120 High Street

Collingham

NG23 7NH

# Heritage Impact Assessment

## JUSTIFICATION

This newly built house is within a conservation area where the *'visual amenity'* requirements mean planning permission is required to fit solar panels. The main reasons to fit these panels are as follows…

1. Minimise damage to the environment both locally and internationally by using renewable energy sources to mitigate the energy requirements of the air sourced heat pump and hot water heating system.
2. The house has been built utilising the latest building and building insulation standards and as such has been able to obtain a 'B' EPC rating.
3. By installing solar panels that EPC rating can be uprated to 'A'.
4. There are no other suitable means to reduce the impact of this building on the environment.
5. It should be noted that there are solar panels fitted to properties both inside the conservation area visible from the high street and very close to this proposed installation.

## IMPACT ON THE HERITAGE ASSET

1. I believe *(based on the original planning consent for the building)* that the asset in question is the ***'visual amenity'*** of the high street. I take this to mean the look and feel of the original street and its constituent buildings.
2. The solar panels will be located at high level. Minimising the visual impact as much as possible. I have presented 3 possible options as follows…
    a. Option 1-12 panels visible from the High Street like existing buildings located with the conservation area *(see map).*
    b. Option 2-9 panels with most panels not visible from High Street.
    c. Option 3- This is option 1 & 2 combined to maximise harvesting of solar energy.

    I would prefer approval of option 3 to maximise harvesting of solar energy to mitigate the energy requirements of the air sourced heat pump and minimise the environmental impact. I have provided options 1 & 2 as alternative proposals.
3. It should be noted that 120 High Street is set back approx. 20 to 30 metres which helps to reduce the impact of the visual aspect of the solar panels on the look and feel of the High Street.
4. It should be noted that there are several features local to this proposal that do not share the look and feel of the original high street yet are located on or are very visible from the High Street. These are…
    a. Solar panels visible from the High Street in Church Lane.
    b. Solar panels visible from the High Street in Vicarage Lane
    c. Solar panels visible from the High Street directly behind (South) of 120 High Street on a building of ultra-modern design.

d. A 1970s design building immediately adjacent (North) of 120 High Street which is not in keeping with the general look and feel of the original High Street.
e. In addition, I have made a **'visual assessment'** of the general heritage conservation area shown in the attached map and there are many locations where solar panel installations are visible from the public roads.
f. Also, the High Street itself has many buildings that do not appear to comply with **'visual amenity'** requirements of the original conservation in that they are of reasonably modern design and are intimately mixed with the original heritage buildings.

I have provided drawings showing the proposed location of the solar panels for 120 High Street. There are three potential options.

1. Option 1 shows panels clearly visible from the road
2. Option 2 shows panels which are 90% hidden from the High Street.
3. Option 3 which is Options 1 & 2 combined showing all panels.

I would like to proceed with Option 3 to maximise the energy potential from the roof area to mitigate the energy requirements of the air sourced heat pump and minimise the environmental impact.