

Subject: Design and Access Statement for Proposed Development at a plot of land adjacent and separate to 26 Blackmile Lane, Grendon, NN7 1JR

Dear Planning Authority,

I am writing to submit the design and access statement for the proposed development at a plot of land adjacent to 26 Blackmile Lane, Grendon, NN71 JR. This concise report outlines how the development aligns with the site and its setting, ensuring a suitable response while demonstrating that it can be accessed conveniently by prospective users.

1. Introduction:

The proposed development aims to incorporate solar panels onto the existing stone barn outbuilding situated on an adjacent plot to the property. This environmentally friendly initiative will enhance the property's sustainability while minimizing its carbon footprint. The design on a single story barn takes into account the ease of access for both construction and future maintenance, ensuring minimal disruption to the surrounding area and neighbours.

2. Site and Setting:

The property is ideally suited for the installation of solar panels on the stone barn outbuilding due to its open, unobstructed space. An off-road gravel driveway provides convenient access to the site, allowing for the delivery of all necessary building materials without requiring street parking. The front photo of the stone barn outbuilding and the off-road parking in front of it are attached for reference.

The proposed development will blend harmoniously with the existing natural setting, maintaining the rustic charm of the stone barn as the solar panels will not be easily visible from the street. This is due to the fact that the roof already has a 7 degree pitch, and so the solar panel placement will be at an additional XX degree pitch. This combined with the fact that the street is at sunken level to the back of the barn, by about 1-2 feet, means the panel placement will not be easily visible from the street.

Comments received from NNC senior built heritage consultant, advised that the application is likely to be supported in relation to criteria 26 (c) of the JCS as the siting on the roof of the annexe would avoid harm to the significance of a heritage asset and its setting (i.e. Grade II listed cottage on the adjacent and separate plot of land).

3. Access to the Site:

The off-road gravel driveway not only enables the delivery of building materials but also allows easy access for the installation of solar panels. This driveway leads directly to the garden area of the property, where the stone barn is situated, making the transfer of solar panels a smooth process. Moreover, the proposed installation will be conducted during office hours, minimizing any disruption to neighbours and ensuring a timely completion within a few days.

4. Benefits and Impact:

By opting for off-road access and limiting construction activities to office hours, the proposed development eliminates the need for disturbances to traffic on the street. This approach aligns with the principles of sustainable development and environmental consciousness.

The installation of solar panels on the stone barn outbuilding will significantly reduce the property's carbon footprint and contribute positively to the local community's sustainable energy goals.

## 5. Conclusion:

In conclusion, the proposed development for incorporating solar panels onto the stone barn outbuilding is a well-considered response to the site and its setting. The off-road gravel driveway allows for the seamless delivery of materials, ensuring minimal disruptions to the neighbourhood. The installation process will be carried out during office hours, further reducing any potential impact on neighbours.

We trust that this design and access statement adequately conveys the suitability and convenience of the proposed development. We remain committed to sustainable practices and hope for your favourable consideration of our application.

If you require any additional information or clarification, please do not hesitate to contact us.

Thank you for your time and attention.

Sincerely,

Richard Lee

William Peel

Joint Owners

26 Blackmile Lane,

Grendon

NN7 1JR

And the adjacent plot of land where the stone barn outbuilding is located.