

DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT

Name and address of proposed development site –

Lime Tree House, Bryne Lane, Padbury MK18 2AL

List Description

Grade II listed

Proposed Development or Works–

We are proposing to install solar PV panels on the front south and side east-facing roofs. We are going to install the battery and inverter in the boiler room. On the ground floor to the side of the house.

Consultation -

We have not consulted .

DESIGN COMPONENTS

Layout –

The layout of the panels is driven by the size of the roof and as per the drawings, is 17 panels in portrait to the front of the house and 4 panels on the east roof.

Scale –

The installation of the panels fits in with the proportion of the roof.

Appearance –

We have deliberately chosen all-black solar panels to blend in with the existing dark grey slate tiles.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Lime Tree House has been adapted and improved over the years in order to maintain its relevance as a viable residence. The house is a product of vernacular development rather than of any formal style. As a result, it has a special character which the owners value very highly.

The frontage is different from the standard pattern of others of the type erected locally , e.g. at the other end of Bryne Lane or on the Buckingham by-pass, at the time The front elevation varies by having had a large additional level added above the 2nd storey. This was in order to accommodate a substantial full height attic with bedroom, and later, bathroom provision. The windows for this level are to the rear. The change in brickwork to the frontage indicates this

level was added after the initial building process. In 1917 an extension was constructed over the kitchen to provide a bedroom and the village's first internal bathroom with a fixed bath. Further extensions were made to the house, including incorporating the medieval barn. In all the late 20th / 21st changes the owners have made effort to maintain the essential quality and character of the house. Application of (removable) roof solar panels is very much in the tradition of maintaining the effectiveness of the house as a home in the developing era of climate change while limiting change to the physical structure. The panels are unlikely to detract from the character of the smooth slated roof.

Setting –

The proposed installation together with the use of black solar panels blending in with the existing roof tiles ensures as little impact on the character of the building as possible. While helping the home owners to reduce their impact on the environment by generating approaching 60% of their current electricity usage.

ACCESS COMPONENTS

Technical advice –

We have taken internal advice from our inhouse installation team and lead electrician

Degree of access

Not applicable

Future access requirements

The re installing of scaffolding will allow access to the roof if changes are required in the future.

Emergency access

There is no requirement for emergency access to the roof. There will be an DC and AC isolator located in the boiler room with the inverters and battery system.