation.

SETTING

The roof where the photovoltaic panels are proposed is finished with and small red clay tile. The building itself is a mix of render, red brick and black weatherboard.

The proposed mounting site for the panels is on the rear South West facing roof of the house. This area is hidden from the road or any other public view.

SITING

The property in question was once part of Wicken Hall as a barn and as such is Grade II listed. However, the barns are now separate properties and are not noted in the listing for Wicken Hall.

The proposed site is to accommodate 10No 400Watt panels which are required to provide the necessary output for the consumer's needs they are to be fitted on the property mounted on the rear of the roof in a 1x 10 panel configuration. The array will face south west as shown on the drawing provided.

In this case the proposed site was selected as the most effective as it suffers from little shadowing for most of the day, and it has no effect on the building fabric, it is also not possible to see the panels on the garage from any view from the road.

ACCESS

Scaffolding will be installed for safe access.

SUMMARY

The system is designed to provide year round energy to light and power the building with any surplus energy being fed into the grid, at the same time as reducing carbon emissions by about 1500kg per year. The units can be removed without leaving any damage to the building, so not affecting the long-term integrity of the area.

The small, if any, visual impact is far outweighed by the benefit of reduced fuel usage, reduced pollution and the increase in energy efficiency of the property. The collectors will preserve the building and area, as they will reduce the amount of pollutant gases emitted, which is currently harming the long-term fabric of the building.

Heritage Statement

We have researched into what if any heritage assets will be affected by this proposal and the following conclusions have been drawn.

Q1. What is the significance of the assets and settings affected?

Answer:-

As noted above The Pond house which was once a barn to Wicken Hall is not mentioned in the particulars of the listing below. Please see the listing information below for information.

Official list entry for Wicken Hall.

Heritage Category: Listed Building
Grade: II
List Entry Number: 1238317
Date first listed: 26-Nov-1951
Statutory Address: WICKEN HALL, CLAVERING ROAD

Location

Statutory Address: WICKEN HALL, CLAVERING ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Uttlesford (District Authority)
Parish: Wicken Bonhunt
National Grid Reference: TL4982933371

Details

1. 5222 TL 43 SE 16/796 26.11.51

WICKEN BONHUNT CLAVERING ROAD (north side) Wicken Hall II 2. Late C16 timber-framed and plastered house. Originally on an L-shaped plan but with later additions and extensions. The south-east front is faced in red brick with a plastered gable at the south-west end. Five window range, double-hung sashes with glazing bars. The south-west front has 2 bays, one single storeyed and the other 2 storeyed. Roof tiled with 2 original chimney stacks each with 3 octagonal shafts (restored). (RCHM 3).

Listing NGR: TL4982933371

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 415776

Legacy System:

LBS

We have set out the listing criteria of Wicken Hall. However, this building “The Pond House” is not mentioned in the listing details. The property is unremarkable in the Uttlesford context and the installation will have minimal effect on the appearance of the property.

The location of the panels on the rear facing sloping roof of property will have no effect on either perceived ‘assets’ or their setting. The panels are to be sited hidden from view of the main road or any other public view point.

The drawing provided and photos below showing that the proposed photovoltaic installation area is in no way viewable from the front of the property.

However, the area where the panels are installed is hidden from view by trees and will in no way be have any detrimental impact or be overlooked.

Aerial Picture of installation Site:-



**Q2. What is the significance of the assets and settings affected including:
What gives the assets/settings their significance?
How significant (or important) are they?
How does that significance vary (or stay the same) for different parts of the assets/settings?**

Answer:-

We have set out the listing criteria of this building. It is unremarkable in the Uttlesford context and the installation will have no impact on the appearance of the property or surrounding properties.

The location of the panels on the rear facing roof of the in a South West elevation will have no effect on either perceived ‘assets’ or their setting.

We have attached a drawing and photo above showing that the proposed photovoltaic installation will in no way have any detrimental impact.

Q3. How has the scheme taken account of the level and nature of the significance of heritage assets and their setting?

We refer to the statement above.

In terms of this building the physical impact will be minimal; the photovoltaic solar panels will be fixed on the roof of the property as shown on the drawing provided. As a result the panels could be completely removed in the future with minimal disturbance.

Q4. What will be the impact of the proposal on the significance of the heritage assets and settings affected?

We refer to the responses above. We do not believe that any 'heritage assets' are affected by this proposal.

In the wider context though, any proposed reduction in CO₂ emissions should be welcomed as the consequences of not doing so on the treasured heritage of this country will be dire. All owners of buildings with significant south areas should be doing what we are proposing, listed building or not.

JUSTIFICATION

We contend that, in this instance, any 'harm' that would be caused by installation of photovoltaic solar panels is slight or non-existent, and would not outweigh the benefits that such panels provide.

1. The change will not result in loss of special interest of the building
2. The visual impact of the equipment is minor or can be accommodated without loss of special interest.
3. In fixing the equipment to the roof there is no damage to fabric and installation is reversible without impact on the installation site.
4. The cabling, fuse box or other related equipment can be accommodated without loss of, or damage to, the buildings fabric
5. The applicant can demonstrate that the proposal has a net environmental benefit
6. The local authority imposes a condition requiring removal of the equipment, including cabling and boxes, and making good of the area as soon as it falls out of use. We submit that this application meets all of these criteria.

Taking each item in turn:-

1. The equipment would be fitted to the rear facing roof of the main house this location will mean that there is nothing of 'special interest' to be lost from the building or surrounding area.

2. We contend that the visual impact of the equipment would be minor. This must be a subjective judgement. The proposed site for the panels is hidden from any public view.

3. The panels would sit directly onto the roof. There would be no damage to fabric and the installation could be removed swiftly and completely.

4. The panels will provide up to 100% of the electrical requirements of the property, thereby reducing the use of gas / oil/electricity and reducing the carbon emissions by as much as 1.5 tonnes per year. That alone will help to preserve the area by preventing the carbon deposits staining and corroding nearby brick and tile surfaces. It may only be a small contribution to national targets, but such targets will not be achieved if small contributions are turned away. It also seems probable that sharply-rising fuel bills will have an adverse effect on the extent to which owners in all areas can maintain their properties.

5. Rising fuel prices are likely to increase the number of householders wishing to fit solar panels. Recent developments in photovoltaic cells and in the storage of the energy that they provide are also likely to stimulate demand for all types Microgeneration. We submit householders in those areas should not routinely be denied the freedom given to others by the Town and Country Planning (General Permitted Development) Order 2008. Allowing the installation of solar panels in these areas would demonstrate the commitment of the authorities Declaration on Climate Change.

6. A planning condition requiring removal of redundant equipment would present no difficulties.

Conclusion

The proposed location for the installation of the Solar panels takes all of the above into consideration and have been located as to meet with these requirements, it will not appear as an intrusive feature in its proposed location and will have no impact on any architectural character of the building or surrounding area.

In conclusion it is requested that the council grant planning permission to the proposed installation of the solar panels.

Please see planning applications UTT/22/1222 & UTT/22/1223/LISTED