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Barton Steps
5 Newtown
Bradford-on-Avon
Wiltshire
BA15 1NF

Design Statement

In respect of materials covering the new extension to the Lower Ground Floor of existing house

Barton Steps, viewed from the North East along Newtown



1.0 Summary

1.01 This document presents an explanation of, and justification for the use of photovoltaic roofing materials on the new extension to the ground floor of the property

1.02 It is submitted following a successful non-material amendent application of the same. Reference number PL/2025/04064

- 1.03 The applicant seeks consent for the substitution of the originally proposed material of clay double roman tiles to the proposed single story side extension with a sustainable, standing seam metal roof which can generate electricity
- 1.04 This application does not request a material change to the recovering of the existing roof which has been restored using traditional methods and materials as per the Design & Access Statement, Heritage, Statement and Application form received by Wiltshire Council on 28.03.24 and the Additional information received by Wiltshire Council on 03.06.24

2.0 Existing Site

- 2.01 The existing site is in the town of Bradford-on-Avon
- 2.02 The site relating to the area of the roof material under this application is 7.2m x 3.6m. A total 26m²
- 2.03 The site is located within a conservation area
- 2.04 The lower ground floor site for the new room and proposed roof is currently occupied by a modern storage room and glazed conservatory. There are no existing double clay tiles anywhere on the property.

3.0 Historical Context and Planning History

- 3.01 A Heritage Statement was completed and submitted within the application received by Wiltshire Council on 28.03.24. This was prepared by Michael Heaton Heritage Consultants. The condition of the non-material amendment reference number PL/2025/04064 requires us to follow this heritage statement.
- 3.02 The change of material to the new roof does not affect any part of the heritage statement
- 3.03 The heritage statement noted in relation to this new part of the building to which this change of materials relates:

“The proposed reconfiguration would not affect the primary fabric of the external walls or the architectural character of the building or its surroundings; the proposed garden room would replicate adjoining buildings exactant as recently as 1910”

Michael Heaton, Heaton Heritage Consultants

4.0 Quality of Design

- 4.01 Wiltshire Council's core strategy, CP57 states that proposals are required to “demonstrate how they will make a positive contribution to Wiltshire” through....

i. Enhancing local distinctiveness by responding to the value to the natural and historic environment, relating positively to its landscape setting and the existing pattern of development

ii. the retention and enhancement of existing important landscaping and natural features....

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, lot size, elevation design, materials, street scape and roof lines to effectively integrate the building into its setting.

There are no historic features that are affected by the construction of, or change in, roofing materials as part of this application. The roof will not be visible from the public highway. The solar roof materials proposed resemble the look of zinc which has been used on two nearby properties demonstrating an existing pattern of development within the local area.

Due to the nature of the roof proposed, a standing seam roof, the ability to provide sustainable energy whilst minimising visual impact is achieved. There are no parts of the roof that are raised and conservation style windows that lay flat with the roof can still be included. This ensures roof lines remain effectively integrated into the building setting, as per architect's original (approved) proposal.

- 4.02 Wiltshire Council have a Renewable Energy Strategy to support its aims in ensuring the County is carbon neutral by 2030, reducing energy consumption through efficient design. By maximising solar photovoltaic coverage within the roof itself, and where visual impact can be minimised, this proposal supports the Council's renewable energy strategy and makes a positive contribution to Wiltshire and its environmental sustainability.
- 4.03 Section 15 of the West Wiltshire Residential Design Guide calls for consideration of subservience of new development in relation to listed buildings. By virtue of the lower ground floor level in relation to Newtown, and given that the site of the extension is in a walled yard, walls shield 90% of the new room, the new roof will be away from public view.
- 4.04 There are several national initiatives that strongly support the use of sustainable solar technologies to contribute to the government's Clean Energy 2030 target as well as the Warm Homes Plan. These considerations have been made in the design of the new roof material.

5.0 Proposed Design

- 5.01 When compared to the North West Elevation that has been approved, the above photograph shows that there is no effect of a change from slate to photovoltaic materials as the new roof cannot be visible from the road. The visibility of the original part of the setting of the listed building remains fully visible, with a restored original roof using traditional methods and material.

- 5.02 The material, Roofit.Solar is a standing seam metal roof with integrated solar functionality. This enables it to fit within the fabric of the roof, with no visual impact of traditional solar panels. The material is a traditional steel panel with solar photovoltaic cells integrated in a coating fused onto the panels. This is virtually invisible on the roof once installed.

- 5.02 The change in roofing materials improves significantly the harmful carbon emissions that will be emitted from the house. The accommodation becomes more sustainable at the same time as contributing to the Net Zero local target and the government's Clean Energy target 2030.

- 5.03 The upcoming Future Homes Standard will embed rooftop solar into building regulations so that nearly all new homes will be constructed with solar technologies. There is no appropriate way to embed solar into any of the original part of the building at Barton Steps without affecting the heritage of the asset. By incorporating it within the new roof (replacing a recent conservatory) it is a sympathetic way to retain existing character of the building whilst making it more sustainable than the clay roof tiles previously proposed.

- 5.03 There is no impact on structural integrity as a result of this change in materials.

6.0 Conclusion

This non-material amendment within this listed building application, makes a change of materials to the new part of the roof only. It replaces an approved material within the original application of double clay tiles with a material that is sustainable, in keeping with the natural environment and generates clean energy, benefitting the local environment. There is no impact on the traditional walls or any other part of the listed building which is conserved and maintained. This is an external change only, that is shielded from public view and the view of the rest of the original building from the roadside. There is no harm to the historic features of the house or its character, or that of the local area, within this change of material request.