

Heritage, Design & Access Statement

Property: 91 Brown Street, Salisbury

Proposed Works: Installation of a small solar PV system

Listing Status: Grade II Listed

Authority: Wiltshire Council

Application Type: Householder Planning Permission and Listed Building Consent

Introduction & Statement of Significance

This statement accompanies an application for a minor solar installation designed to modernise our home's energy efficiency while protecting the recognised historic exterior features and the overall fabric of the building.

Our home at 91 Brown Street is a Grade II listed 18th-century building located on the east side of the street. It forms a group listing with our neighbour at No. 89, though this application relates solely to our property at No. 91.

To fully acknowledge the statutory protection and significance of the building, the official listing is provided here in full:

BROWN STREET 1. 1594 (East Side) Nos 89 & 91 SU 1429 NE 4/148 28.2.52.

II GV 2. C18. 2 storey and attic. Brick on projecting plinth. Brick string at 1st floor level. Moulded and coved eaves cornice, old tile roof. 3 hipped dormers with tile hung cheeks. No 89 has 2 windows and 6-panel door right hand with flat moulded hood. No 91 has 2 windows and angular bay with pilasters between lights to right hand on 1st floor. 3 windows to ground floor (2 under bay) and 6-panel door, left hand of bay, with rectangular fanlight in panelled reveals with doorcase of narrow pilasters, frieze and small cornice hood. No glazing bars to windows. Interior: No 89 has reset C17 pilasters in hall, ground floor front room has good cupboard with shell cove. Rear ground floor room has reset C17 panelling. No 91 ground floor front room has reset C17 panels.

As shown by the listing, the primary setting and public contribution of the property is its visible historic frontage along Brown Street. The proposed plan will not change this. Those passing by will continue to see the home and its tile roof as it appears now, with no solar panels covering the view.

This is possible because the property features a deep, internal "V" roof valley situated between the main ridges. This internal valley, while not mentioned in the listing, is an architectural characteristic of the building's historical footprint but one that is obscured from the public realm.

Proposal

We want to reduce our energy costs, do our bit to be greener, and support sustainability. The project is a small solar installation designed to have no visual impact from the public realm, nor change the character of the property.

The project consists of four solar panels that will sit entirely within the internal roof valley, keeping them out of sight. The panels use a non-destructive mounting system that secures them to the rafters, requiring no drilling through the clay roof tiles.

We are also installing a compact battery and inverter that will be placed at ground level. This equipment will be tucked away in the right-hand corner of the patio, alongside the boundary wall. The ground-mounted battery unit will be visually screened from the garden aspect, with the inverter placed directly behind it to ensure all supporting hardware remains obscured.

Heritage Impact & Reversibility

We have carefully designed this layout to ensure it respects the historic character and fabric of the house.

- **Hidden Solar Panels:** Because the four solar panels sit within the internal roof valley, the natural pitches of the roof act as a visual shield. The panels are kept out of sight, ensuring the historic visible roofscape remains unaltered.
- **Discreet Cable Routing:** For further concealment, power cables will follow existing guttering and drainage fittings along the private garden side of the house. The route utilizes pre-existing roof openings to pass through the loft space. The cables will then run alongside an existing rainwater downpipe. The entry point needed to reach our consumer unit will go through a mortar joint, also near the downpipe.
- **Fully Reversible:** The design minimizes contact with the historic fabric of the building, so the entire installation can be easily removed if the system is ever decommissioned. The solar panels use a mounting system that secures to the rafters, requiring no drilling through the clay roof tiles. Following removal, the entry point to reach the consumer unit can be neatly pointed using matching traditional lime mortar, restoring the fabric to its previous state.

Beyond these points, the compact battery will be ground-mounted in the right-hand corner of our private garden patio, rather than being wall-mounted. This positioning allows the unit to be visually screened from our private garden view. The inverter will be placed in the corner behind the main battery unit, where it will be obscured.

Planning Policy & Public Benefit

This proposal has been thoughtfully designed to support local and national planning objectives aimed at sustainable development:

National Planning Policy Framework (NPPF) Considerations

To satisfy Chapter 16 heritage requirements, the internal roof valley was selected because alternative, more prominent roof slopes were ruled out to avoid visual harm. The roof valley location conceals the panels from public view. The project also requires no permanent alteration and is fully reversible.

Any impact under Paragraph 215 should be considered not only "less than substantial harm," but at the absolute bottom of any scale of harm—a negligible intervention. This should be far outweighed by the substantial public benefit of green energy generation during a global climate emergency.

The proposal also seems to be strongly supported by Paragraph 167 guidance, which suggests that local planning authorities should give "significant weight" to supporting energy efficiency improvements to existing domestic buildings, including solar panels.

Wiltshire Council Considerations

In February 2019, Wiltshire Council formally declared a Climate Emergency and committed to making the county carbon neutral. This application supports that goal on a domestic scale.

While not part of Wiltshire Council's Solar Together program, it is in keeping with the council's efforts through that program and other efforts for homeowners to undertake green projects.

The council's official Climate Strategy explicitly states a desire to "encourage the installation of solar energy on existing buildings" through planning policy. We hope and believe we have done everything possible to meet current policies and align with that objective.

Access & Conclusion

Access to the property remains completely unchanged. This proposal is for a small solar project that does not impact public views of our home or alter its historic character. The project has been designed with respect for the fabric of the building, ensuring this needed improvement is fully reversible. We kindly request that Wiltshire Council grants Planning Permission and Listed Building Consent for this solar installation.