



J.Bell **designandconservationltd**

Planning - Design - Listed & Historic Buildings - Heritage Advice
Suite G2, Holly House Business Centre
220-224 New London Road, Chelmsford, Essex, CM2 9AE
T: 07484 791794
E: jbell@designandconservation.co.uk
W: www.designandconservation.co.uk

Jonathan Bell
J Bell Design and Conservation Ltd
Suite G2
Holly House Business Centre
220-224 New London Road
Chelmsford
Essex
CM2 9AE

28th March 2024

Heritage Statement

Site: 213 COXTIE GREEN ROAD, BRENTWOOD, ESSEX, CM14 5RP

Proposal: Installation of Solar panels

Date: March 2024

1.0 Introduction

- 1.1 This heritage statement has been produced to support the installation of solar panels on the roofs of the attached buildings at 213 COXTIE GREEN ROAD, BRENTWOOD, ESSEX, CM14 5RP.
- 1.2 The building subject to the application is a grade 2 listed building and therefore the proposals need to be assessed to understand the impact on the character and appearance. The level of harm can then be calculated in accordance with the NPPF.

2.0 Description of the site

- 2.1 The listed building is a timber framed 17th century building with many additions throughout the 18th, 19th and 20th century. From inspection of the listed building, it appears it was once a modest farm house and was extended to the rear to form a double piled building. It was then later extended into the roof with the construction of a later roof (sawn cut rafters). The single storey buildings to the East appears to have been formerly agricultural buildings, connected to the farmhouse and converted into additional accommodation. To the far East of the site, nearest the building subject to the application, is a modern 20th century extension forming an annexe.
- 2.2 Analysis of historic maps reveals the phasing of the development of buildings on the site. The maps reveal that the farm started as a very modest farmhouse, barn and smaller buildings, then throughout the 19th and 20th century was extended considerably. The buildings the East of the farmhouse are all modern mid-20th century to 21st century buildings. A phasing diagram has been produced (fig 2).



Fig 1. Modern buildings subject to Solar Panels

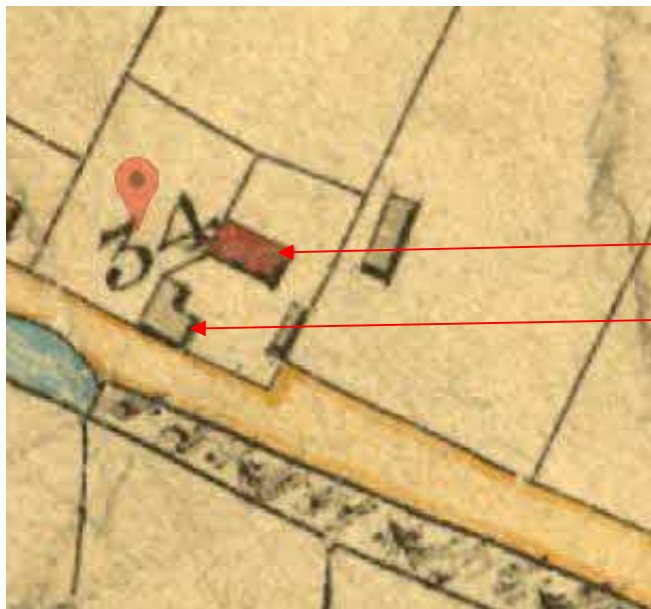


Solar Panels

Solar Panels



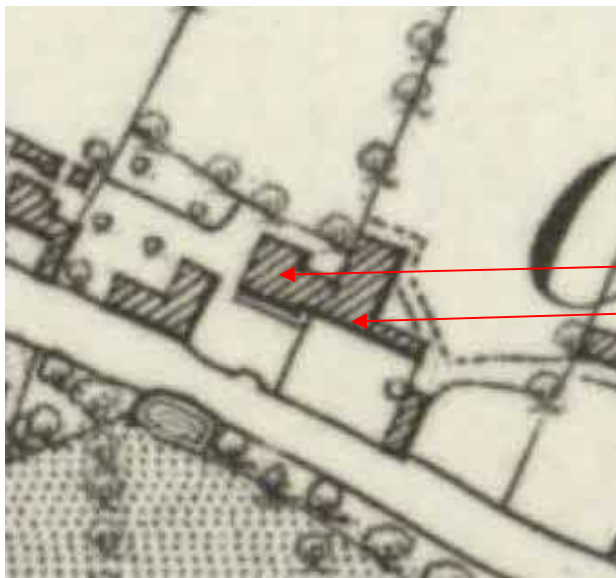
Fig 2. Phasing diagram



The Farmhouse

The Barn

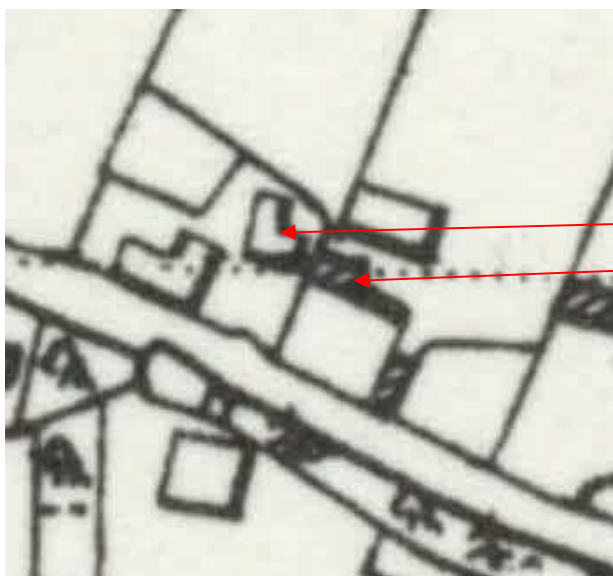
Fig 3. 1839 Tithe Map



The Farmhouse

Early single storey
adjoining building

Fig 4. 1873 OS Maps



The Farmhouse

Early single storey
adjoining building

Fig 5. 1938 OS Maps

3.0 Statement of significance

3.1 The property is a good example of a farmhouse that has expanded in the 18th and 19th century like many farms in Essex. The historic core and 19th century extensions and alterations are of high significance. The later 20th and 21st century extensions to the East are of no significance.

4.0 Proposal

4.1 The proposal is to install solar panels on the South facing roofs to the mid to late 20th century constructed additions. The panels will be on roofs that are facing the road, and therefore will be visible in context with the listed building. The solar panels will however be located on roofs that are quite some distance away from the original historic farmhouse.

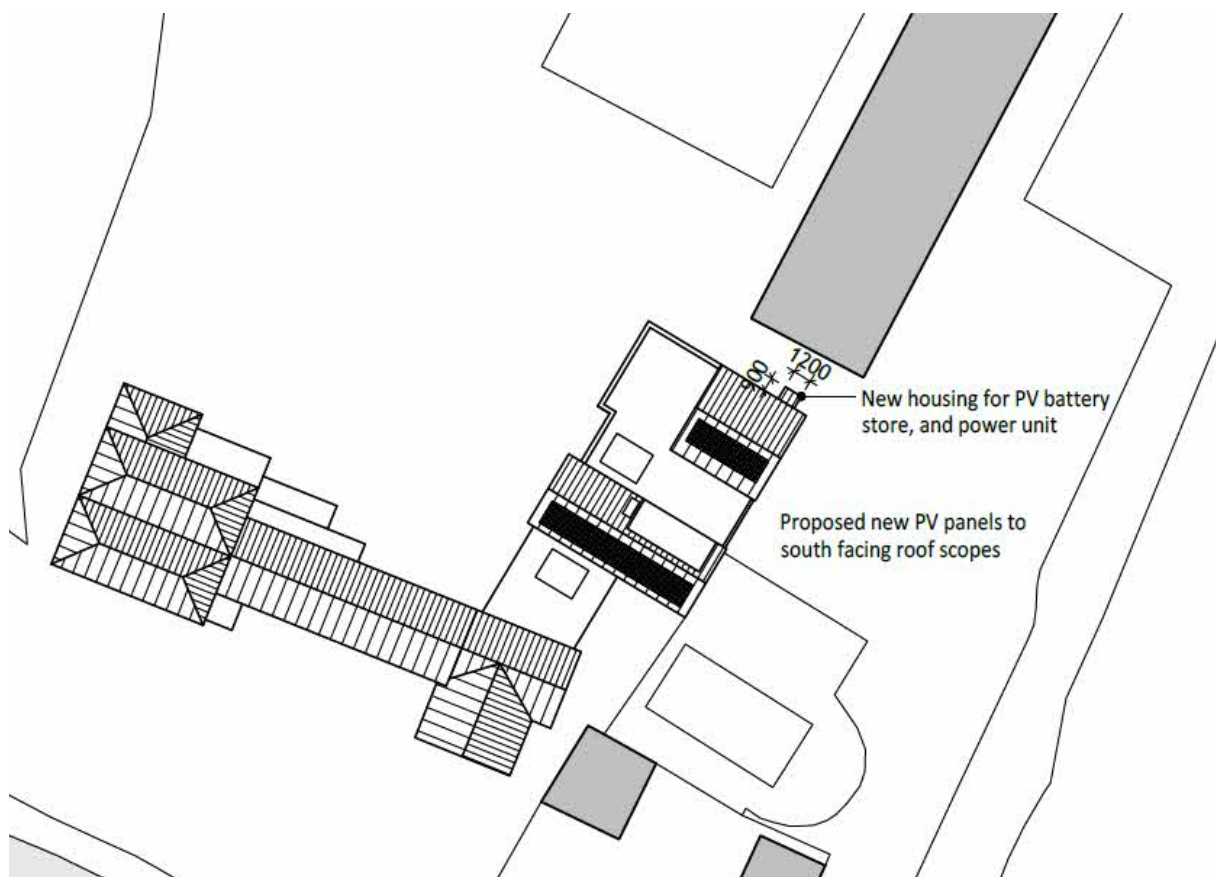


Fig 6. Site plan indicating location of Solar Panels

5.0 Impact Assessment and Justification

5.1 The installation of solar panels will change the appearance of the building and will be visible from the most important front elevation of the building. The level of change will be very minimal due to the setback position of the roofs to have the solar panels installed on.

5.2 The solar panels will be installed on roofs constructed in the mid to late 20th century and therefore are not historic roofs. The installation of the panels therefore will result in no harm to historic fabric.

5.3 The appearance of the panels will be viewed in context with the historic core of the buildings on the site, however, the roofs are quite some distance away from the original farmhouse, plus they are set back. The solar panels are to be installed on modern roofs, and therefore will continue to be legible as later additions. Therefore, the impact on the appearance of the most historic and significant part of the building, is negligible.

5.4 The proposals will greatly improve the energy efficiency of the building by providing a zero-carbon source of energy. This will provide long-term conservation benefits and reduce the running costs of listed building.

5.5 If the level of change is benchmarked against the impact on historic fabric and appearance of the building, it can be concluded that the proposals will have a negligible impact on the character and appearance of the building.



Fig 7. Google streetview

6.0 Conclusion

- 6.1 The property is a good example of an early timber frame farmhouse that has been extended and altered over time. The phasing of the extensions has been assessed and indicates that the location for the proposed solar panels will be on roofs on buildings that were constructed in the mid-late 20th century.
- 6.2 The location of the panels is quite some distance and set back from the historic and most significant core of the building. The roofs that the panels are to be installed on are not of historical significance and have little to no contribution to the special character or appearance of the building.
- 6.3 The proposed panels will be visible from the front elevation of the building, however, when considered against all the other points, it is considered the impact on the character and appearance of the building will be negligible.
- 6.4 When considered against the level of harm within the NPPF, it is considered the proposals will result in 'no harm' to the significance of the listed building.
- 6.5 Historic England provides guidance on the installation of solar panels on listed buildings (Historic England 2018. Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics). The document states 'When assessing the impact of PVs, including ground mounted arrays, the impact is often measured against inter-visibility and views of the asset where they would be visually prominent.' (P14). The solar panels will just about be visible from the front elevation, however, due to their position, distance from historic core and being on a modern roofs, it is considered an appropriate location for the panels and will overall result in no harm to the significance of the listed building.

APPENDIX A – LIST DESCRIPTION

TQ59NE COXTIE GREEN ROAD, Pilgrims Hatch 723-1/5/239 (North side) 20/02/76 No.213 Haylands
(Formerly Listed as: COXTIE GREEN ROAD, Coxtie Green No.213 Haylands)

GV II

House. C17, C18, C19, C20. Red brick, Flemish bond, bell-cast hipped roof with peg tiles. Plan rectangular with C19 block parallel at rear. Listing excludes single-storeyed timber-framed continuation of house to E. EXTERIOR: 2 storey and attics. S front elevation. C18 chimney-stack to W has top rebuilt in C19, 3 bays, ground floor, has central C20 shallow porch and reeded door frame under felted gable, door 6 panels, upper 2 glazed, lower ones flush, door frame E side has 2 panels and glazing to match door. Either side of door are triple sash windows, with glazing bars, 1x4, 3x4 and 1x4 panes. Window heads accentuated by C20 thick rendering of voussoir shape. First floor, 3 sash windows with similar voussoir treatment, each with glazing bars, 3x4 panes. 2 dormer windows with early C20 casements, glazing bars, 4x4 panes. Rear, N elevation. C19 block parallel to front visible with central stack, roof hipped, first floor has 2 sash windows with glazing bars, 3x4 panes. Ground floor has three C20 additions (1) to W, rendered with hipped roof with flat tiles, stack and glazed door with glazing bars, 3x3 panes. (2) in centre flat roofed extension, imitation timbering with 2-light casement with glazing bars, 8x4 panes, (3) to E extension with hipped roof with flat tiles, boarded door and single light casement window and C20 stack. W end elevation, C18 and C19 block behind in red brick. C18 block and stack partly rendered. Ground floor, fully glazed C20 door with glazing bars, 3x5 panes. First floor, C19 sash window with horns, glazing bars, 2x4 panes. C19 block, ground floor, segment headed sash window, exposed sash boxes, glazing bars, 4x4 panes, first-floor sash window with exposed sash boxes, glazing bars, 3x4 panes. C20 single storeyed addition to N end. INTERIOR much re-building, with central staircase. W end of C18 block has centre post and middle rail of earlier C17 timber-framed house evident on ground and first floor. Second post and wall plate on rear N wall evident on first floor. C19 sliding window shutter to ground-floor window at W end of C19 block. Old ceiling joists to E first-floor room of C18 block. Where stair/corridor is taken through from C18 to C19 block on first floor, C18 softwood eaves plate revealed with face halved scarf having skewed butts and 2 edge pegs. Haylands, Little Oakhurst (qv) and Nunns (qv) make a group.

Listing NGR: TQ5621795997

Legacy

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