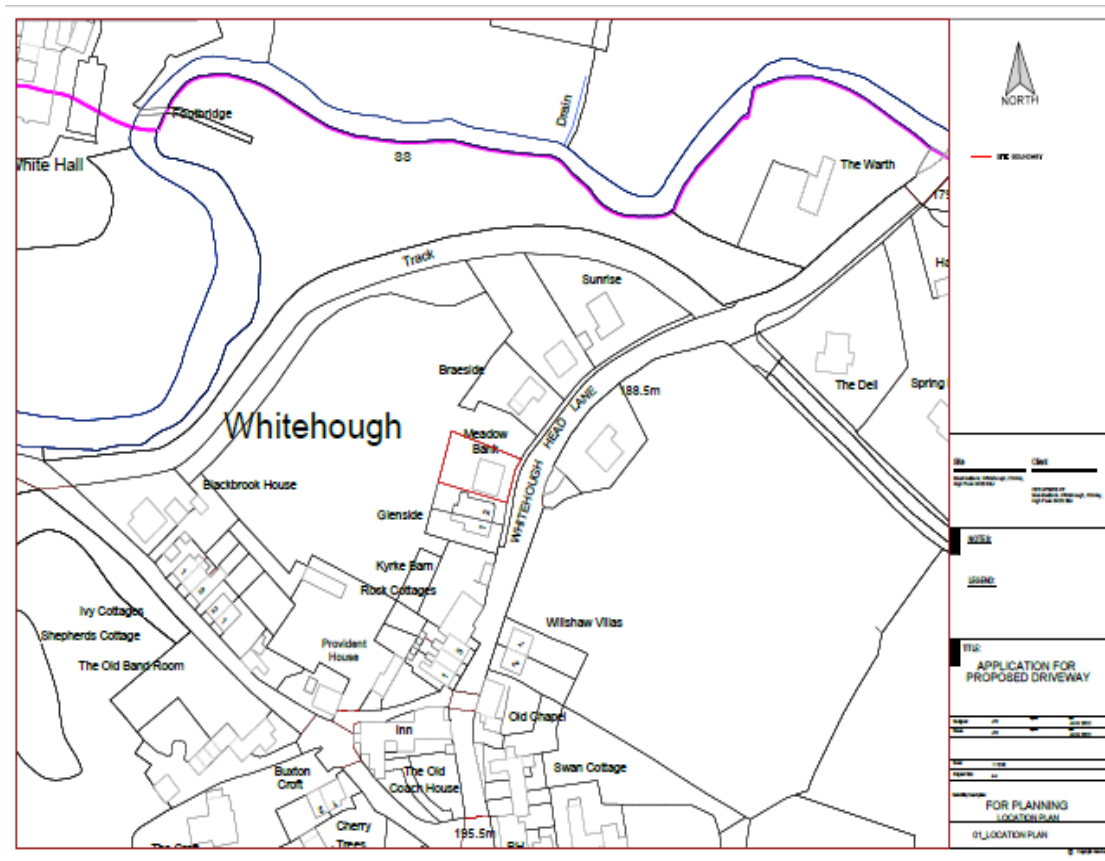


Heritage Statement - Installation of Solar Photovoltaic Panels to Meadowbank, Whitehough Chinley,
SK23 6EJ

1. Significance of the heritage asset

Meadow Bank is situated within the Chinley & Whitehough Conservation area. The setting of the property is mainly residential, opposite to open countryside/farmland. A location plan is attached to the application. The property is a 4-bedroom Victorian detached stone property situated east off Whitehough head Lane. The site is located in the Dark Peak and is Settled Valley Pastures Landscape type also situated in Greenbelt land. The area of roof on which the development will occur is shown in the attached PV Sol brochure. Although the site and local plan protect such sites, as described above, the application is to install a discrete solar panel on the western and eastern facing roof aspects with minimal impact on the landscape character. The proposal is kept within the curtilage of the property and is sympathetic to its surrounding both in design and the materials used. The proposal will support the electricity supply for the provision of a new vehicle electric charging point, enhancing the overall sustainability of the property (HPK/2022/0412) The proposal has been designed to harmonise with the existing building reflected in the symmetry of the installation. The proposal is to create a clean, environmentally friendly, and aesthetically pleasing solution to address the current need for modern and responsible energy sources. Given the current climate changes and need for a sustainable energy future this proposal not only provides much needed sustainable infrastructure and balances this within the character of the property and wider area.



2. Proposed works and their impact on the asset.

It is proposed to install 5 solar photovoltaic panels to the front east facing roof area on the property and 5 panels on the rear west facing roof, which is classed as a permitted development. Please see the configuration shown in the attached PV Sol brochure. All the panels will be in landscape orientation and mounted using a slate tile mounting system. The Installation will not impact on the ridge line of the roof.

The Solar PV Panels will not project more than 200mm from the surface of the roof slope. The mounting system proposed has no penetrations and a single cable entry point will be required. The panels will not be visible by pedestrians from the street level footpath and there is no public access to the rear of the property. The visual impact both to the front and rear of the property will be minimal in that both views are of open fields and agricultural land. The proposed Solar photovoltaic panels for this project are JA Solar all-black half-cell anti-glare modules, intended to blend in with the slate tiles for minimum impact on the surrounding area and does not compromise any view of the neighbouring properties, the panels will be effectively invisible to neighbours on shared boundaries. The electrical Installation will be housed internally within the roof void and have zero visual impact on the heritage of the property. The proposed works are to be carried out by Positive Energy Solutions Ltd, a local company who are members of The Renewable Energy Consumer Code RECC, TSI approved code of Trading Standards UK Ltd and Checkatrade. They have designed the system so the panels will be installed over the east facing roof as well as the west facing roof, thereby adding to the designed generation efficiency, and a more intelligent application of load bearing on the roof structure. This Solar PV system will be generating electricity all through the day, and not restricted to a specific time frame.

The applicant also has advanced plans to install an air-source heat pump to supply a central heating system. When the solar installation is combined with the air-heat installation this would effectively allow the property to come “off-grid” and when solar conditions are favourable, actually feed back into the national grid as a net energy generator.

3. Mitigating factors incorporated into the development.

To attempt to minimise the impact of the development in the conservation area and most particularly it's setting, the following aspects have been incorporated into the design of the development:

- i) Choice of precise location the panels have been located specifically to minimise the number of positions from which they will be visible. The siting of panels here will have minimal detrimental effect on the character of the Conservation area as a whole.
- ii) Orientation and positioning of the panels. The positioning of each panel has been designed so that it will blend naturally into the slate tiles. The panels will be mounted in a single row on the roof to keep the appearance aesthetically balanced.
- iii) Choice of panels It is intended that JA Solar 405w all-black panels will be used in the installation. These panels have been selected for their low visual impact. The panels have a black frame, black cells and black back sheet and therefore are more inconspicuous than other types of panels (panel data sheet attached).
- iv) Choice of mounting system It is proposed to use the Fastenol Slate roof mounting system

which consists of black rails (see attached datasheet). The mounting system also has a lower profile than standard frame type systems which require greater clearances from the roof surface. The visual impact is also reduced by the infilled back panels which give greater conformity when viewed from the main road.

4. Landscaping & Surrounding Area

The existing landscaping and land uses of the property or surroundings will not be affected by the proposal.

5. Access

The solar PV system will be installed on the roof of the dwelling and does not require further access once installed. The installation will take place from scaffolding erected entirely within the curtilage of the property and will not cause any obstruction or disruption to the adjacent public highway, pedestrians, etc.

6. National Policy on Solar PV Installations

The UK Government has clearly stated that it needs to Meet the Net Zero 2050 obligation for carbon emissions. With such a vast amount of property in the UK being heritage, listed or in a conservation area, there is a drive to allow sympathetically designed Solar PV systems to be integrated into the roofs of such properties.

Within the Net Zero 2050 strategy the government is “fully committed to encouraging homeowners to incorporate energy efficiency measures in their properties in order to tackle climate change. As part of this, they realise that more historic buildings and conservation areas have the right energy efficiency measures to support those zero carbon objectives”.

The National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy. This proposal aims to support that responsibility without overriding any environmental protections.

7. Summary

It is considered that the proposals covered by this application align closely with the requirements and provisions of policies of the Peak District National Park Authority around sustainability in general and renewable energy specifically, in particular as set out in the Climate Change and Sustainable Building Supplementary Planning Document (adopted in March 2013). As stated in section 9.2 of the policy “solar PV {and solar thermal} units have great potential to be used throughout the National Park on dwellings and agricultural, industrial and community buildings, provided care is taken to minimise their visual impact”. We believe that this proposed installation has been appropriately designed to achieve these aims. This application ensures that the significance of the heritage is conserved whilst allowing sympathetic changes to support their continued use and address climate change using a well-accepted and understood technology to achieve that. This application seeks to persuade the reader that the installation of 5 modest solar panels on the eastern facing roof, which is not overlooked, will have little impact on the conservation of the property or the area.