

Heritage Statement and Justification of Works

1 The Site

No. 18 Frome Road in Beckington is one of a number of dwellings on the west side of Frome Road that is Listed as designated under the Planning (Conservation and Listed Building) Act 1990. Historic England's listing ref. 1058206 makes note of the fact that 18 Frome Road, known as Ferndale, is a Grade II listed late 18th-century house, constructed of coursed rubble with a pantile roof, 2 courses of stone tiles to eaves, and with coped verges, brick and stacks. It has a symmetrical, three bayed façade, and extends to two storeys with a basement. The windows are late C19 sash with glazing bars in edge-moulded stone architraves; there are small plain basement windows directly under those to the ground floor. Central segmental headed door opening with keystone and impost, reeded head and jambs, 6-panelled door, fanlight with decorative glazing, flat stone hood on cut stone brackets. No further listing details are provided.

The property has been renovated in the past and a considerable amount of work has been undertaken both internally and externally over time which has altered its original plan form. The windows at the rear have all be replaced with traditional style double glazed sash units. The stonework has been repaired and re-pointed and a new porch extension added to the side of the rear elevation under various approved Planning submissions.

There is an existing outbuilding to the side which has also been extended and converted to provide additional accommodation. The rear garden is large and L shaped in plan, with the principal section following the side boundary walls with adjoining properties and facing north-west; there is a further extensive section of circa an acre to the west which extends behind neighbouring properties and with a gravelled path that meanders its way through the grass dividing the greened areas.

No 18 is located on the west side of Frome Road and just to the south-west of the village of Beckington.

2 Planning History

The property has previously been subject to a number of planning applications for building works by previous owners, as noted below. (withdrawn and works to trees not shown)

Minor internal changes, replace rear patio, remove gravel path and concrete pad in garden and replace with grass and new landscaped patio area and remove and replace apple tree from front section of garden. Ref. No: 2021/2579/LBC | Status: Approved

Single story rear extension and porch to main house, with a lean greenhouse in the grounds. Ref. No: 2015/2347/HSE | Status: Approved with Conditions

Single story rear extension and porch to main house, with a lean greenhouse in the grounds Ref. No: 2015/2348/LBC | Status: Approved with Conditions

Replacement summerhouse. Ref. No: 2012/1837 | Status: Approved with Conditions

Convert and extend existing outbuilding to provide ancillary accommodation [DEL] Ref. No: 114557/009 | Status: Approved with Conditions

Convert and extend existing outbuilding to provide ancillary accommodation [DEL] Ref. No: 114557/010 | Status: Approved with Conditions

Insertion of 5 rooflights (in valley) and restoration of roof (CAT A) Ref. No: 114557/000 | Status: Approved with Conditions

Replacement windows in front elevation. (DEL) Ref. No: 114557/008 | Status: Approved with Conditions

Replace existing sash windows, clean front elevation & Replace/ Repair stonework on front elevation (DEL) Ref. No: 114557/006 | Status: Application Refused

Replacement of two lower ground floor windows on the rear elevation with a pair of french doors and a new casement window (CAT A) Ref. No: 114557/005 | Status: Approved with Conditions

Erection of single storey entrance lobby (CAT A) Ref. No: 114557/001 | Status: Approved with Conditions

Erection of single storey extension to provide entrance lobby, W/C and access stair to first floor [amended description] (amended plans received 19/8/03) (CAT A) Ref. No: 114557/002 | Status: Approved with Conditions

Conversion of and extension to two storey outbuilding to residential (CAT A) Ref. No: 114557/004 | Status: Application Refused

3 The Proposal – Statement of Justification for the Works

The Proposal is to install 6 solar panels in the internal roof valley, facing South East (ie on the sloping roof on the North West side of the Valley), along with a battery to be mounted in the attic.

No structural works are necessary.

They will not be visible from ground level, or from any window of any neighbour. The only means of seeing them will be through a skylight in our own attic (which has insufficient head room to be used at any time as living space).

I believe the Conservation Officer will take an interest in the fixing system for these panels. Details may be found here:

<https://www.renusol.com/en/solar-panel-mounting/pitched-roof-tiles-fibre-cement-etc/vs/>

Access to the site will be via the alleyway between 18 and 20 Frome Road, which we own (it is not an access to number 20 or to the garden of that house). Scaffolding will need to be erected in this alleyway to the side of the house, but no scaffolding will be necessary on the front or back of the house.

I am not aware of the need for any skip licence or other intrusion to the normal use of the road.

I believe that this is suitable development because it will significantly mitigate the demand for electricity which the property makes. Several of our floors have electric underfloor heating and solar power, along with a storage battery, will improve the environmental performance of the building without negatively affecting the structure of it, without requiring intrusive alterations, and without affecting the visual amenity of the building.

Given the importance of all households reducing their carbon footprint, I hope the Conservation Officer, Planning Officer or Council will consider a modest, invisible, solar array a suitable way to make a contribution to the reduction in carbon emissions of this household.

It is frustrating that Beckington has sufficiently poor mobile phone signal that normal smart meters are not available to residents on Frome Road. Any encouragement that Somerset Council is able to give to enable local residents to enjoy the same online amenity as those who live in larger settlements would be much appreciated!