

# DESIGN & ACCESS/HERITAGE STATEMENT

Tudor Cottage  
The Street  
Brent Eleigh  
Sudbury  
CO10 9NU

## 1.0 Introduction

The proposal described within this Design and Access / Heritage Statement is for the installation of photo voltaic solar panels on the cart lodge to the rear of Tudor Cottage, The Street, Brent Eleigh.

The applicants had previously instructed the preparation of a Historical report of the property by Philip Aitkens, Historic Buildings Consultant. Excerpts of this report are included within this document.

## 2.1 Site Location and Context

The proposed site is situated in the village known as Brent Eleigh, Sudbury, located between Hadleigh and Lavenham, along the A1141.

Tudor Cottage is a Grade II listed property. Its listing description (from the English Heritage Listing Register) is as follows:

*“BRENT ELEIGH THE STREET 1. 5377 Tudor Cottage TL 9447 53/184 23.1.58 II GV 2. A timber framed and plastered building probably of C17 origin. Roof thatched with 2 ridge chimney stacks and 2 dormers. One storey and attics (2 storeys at south-east end). Small casement windows. Boarded doors.”*

Philip Aitkens’ Historic buildings report details that Tudor Cottage was most probably built in the Tudor period in a ‘especially typical and almost stereotyped, late-medieval layout’ ‘examples all over Suffolk can be found, laid out in the same way’. The property has undergone a number of changes throughout its history; most notably being divided into individual cottages during the 18th Century.

Tudor Cottage is situated on a plot of approximately 0.2213Ha with access directly from The Street. The proposed location for the Solar PV panels is on the roof of an existing detached Cartlodge, situated to the South-West of the dwelling. The Cartlodge was built in 2011, approved under Planning Application B/11/01015.

The adjacent dwelling is Swan cottage, which also a Grade II listed property. Its listing description (from the English Heritage Listing Register) is as follows:

*BRENT ELEIGH THE STREET 1. 5377 Swan Cottage (formerly listed as Cottage and Post Office) TL 9447 53/185 23.1.58 II GV 2. A timber-framed and plastered building probably of C17 origin, with a cross wing at the north end. One storey and attics and a 2 storeyed cross*

*wing. Roof thatched. There is the remains of old pargetting on the front. Casement windows. there is a small C18 bay probably formerly a shop window.*



Front elevation Tudor Cottage



Front elevation of Tudor Cottage & Swan Cottage



Cartlodge to rear of Tudor Cottage (Swan Cottage in background)

## **2.2 Site Contamination**

It is understood that there is no known site contamination. The Tudor Cottage and adjoining land has remained predominantly unchanged since its construction for domestic use.

## **2.3 Flooding**

Some distance from the nearest watercourse and maintaining an elevated position the proposed site lies outside the area defined by the Environment Agency as an area with potential for possible flooding.

## **2.4 Pollution / Hazards & Landfill Sites**

The Environment Agency website identifies no significant pollution incidents or historic landfill sites within or around Brent Eleigh.

## **3.0 Use**

The proposed site lies within the 'main massing' of domestic properties of Brent Eleigh, fronting The Street, which runs directly through the village. Tudor Cottage is of private residential use and will remain unaffected by the proposals.

## **4.0 Amount**

The proposal is to install 14no. Solar PV panels on the south facing roof of the Cartlodge.

## **5.0 Layout**

The existing rear garden is laid predominantly to lawn with the gravelled drive running from the site entrance to a three bay Cartlodge, which is situated along south-west boundary behind Swan Cottage (the immediate next door property to Tudor Cottage). The proposal is to install Solar PV on the southern facing roof of the existing Cartlodge.

## 6.0 Landscaping

The existing site is predominantly laid to lawn with a number of mature trees and shrubs to the north-west/western boundary. Tudor Cottage is situated on the Eastern boundary of site with a gravel drive running past the north elevation and rear of the property to a Cartlodge. The rear of the property is accessed by staggered pavers from the gravel drive.

The proposal will have no impact on the existing landscaping.



Aerial View

## 7.0 Heritage Impact

### Tudor Cottage

Tudor Cottage is a modest Grade II listed, '3-cell' open-hall house dating back to the 15th/16th century. The house consists of timber framed construction, external render finish with a thatched roof. The Cartlodge is recent addition built in 2011 see planning application B/11/01015. It has been constructed in materials to complement the main dwelling.

The solar panels are mounted on the roof of the Cartlodge on the elevation facing away from the dwelling, therefore the proposal has minimal impact on the historic asset.



View from The Street outside Tudor Cottage



View of Cartlodge to rear of Tudor Cottage



Cartlodge viewed from first floor bedroom of Tudor Cottage

### **Swan Cottage**

Swan Cottage is a modest Grade II listed house dating back to the 17th century. The house consists of timber framed construction, external render finish with a thatched roof.

Due to the location and orientation of the Cartlodge at the rear of Tudor Cottage. The proposed solar panels cannot be seen from the rear/side of Swan Cottage, therefore the proposal has minimal impact on the historic asset.



Gable of Cartlodge viewed from rear/side of Swan Cottage





View looking towards Cartlodge from garden of Swan Cottage



View looking towards Cartlodge from highway outside Swan Cottage

### **Conservation Area**

Due to the location and orientation of the Cartlodge at the rear of Tudor Cottage. The proposed solar panels cannot be seen from highway in the Conservation Area, therefore the proposal has minimal impact.



View looking towards Cartlodge from Brook Cottages

## 8.0 Access

Vehicular access from the highway will remain unaltered from The Street. Visitors will still arrive using the existing driveway and parking. Existing access to the rear elevation will remain unchanged.

## 9.0 Justification

We have taken care to factor in, so far as practicable, installation techniques and practices to ensure the panels have minimal visual impact and to reduce the effect of amenity of the area and external appearance of the building.

To list some:

- We have proposed panels with a black frame, black back sheet, will be using black rail, couplers and caps to minimise any 'silver' parts of the system which would contrast with the panels/roof.
- We have proposed a mounting system that minimises protrusion of the panels from the slope of the roof, less than 0.2m from roof plane.
- The installation is on the south facing elevation of the Cartlodge. The roof faces open agricultural land.
- The entire installation is of a uniform design, all panels are of the same orientation in two rows of seven. We feel these are less visually disruptive than the 'patchwork quilt'-esque installations with many different orientations and arrays.

The 14 panel array has been sized to match the consumption of the host dwelling, it will generate 5,550kWh green electricity per year, equivalent to planting 49 trees and reducing CO2 emissions by 1070KG.