



Value Optimised Retrofit

# Design & Access / Heritage Statement

The Trap House, Ham Lane, Clevedon, Somerset, BS21 6XQ

Prepared on behalf of;

Revision: R0.01

19 February 2024

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Figure 1. The Trap House Southern Elevation.

## 1.0 Introduction

### 1.1 Project Background and Statement of Brief

The following Design & Access / Heritage Statement has been prepared by Value Optimised Retrofit to support a planning application for the introduction of Low Zero Carbon energy systems to The Trap House, Ham Lane. The property is a detached farm outhouse building, converted to domestic use and extended in the early 1990s. The property sits within the curtilage of Goat House Farmhouse with a Grade II listing. The property is in good condition in all areas. The addition of Low Zero Carbon energy systems will enhance the living conditions for the occupants and reduce the property's carbon output.

The proposals aim to successfully achieve a reduction in energy use, reductions in emissions associated with energy use, reductions in energy costs and/or the alleviation of fuel poverty. In addition to this, an improvement in internal comfort is integral and a significant overall improvement in energy rating is expected.

## 2.0 Project Context

### 2.1 Site Location

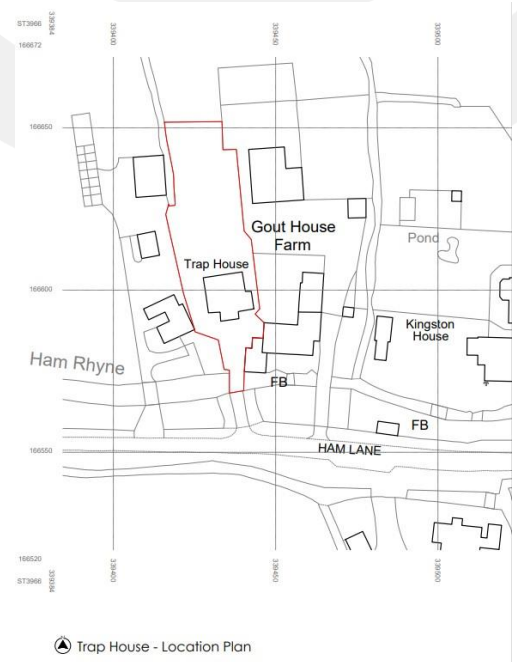


Figure 2. Site Location Plan.

### 2.2 Constraints – Curtilage of Listed Building

It is believed that The Trap House sits within the curtilage of Goat House Farmhouse with a Grade II listing (List Entry No.1135954). The Goat House Farmhouse was listed in 1984, circa 10 years before The Trap House's conversion from commercial to domestic took place. Under the assumption that The Trap House and all buildings on the grounds were occupied/owned by the same person, the building in question is likely to be considered as curtilage to the farmhouse, thus covered by the listing.

## 3.0 Design & Access

The Trap House is currently accessed from the principal entrance to the building via the door on the western elevation leading from a private drive off Ham Lane. There is no access to/from the Goat House Farmhouse. The proposals do not affect access to the property. There appear to be no direct access constraints for the installation of the PV panels and ASHP proposed.

The design proposes to make no significant alterations to the current building fabric and structural form of The Trap House. There are no proposals to remove or alter any original features, elements or materials of the building.

## 4.0 Proposed Works

### 4.1 Intervention – PV

The proposal is for the installation of 12no. PV panels to the west-facing roofs (8no. to upper roof, 4no. to lower roof) of the property - see associated plans and elevations in appendices. The proposal of new PV Panels to the roof is considered to be outside of permitted development as the property is assumed to be within the curtilage of a listed building (Goat House Farmhouse, Grade II) The Photovoltaics are considered to have a minimal material impact on the significance of the building, the street scene and the nearby listed building - the PV panels will not be within a direct line of sight from the listed building.

### 4.2 Intervention – Air Source Heat Pump (ASHP)

The proposal is for the installation of an ASHP to the East elevation of the property - see associated plans and elevations in appendices. The ASHP is considered to have a minimal material impact on the significance of the building, the street scene and the nearby listed building - the ASHP unit will not be within a direct line of sight from the listed building (though situated on the neighbouring elevation) as there is a boundary dividing fence present that obstructs the view.

## 5.0 Heritage Appraisal

The proposal is to introduce 12no. PV Panels to the western elevation and ASHP unit to the eastern elevation are considered to have a limited material impact on the significance of the building in question, the street scene, immediate surroundings and the adjacent listed building. It is believed that the environmental and economic benefits of the proposed PV panels and ASHP will outweigh any possible negatives and will ultimately future-proof the building for future generations.

### Heritage Considerations:

**Structural Ability** – The ability of the existing roof to carry the weight of the panels has been checked and is deemed suitable for PV installation. In addition to this, all building regulations that apply to other aspects of the work will be adhered to throughout. The addition of an ASHP will have no impact on the structural integrity of the building. The external walls are considered to be in good condition.

**Aesthetic** - The addition of PV panels will not have such an impact on the building that they negatively affect its architectural and aesthetic integrity. The standard approved measurements for PV installation will be observed (will not protrude beyond roof slope by more than 20cm).

The ASHP location will not have such an impact on the building that it negatively affects the architectural and aesthetic integrity of the Trap House or the neighbouring Goat House Farmhouse, with the beneficial addition of decreasing the building's energy usage and carbon output.

Views – The PV Panels will not be fitted to a roof surface that directly faces the road or any other dwelling in the area - there will be no direct line of sight to the PV panels on the Western elevation from the neighbouring listed building, protected structure or special monument. The PV panels' benefit as an energy-efficient measure for the property is significant and will contribute to its reduction in carbon output.

The ASHP will not be fitted to a wall surface that directly faces the road or any other dwelling in the area - there will be no direct line of sight to the ASHP on the Eastern elevation from the neighbouring listed building as it is obstructed by the boundary diving fence.

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6.0 Appendices