

**DESIGN AND ACCESS STATEMENT**

FOR

**RETROSPECTIVE PLANNING FOR PHOTOVOLTAIC PANELS TO OUTBUILDING AT  
MOORFIELD LODGE,  
2A CHURCH STREET,  
STEEPLE ASHTON,  
TROWBRIDGE,  
WILTSHIRE,  
BA14 6EW**

FOR

**CLIENT**

Mr Chris Stevens

PREPARED BY



## CONTENTS

|            |                                             |
|------------|---------------------------------------------|
| <b>1.0</b> | <b>INTRODUCTION</b>                         |
| <b>2.0</b> | <b>SITE AND HERITAGE CONTEXT</b>            |
| 2.01       | <i>Site Location</i>                        |
| 2.02       | <i>The Outbuilding</i>                      |
| 2.03       | <i>Heritage Significance</i>                |
| <b>3.0</b> | <b>DESCRIPTION OF WORKS (RETROSPECTIVE)</b> |
| 3.01       | <i>Photovoltaic Panels</i>                  |
| 3.02       | <i>Visibility and Setting</i>               |
| <b>4.0</b> | <b>DESIGN JUSTIFICATION</b>                 |
| 4.01       | <i>Overall Design Intent</i>                |
| 4.02       | <i>Materials and Appearance</i>             |
| 4.03       | <i>Siting and Scale</i>                     |
| <b>5.0</b> | <b>HERITAGE IMPACT ASSESSMENT</b>           |
| 5.01       | <i>Impact on the Listed Building</i>        |
| 5.02       | <i>Impact on the Outbuilding</i>            |
| 5.03       | <i>Impact on the Conservation Area</i>      |
| 5.04       | <i>Summary of Heritage Impact</i>           |
| <b>6.0</b> | <b>ACCESS CONSIDERATIONS</b>                |
| 6.01       | <i>Vehicular and Pedestrian Access</i>      |
| 6.02       | <i>Inclusive Design</i>                     |
| <b>7.0</b> | <b>PLANNING POLICY COMPLIANCE</b>           |
| <b>8.0</b> | <b>CONCLUSION</b>                           |

## **1.00 INTRODUCTION**

- 1.01 This combined Design, Access and Heritage Statement supports a retrospective planning and listed building consent application relating solely to the installation of photovoltaic (PV) panels on the outbuilding known as Moorfield Lodge, 2A Church Street, Steeple Ashton. Moorfield Lodge is situated within the domestic curtilage of Moorfield Farmhouse, a Grade II listed building located at 2 Church Street. While Moorfield Lodge is not listed in its own right, it is treated as a curtilage structure associated with the principal listed building under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.02 The works were undertaken to improve the sustainability and energy performance of the property. This statement assesses the design approach, heritage impact, and planning policy compliance relevant to the PV installation.

## **2.00 SITE AND HERITAGE CONTEXT**

### **2.01 Site Location**

The site is located at Moorfield Lodge, 2A Church Street, Steeple Ashton, positioned to the rear of Moorfield Farmhouse (2 Church Street), within its established domestic curtilage. Moorfield Lodge forms part of the wider historic setting of the principal Grade II listed building, as shown on the Location Plan (26-1055-LOC1).

### **2.02 The outbuilding**

The outbuilding is a modest, single-storey timber structure on brick plinth with a pitched pan clay tiled roof, as shown on the Existing Outbuilding Elevations (26-1055-106). It is of simple utilitarian character and has undergone alteration over time. It does not possess architectural detailing comparable to the main farmhouse and is visually recessive within the site.

### **2.03 Heritage Significance**

The outbuilding is considered to have low heritage significance, consistent with Forum Heritage Services' previous conclusions for ancillary structures at Moorfield Farmhouse. Its contribution to the Conservation Area is negligible due to its position behind boundary walls and its limited visibility from public viewpoints.

The significance of the principal listed building lies primarily in its front elevation, historic brickwork, and contribution to the street scene. The outbuilding does not form part of this significance.

## **3.00 DESCRIPTION OF WORKS (RETROSPECTIVE)**

### **3.01 Photovoltaic Panels**

Four photovoltaic panels have been installed on the south-facing roof slope of the outbuilding. The panels are fixed above the existing pan clay tiles using non-invasive brackets. No historic fabric has been removed or altered.

The panels are shown on the Existing Outbuilding Roof Plans and Elevations (26-1055-105/106) and on the below ariel photograph (figure 1).

### 3.02 **Visibility and Setting**

Due to the outbuilding's position behind the main house and boundary walls, the panels are not visible from Church Street or other public vantage points.



*Figure 1*

## 4.00 **DESIGN JUSTIFICATION**

### 4.01 **Overall Design Intent**

The installation was undertaken to: -

- Improve on-site renewable energy generation
- Reduce reliance on fossil fuels
- Ensure the panels remain visually discreet
- Avoid any impact on the principal listed building or Conservation Area

### 4.02 **Materials and Appearance**

The panels are standard matte-black photovoltaic modules with low-profile frames. Their appearance is consistent with typical domestic solar installations and does not introduce visually dominant or reflective elements.

### 4.03 **Siting and Scale**

The panels are located on the rear roof slope, ensuring: -

- No impact on the farmhouse's principal elevation
- No change to the silhouette or massing of the outbuilding
- No effect on the wider Conservation Area

## **5.00 HERITAGE IMPACT ASSESSMENT**

### **5.01 Impact on the Listed Building**

The outbuilding is not listed in its own right and does not contain historic fabric of significance. The PV installation: -

- Does not affect the listed farmhouse
- Does not alter any historic features
- Does not introduce visual competition with the principal elevation
- Is fully reversible

### **5.01 Impact on the Outbuilding**

The panels sit above modern roof coverings and do not harm the outbuilding's simple utilitarian character. The installation is lightweight, reversible, and does not alter the building's form.

### **5.03 Impact on the Conservation Area**

Given the outbuilding's enclosed position: -

- The panels are not visible from public viewpoints
- There is no impact on the character or appearance of the Conservation Area
- The environmental benefits represent a public benefit, consistent with national policy

### **5.04 Summary of Heritage Impact**

The works result in no harm to: -

- The listed building
- Its setting
- The Conservation Area

The installation is proportionate, discreet, and fully reversible.

## **6.00 ACCESS CONSIDERATIONS**

### **6.01 Vehicular & Pedestrian Access**

The works do not affect any access arrangements. No changes have been made to parking, driveways, or pedestrian routes.

### **6.02 Inclusive Design**

The installation does not affect accessibility or circulation within the site.

## **7.00 PLANNING POLICY COMPLIANCE**

### **7.01 The proposals align with: -**

- NPPF (2024) – Sections 12 & 16
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Wiltshire Core Strategy – CP57 & CP58
- Draft Local Plan Policy 99

The installation represents a sustainable enhancement with no heritage harm and therefore complies with statutory duties under Sections 66 and 72.

## **8.00 CONCLUSION**

- 8.01 The photovoltaic panels installed on Moorfield Lodge, 2A Church Street represent a sensitive, sustainable, and fully reversible addition that causes no harm to the listed building, its setting, or the Conservation Area. Their discreet siting ensures they are not visible from public viewpoints, and the environmental benefits constitute a positive contribution consistent with national and local planning policy.

Macey's Architectural Design & Development Ltd respectfully requests that retrospective planning permission and listed building consent be granted.

