

**Heritage and Design and Access Statement to accompany a Listed Building consent application for the installation of 23 Solar panels to the existing rear roof elevation of the property**

**Applicant & Site Address :**  
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**Monday 4<sup>th</sup> September 2023**



**Photograph of the Existing Front Elevation**

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**Heritage and Design and Access Statement to accompany a Listed Building consent application for the installation of 23 Solar panels to the existing rear roof elevation of the property**

This planning statement is in support of listed building consent application and drawings submitted to West Suffolk Council to install 23 solar panels to the rear elevation of the property at Wyndham House The Street Market Weston.

**Overview of Market Weston Village:**

Market Weston is a small village in the west Suffolk district of the county of Suffolk. It is located near the Norfolk boarder around seven miles away from the town of Thetford. In 2005 the population was estimated to be around 260 however, only 245 people were recorded in the 2011 census.

The parish also contains the Market Weston fen an area of SSSI to the north of the village. The church of St. Marys has regular services and it is part of the united benefice of Stanton, Hopton, Market Weston, Barningham and Coney Weston, Hepworth and Hinder clay. The church dates back to the 14<sup>th</sup> century and is grade II listed (Above data from Wikipedia)

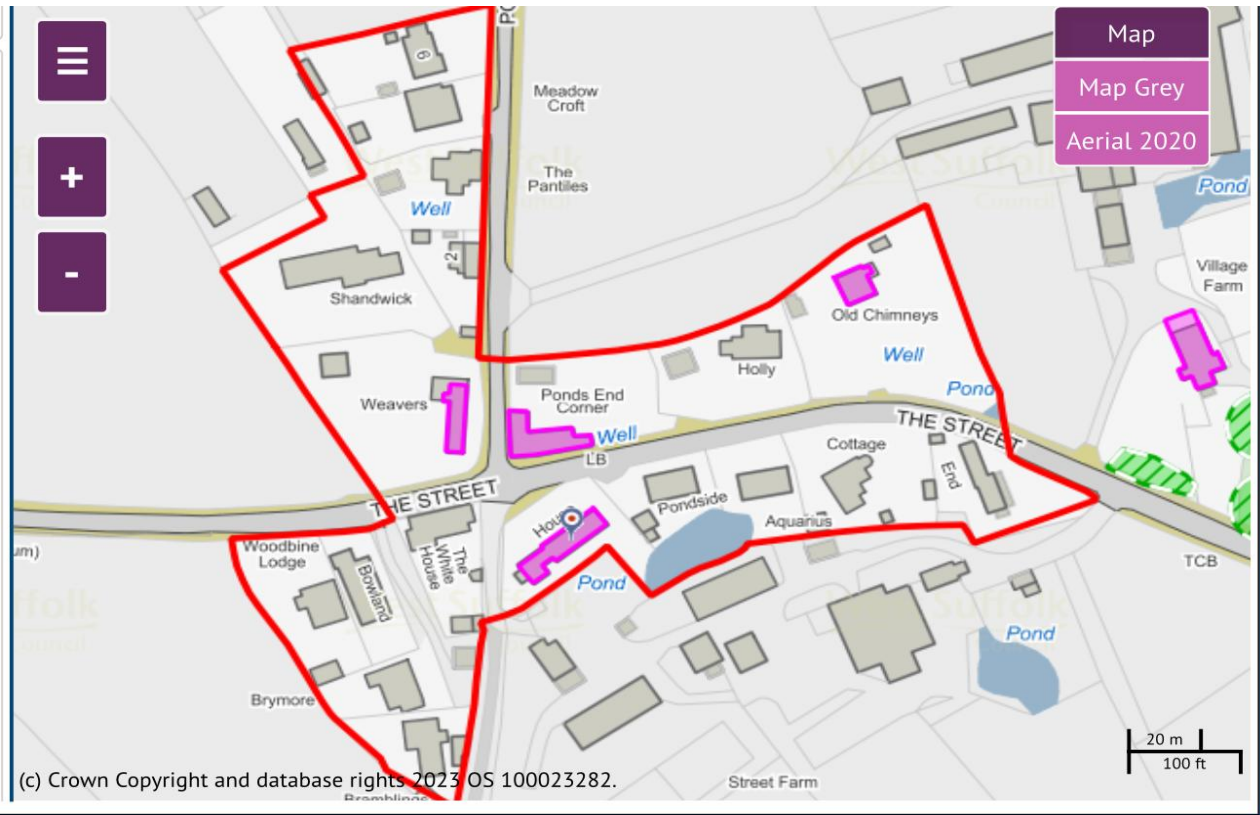
Market Weston is a long linear village in two separate area, one area near the historic core off the B1111 road and a separate area at the junction of the village hall junction of Church Road / Hepworth Road) Interestingly, looking at an online map their appears to be a farm and a “tree buffer” between these area of the village.

The main constraint to any development on the site is the grade II listing status.

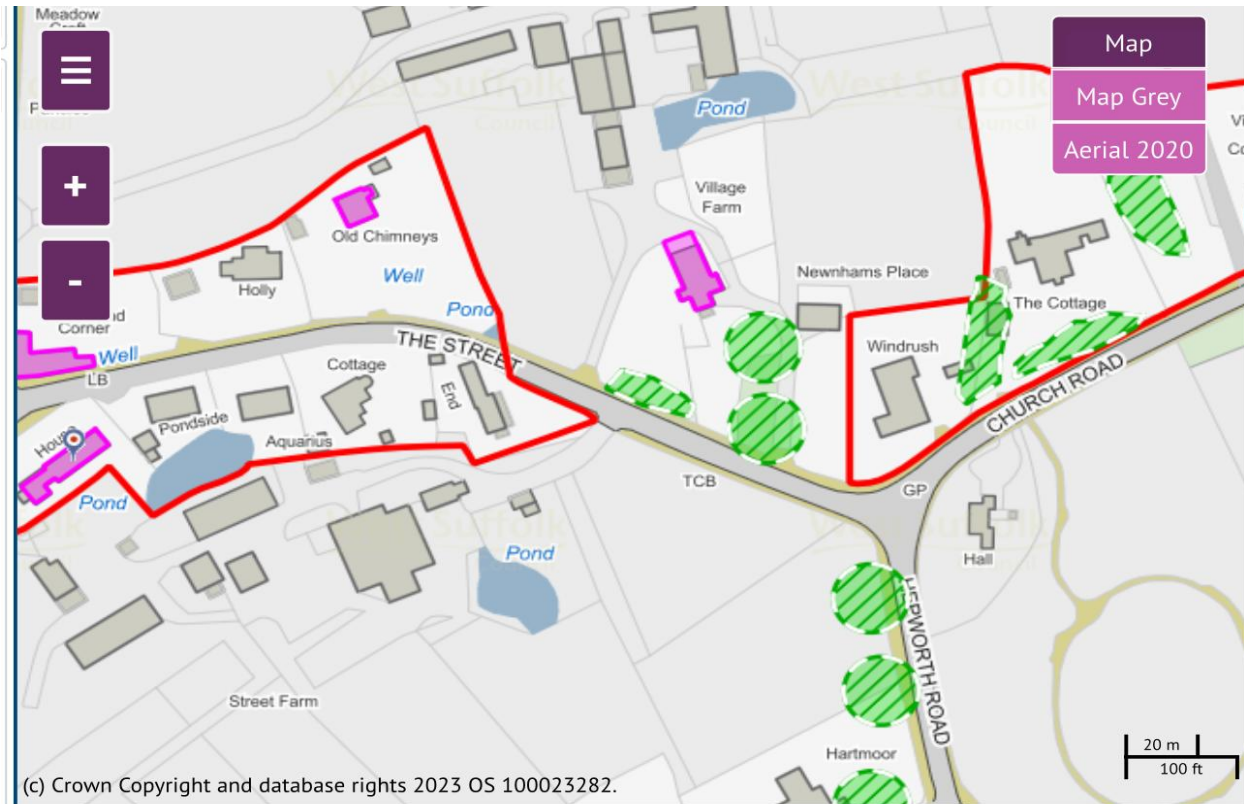
The property is located at the cross road junction between the street and pond end lane to the north and Bury lane. To the front elevation faces two other listed properties called “weavers” and “pond end corner” this area looks to be the central core of the village at one point due to the concentration of listed properties here (Market Weston has only four listed properties in total)

Wyndham House the street Market Weston is a grade II listed property in the centre of the village. and has a listed entry on the Historic England register under 1031147 on the 25<sup>th</sup> January 1985.

Currently the register contains no online photographs with an OS easting of 598367 and an OS northing of 5277590 it is located under grid reference TL983775.







The property was built around 16<sup>th</sup> Century, 2 Stories, 3 Cell plan, timber framed and rendered with a new roof covering, Bold roll tiles ,Terracotta Red.

An internal chimney stack 3 short octagonal shafts on a square/rectangular base finished with a course of moulded bricks.

The 3 chimney shafts have been heightened at some stage and attached by a heavy 19<sup>th</sup> Century top, with good detail cornice to give an unusual 2-tier effect.

Recent 20<sup>th</sup> Century softwood timber with planked half glazed French French doors to the rear elevation. Some exposed timber work inside.

Various planning applications have been made in the past including applications SE/00/3242/LB involving the (i) Demolition of the existing garage and shed and erection of a side extension(ii) Re-pointing of the existing chimney stack (iii) Demolition and re-building of the main chimney stack as amended – This application was made in October 2000 and approved in December 2000

The second application is under SE/00/3241/P planning application for the erection of a side extension (following demolition of the existing garage and shed.) – This part of the application was also approved on December 2000.

The above two applications are the only two on the register /councils website for this property. Looking at the existing constraints on site the property is not within an existing conservation area and it is within the settlement boundary of the village.

The main difference between installing solar panels on a listed building and solar panels on all other buildings is that usually you can install solar panels without planning permission if your property is not listed, not in a conservation area and still has its permitted development rights in-tack.

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If the property is listed or in a conservation area then the owner will have to apply for listed building consent and planning before the work is carried out.

### **Justification for Proposed 23 solar panels :**

The proposed application is to apply for 23 solar panels to the rear Southern elevations of the property as per the enclosed drawings and specifications.

The proposed solar panels to the rear of the property will be positioned all to the rear keeping the front elevation the same.

According to historic England website two main points they look for when installing/considering solar panels on a listed properties are “Minimum intervention to the existing fabric of the building” and “and how reversible the proposed works would be.”

Another feature is low profile in the solar panels construction thickness to avoid the panels becoming too dominate.

The proposed panels measure 1722mm long by 1134mm wide and are 30mm thick.

They also have a 25 year power warranty with a power reduction of 13.2% over that period of time.

The solar panels each weigh 21.5kg and can be easily removed from the roof by removing the stainless steel roof hooks that fix next to each of the tiles then each solar panel cassette can then be removed or serviced.

The proposed development / alteration to the property is minor in terms of the project which involves the installation of 23 solar panels as per the manufactures specification submitted within this package.

Solar panels are generally classed as permitted development (PD) this means that in the majority of cases there is no need to seek planning permission from the local planning authority ( LPA). However, exact guidance is clear as to if this is the case is as listed below:

The panels cannot be on the highest part of the roof (the ridge).

The panels cannot project more than 20cm from the existing roof.

The panels should not have a negative effect on the existing architectural area

Solar panels that are not being used or redundant should be removed.

Solar panels must not be installed on a listed property or within the grounds of listed property or on a ancient monument site without listed building consent or the appropriate approval document..

Some building regulations issues to consider if installing these solar panels:

The ability of the existing roof structure to carry the proposed solar panels so a structural engineer may need to look at the fabric of the roof..

The electrical installation in connection with best practice and safety under part P of the regulations.

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**END OF HERITAGE AND DESIGN AND ACCESS STATEMENT**

