

Design & Access Statement

Incl. Heritage Justification

PROPOSED NEW SOLAR PANELS TO EXISTING DWELLING

at

3 Church Lane, Preston, Rutland, LE15 9NG.

On behalf of
Mr M. Willis

November 2023
v1.1



tom@runcornarchitects.co.uk

1.0 Introduction

This document has been produced by Runcorn Architects Ltd on behalf of Mr Willis in support of the planning application for solar panels at 3 Church Lane, Preston.



Above - Google Earth images of site in relation to the village of Preston.

2.0 The Existing Site



Above – Google Streetview image of existing property, taken from Church Lane.



Above – Google Streetview image of existing property (left), looking along Church Lane towards St Peter and St Paul's Church.

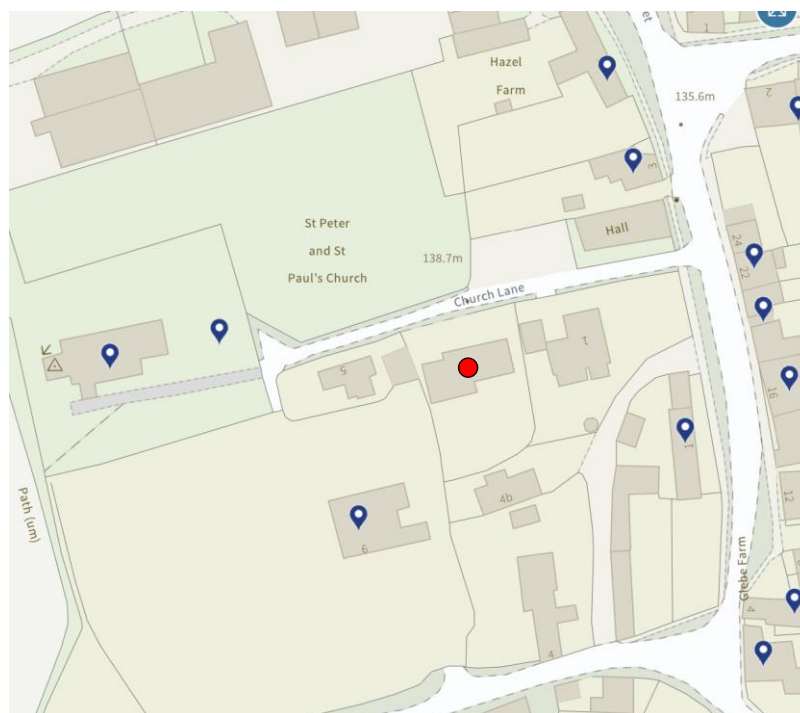


*Above photo (top) – existing front elevation.
Above photo (bottom) – portion of existing rear elevation.*

Immediate Setting

The property is located within the village of Preston. The property is a detached brick dwelling set back from the street frontage of Church Lane. Church Lane serves three residential properties (including the application site) and St Peter's & Paul's Church.

The application site sits within the local conservation area. The existing property itself is not listed however there are several listed buildings within the area – see map below.



Above map taken from Historic England's website.

Application site marked with red dot and listed buildings depicted with blue markers.

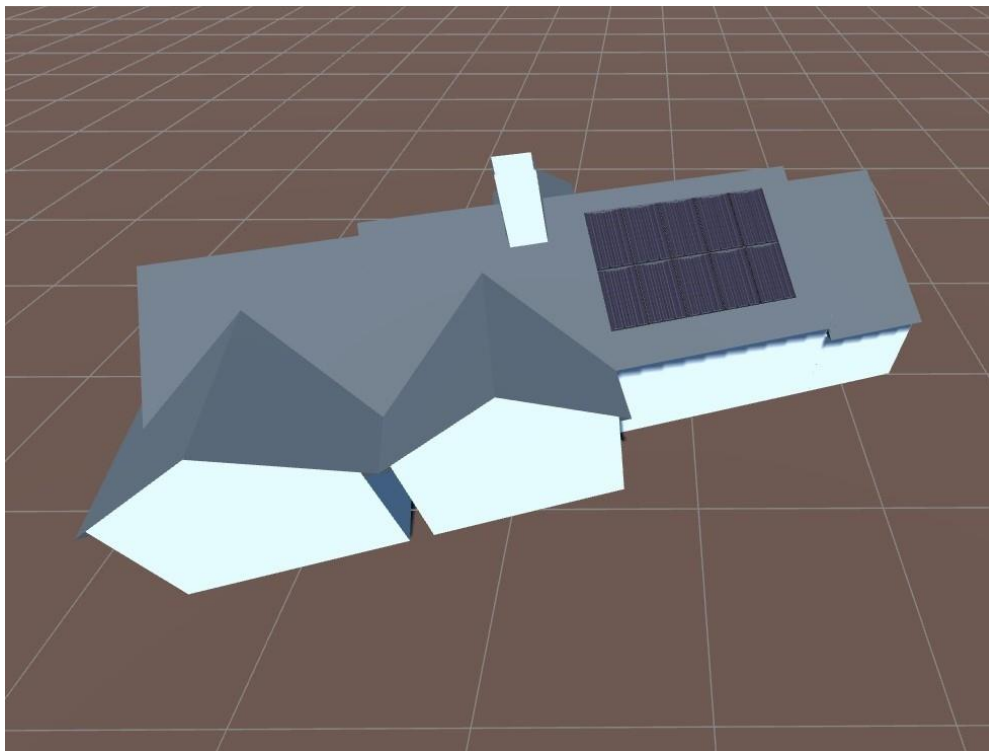
The most notable of the nearby listed buildings is St Peter and St Paul's Church to the west of the application site. To the southwest of the site is the Rectory. Noted below is its list entry taken from Historic England's website:

PRESTON RIDLINGTON ROAD SK 8602 and SK 8702 4/33 No 6 The Rectory 10/11/55 (Formerly listed as Rectory) II Rectory. Early C19. Coursed rubble, ashlar, slate roof. 2 storey. 3 x 2 bays. Main front has 2 sashes in cased frames on first floor and similar on ground floor but without multiple glazing bars, flanking semi-circular 2 storey entrance with room over and parapet. Central section has sash parapet and first floor ashlar string course. Central sash window. Ashlar lintel over entry. 2 sashes with stone lintels and cills and two blocked-in windows on left and right hand returns. 2 ashlar stacks. Ashlar quoins.

Listing NGR: SK8706502334

3.0 Proposed Scheme

The proposed is for solar panels to the rear elevation of the existing dwelling – see 3D model image below which depicts the indicative layout and location.



The proposed new panels are detailed on the separate specification sheet submitted with this application.

The panels are proposed to be installed on the south facing rear elevation of the property. The aim of the proposed panels is to supply the house with the electricity it needs.

Solar panels are proposed here for the following key reasons:

- Environmental benefits: solar panels generate clean, renewable energy. By installing solar panels, the property can significantly reduce its carbon footprint and dependence on fossil fuels, thereby contributing to the fight against climate change and promoting sustainability. At some point in the future the applicants will own electric cars which the panels will help to charge, thereby increasing the energy efficiency of the property and its users further.
- Visual integration: Careful panel selection and choice of location are vital to ensure the setting of surrounding properties/ structures are not impacted in a negative way. In this instance the panels are proposed on the rear elevation and therefore not visible to the street scene. within the existing field hidden by an existing tree and surrounding hedge rows/ foliage.

4.0 Heritage Justification

As noted previously the application site is located within the local Conservation Area and has several listed buildings within its vicinity.

The most notable of the listed neighbouring structures is the church to the west of the application site. The positioning of the proposed panels means they will not have any visual impact on the church or its setting. They will not be visible from the church, churchyard or the listed war memorial.

The Rectory, south of the church and to the south-west of the application site is approximately 20 metres away from the closest point of the existing property. Due to the orientation of the rectory and the positioning of the panels, they will not be visible to any of the principal elevations of the rectory.



Above photo - taken from ground level underneath where the panels are proposed to be installed, looking back towards the Rectory.

Overall, the location of the panels ensures no visual impact is made on any street scenes. The nearby listed structures are of such a distance away that the panels proposed will also not have any visual impact on them either. From heritage perspective the impact of the proposed panels is negligible.

From a sustainability and carbon footprint perspective the proposed panels are essential to the existing property as detailed earlier in this document.