

Design, access and heritage statement for The Manor House, 3 Church Lane, Wroxham
NR12 8SH

Proposal:

Addition of solar panels to the swimming pool/garaging building and cart lodge. The buildings form part of the curtilage of The Manor House, which is a private family home, but the pool is rented out to a separate company, Wroxham Pool Hire, hence the commercial application.

This will make the property and business more eco-friendly, reducing the reliance on grid electricity. Additionally, during several recent power cuts there has been damage to the pool plant. It is hoped that solar panels with battery storage would enable the business to run more smoothly without interruption, reducing the amount of repairs and upgrades required.

1. What features are on the existing site?

The Manor House is a 16th century former farmhouse sitting within a conservation area. The house was extended in the 1990s and a detached cart lodge was added, along with a detached brick building housing garaging, a small studio and a swimming pool with changing facilities.

2. How will access issues be addressed?

The addition of solar panels will not affect ongoing access to the premises or to the house itself, as they will be on the roof of the pool building and cart shed. Regarding access for installation, the whole property sits on a quiet lane in a conservation area, but has a private off-road courtyard area to accommodate the vehicles required for transport and installation.

3. Will the proposed works affect the layout of the site?

No - there will be no changes to the layout of the site. We are applying solely to install solar panels, alongside storage batteries. The panels will be on the roof of the cart shed and pool/garage building, and the batteries will be internal within the buildings.

4. How will the installation change the appearance of the site?

There will be no change to the site as viewed from The Manor House. The panels will sit on a recessed flat roof and the south side of the sloping roof, facing away from the house. The cart shed panels will be on the south side of the cart shed, again facing away from the house. The cart shed solar panels and garage/pool recessed roof panels can't be seen from the road, and only a small amount of the south side roof panel can be seen. The neighbours in Manor Barn, 5 Church Lane, are the only ones who will see the cart shed panels. The recessed roof panels will only be visible from above.

5. How have heritage assets been impacted?

The panels cannot be seen from the house and only a small amount can be seen from the road (if you're tall enough!), so the installation will not compromise the character of the Grade II listed home or the wider conservation area. On the contrary, the installation will provide clean power to the site, reducing the amount of network electricity used for the pool and the private home.