

41, Lockeridge Lockeridge, Wiltshire Design & Access Statement

Property Address

41, Lockeridge, Lockeridge, Wiltshire, SN8 4EQ.

Property

The application site is 41 Lockeridge Dene, Lockeridge, Wiltshire, SN8 4EQ, a Grade II listed dwelling located within the village of Lockeridge in the parish of West Overton. The property also lies within the Lockeridge Conservation Area and the North Wessex Downs National Landscape (formerly the North Wessex Downs Area of Outstanding Natural Beauty).

The dwelling comprises a pair of cottages dating from the 17th / 18th century that have been combined to form a single detached dwellinghouse. It is of traditional construction, with solid walls built from handmade red brick, coursed sarsen stone and cream render, with no cavity walls. The building is elongated in plan, and it is arranged over a single storey with attic accommodation beneath the roof and is covered by a combination of traditional thatched and clay tile pitched roofs. The principal elevation retains traditional architectural features including brick chimney stacks, timber multi-pane windows, a central brick entrance porch and historic timber doors. A later single-storey extension has been added to one side of the building using complementary sarsen stone and brick.

The property occupies a generous residential plot fronting Lockeridge Dene within the historic linear settlement. The site includes a detached shed/garden studio and extensive gardens surrounding the dwelling, which contribute positively to its rural setting and spacious character. The surrounding streetscape is characterised by traditional cottages and houses of varying ages, many of which are listed or make a positive contribution to the character and appearance of the Conservation Area. Numerous mature trees and hedgerows are located within and around the site. Buildings in the locality are generally constructed using locally distinctive materials, including sarsen stone, red brick, flint and thatch, while mature hedgerows, trees and informal grass verges contribute to the rural character and appearance of the village.

The statutory listing recognises the special architectural and historic interest of the building as a representative example of the local vernacular tradition. The property's location within the Lockeridge Conservation Area further reflects its

contribution to the significance, character and appearance of the historic settlement. Consequently, the proposed works have been designed to preserve the special interest of the listed building and to conserve the character and appearance of the Conservation Area, in accordance with national and local planning policy.

Listed Building Register

Reference number; 1033805

Listing date: 2 September 1986

Grade II

Conservation Area

Name; Lockeridge

AONB; Area of Outstanding Natural Beauty

Name; North Wessex Down



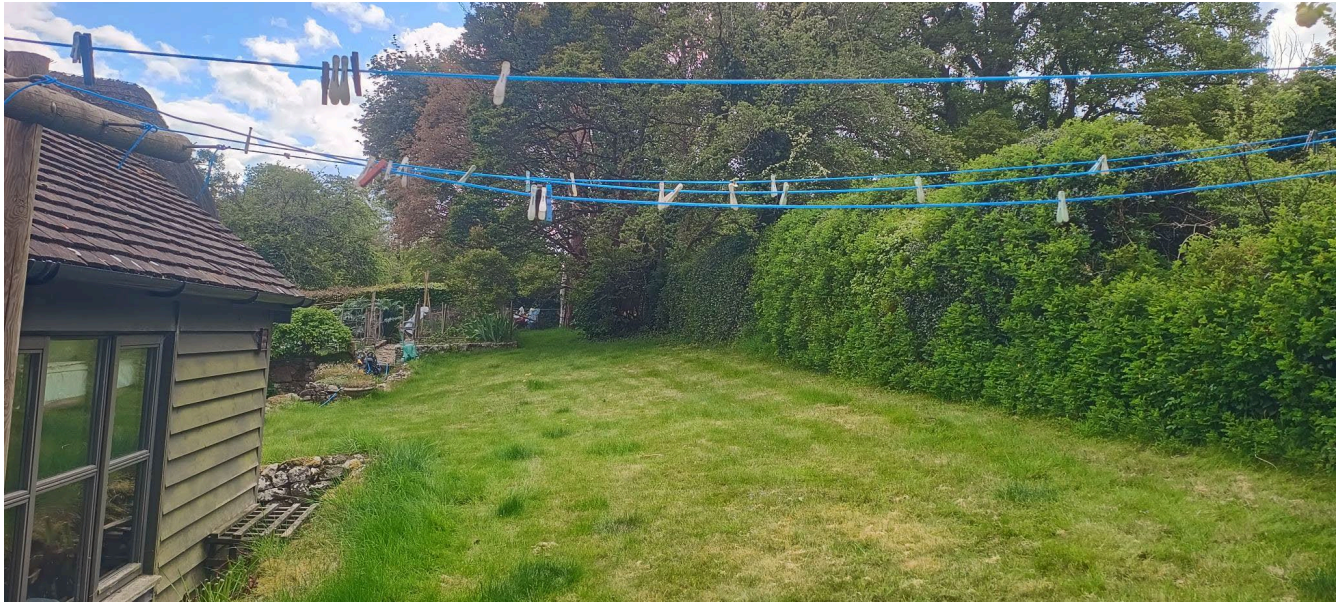
Main Southeast Elevation, viewed from the adjacent pasture, showing the long straw thatched roof, eyebrow dormers and traditional stone, brick and rendered walls.



The south-west elevation illustrates the traditional gable end constructed in sarsen stone with the thatched roof extending over the historic single-storey form and later side extension.



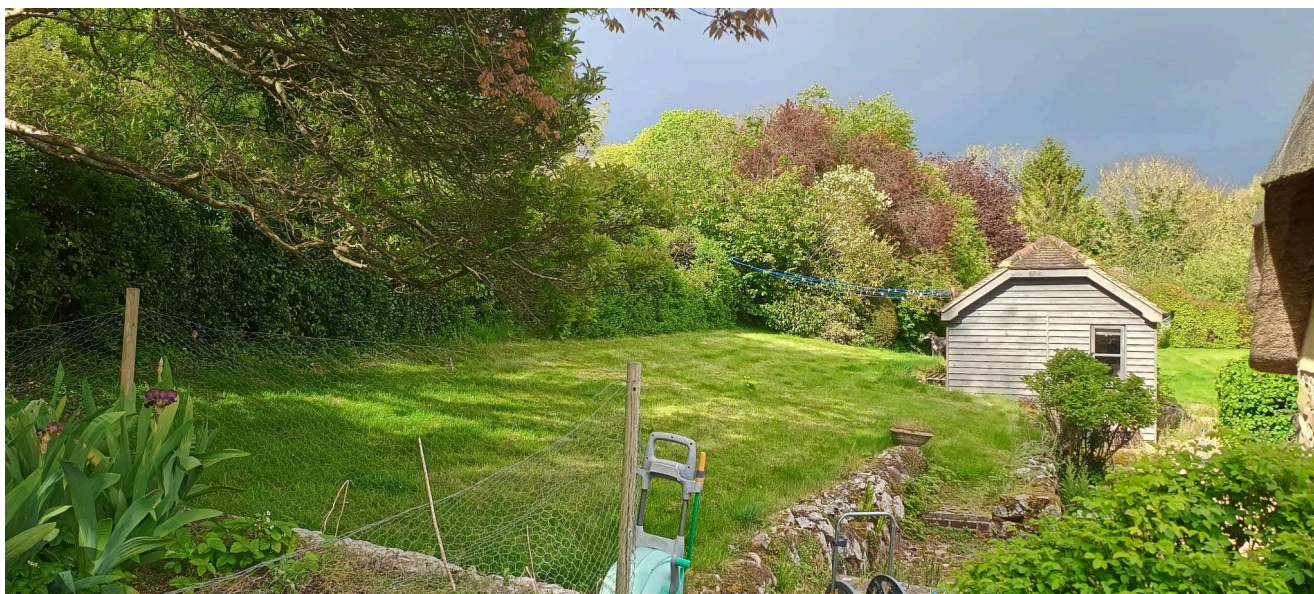
The rear elevation shows the historic extensions and lean-to additions, together with the varied use of render, brick and sarsen stone characteristic of the building's evolution.



View of the rear garden showing the open lawn, mature hedgerows and trees that provide screening and define the domestic curtilage.



Aerial view of the property and its curtilage, illustrating the relationship between the listed cottage, outbuildings, rear garden and the proposed location of the ground-mounted solar array.



Rear garden showing the proposed location of the photovoltaic (PV) solar panels.

Planning History

There are six known previous planning application associated with this property.

1/ Ref, K/57918/F, New woodshed, full planning permission, 11 February 2008, Approved with conditions.

2/ 18/00617/TCA, Remove 2 Walnut Trees Remove 1 Chestnut Tree, Work to Trees in a Cons Area, 16 February 2018, No object.

3/ 18/00782/TCA, (1) - Ash tree & (2) - Maple tree - remove 2 lower branches from both trees, Work to Trees in a Cons Area, 26 February 2018, No object.

4/ 18/02776/FUL, Change of use of garden room studio into studio holiday let, full planning permission, 04 June 2018, Approved with Conditions.

5/ 18/04370/FUL, To erect a 5 bar wooden unpainted gate at the entrance, full planning permission, 10 July 2018, Approved with Conditions.

6/ 20/04108/LBC, Proposed raising of chimney to prevent fire risk, listed building consent, 17 July 2020, Approved with Conditions.

Proposal

The proposal seeks Listed Building Consent and Planning Permission for the installation of twelve photovoltaic (PV) solar panels within the rear garden of the Grade II listed cottage, together with a battery storage unit (Tesla Powerwall 3 inverter) and the removal of an existing ash tree which is self-seeded and very close to the shed as well as overpowering the adjacent trees which were intentionally planted.

Solar Panels specifications:

Panel Specification

Manufacturer - Aiko

Model - 515W Neostar 2S N-Type Mono-Glass ABC 60 Cell All Black MC4-EVO2 Gen 2

Quantity - 12

Watts - 515.00W

Efficiency - 23.2%

Dimensions - 1764 × 1134 × 30mm

Weight - 24.00kg

Voc - 45.32V

Isc - 14.23A

6.2 kWp solar PV system

12 high-performance solar panels

Tesla Powerwall 3 inverter

5,681 kWh of clean electricity annually

13.5 kWh battery storage system

Colour - black

Inverter & Battery Storage

Manufacturer - Tesla

Model - Tesla Powerwall 3 Inverter - 11.04kW (Uncapped) Config

Quantity - 1

Product Warranty - 10 Years

Efficiency - 97.5%

Rated Power - 11.0kW

Type - Hybrid

Phase - Three Phase

MPPT Count - 3

Max DC Inputs - 6

Weight - 130kg

The proposed solar array has been carefully positioned behind the cottage, adjacent to the existing outbuilding, where it is largely screened from public view. Locating the panels to the rear of the property minimises their visual impact on the principal elevation of the listed building and helps preserve the character and appearance of the heritage asset, the Lockeridge Conservation Area and the wider North Wessex Downs National Landscape. The installation has been designed as a discreet and reversible intervention that enables the property to improve its environmental performance while respecting its historic significance.

The proposal also includes the removal of an existing ash tree located within the side garden. This tree was never intended to be there and is self-planted and is blocking light and moisture to the adjacent trees. Its removal is necessary for arboricultural safety reasons and to allow for the installation of the proposed solar panels. No other alterations are proposed to the building, site layout, access arrangements or existing boundary treatments.

Overall, the proposal represents a sensitive enhancement that supports the long-term sustainable use of the listed building by improving its energy efficiency and reducing carbon emissions, whilst ensuring that the special architectural and historic interest of the building, together with the character and appearance of the Conservation Area and the wider landscape, are preserved.

Drawings

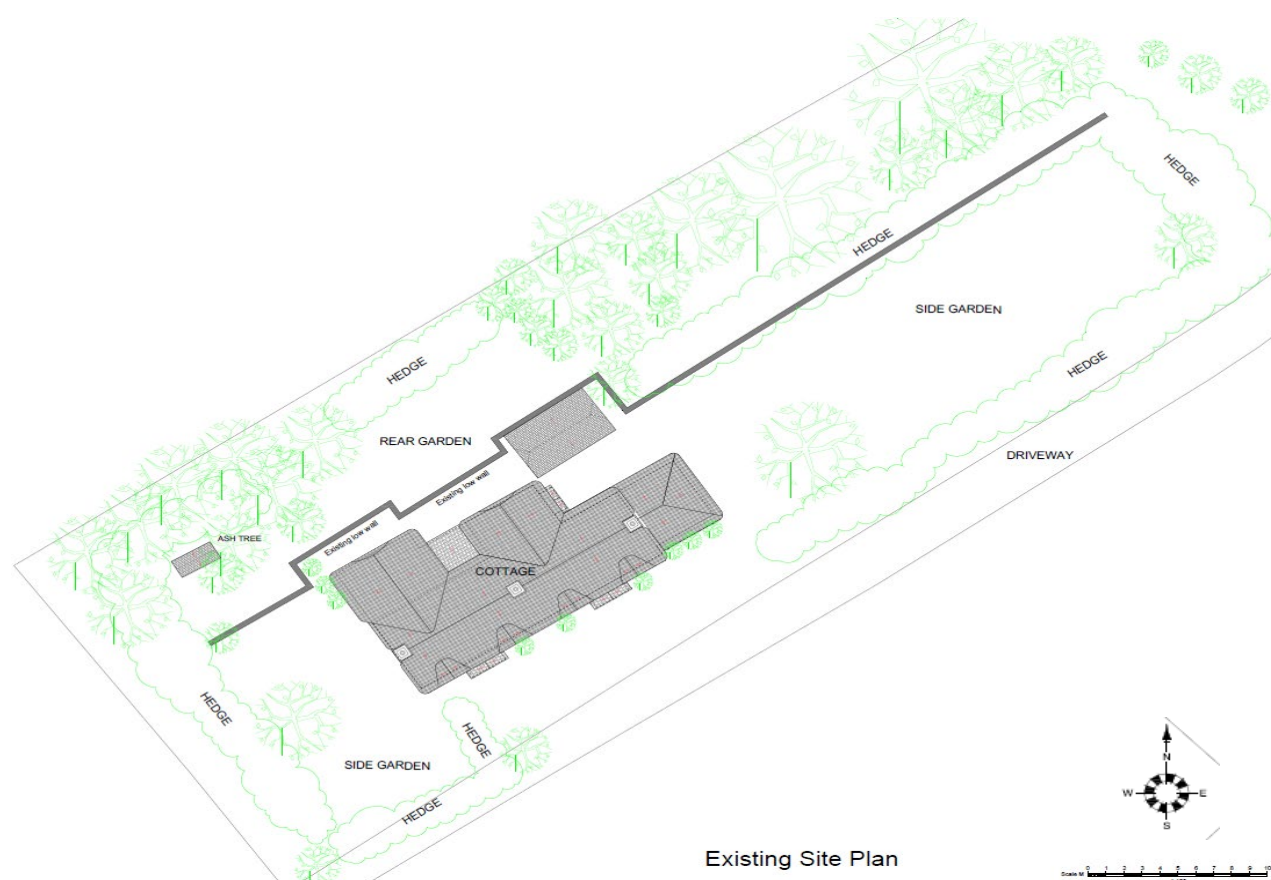
41-Lockeridge-Existing-Site-Plan

41-Lockeridge-Existing-Site-Elevations

41-Lockeridge-Proposed-Site-Plan

41-Lockeridge-Proposed-Site-Elevations

Existing site plan



Proposed site plan

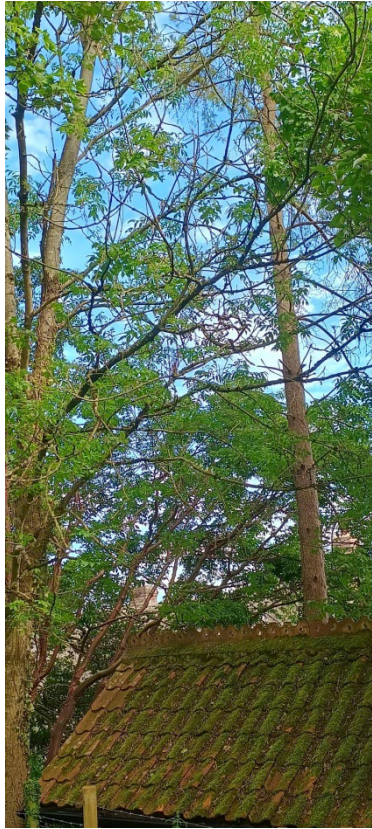


Proposed Site Plan

Zoom proposed works



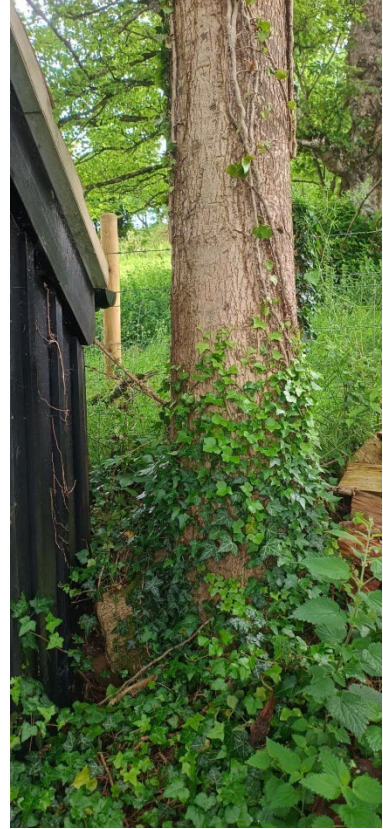
Ash Trees Photographs



Ash tree dieback 1



Ash tree dieback 2



Ash tree dieback 3



Ash tree dieback 4



Location Tesla Powerwall



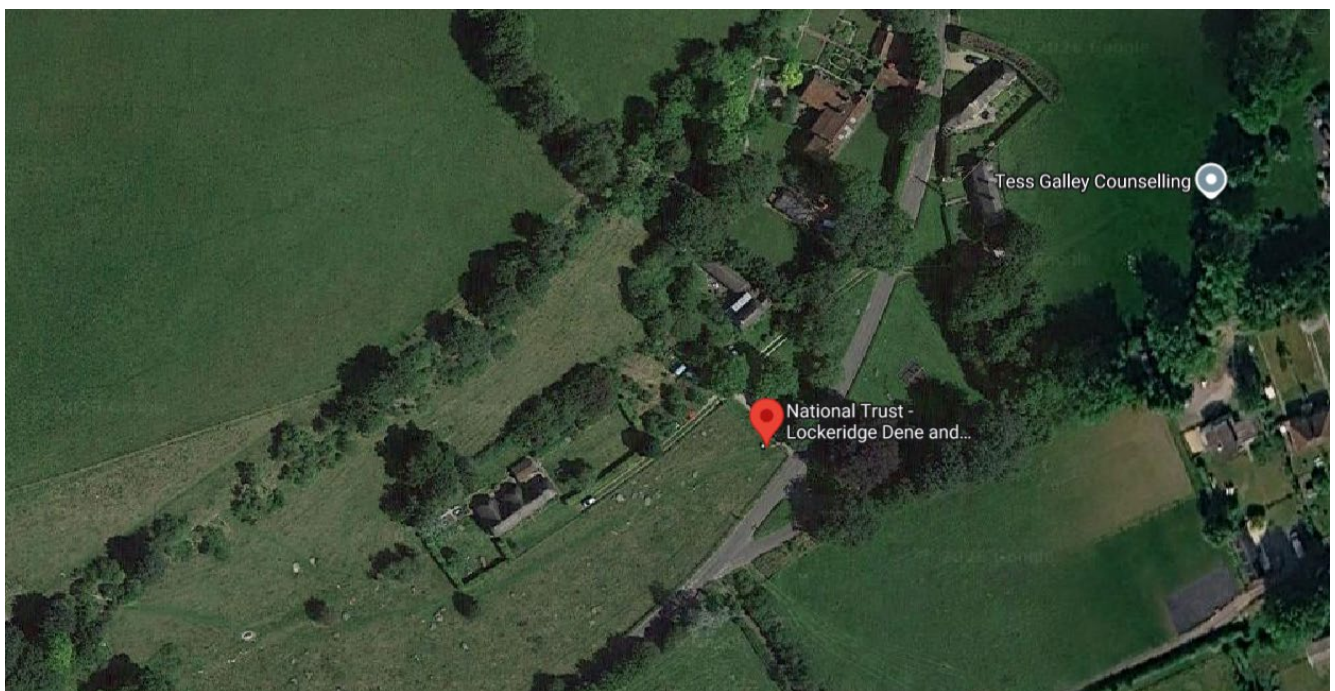
Rear garden

Neighbourhood

Lockeridge is a small rural settlement characterised by its historic agricultural origins, traditional vernacular architecture and strong relationship with the surrounding chalk downland landscape. The village contains a mix of listed cottages, farmhouses and agricultural buildings constructed predominantly from local materials, including flint, brick and thatch or clay tile roofs. Buildings are generally set within generous plots, with mature trees, hedgerows and stone or brick boundary walls contributing to the verdant and informal character of the settlement.

The surrounding area is predominantly residential and agricultural, with open fields and woodland providing an attractive rural setting. The village retains a quiet, low-density character, with narrow lanes, limited traffic and long views towards the surrounding countryside. The conservation area derives its significance from the survival of its historic settlement pattern, traditional building forms and the close relationship between the built environment and the surrounding landscape.

The application property occupies a well-screened plot with an enclosed rear garden. The proposed solar panels are located within the rear garden behind the cottage, where they are largely concealed from public viewpoints by the existing building, boundary walls, hedges and surrounding vegetation. The hedges are also beech which do not drop their leaves in winter and provide an additional screen for the new solar panels. As a result, the proposal has been designed to minimise its visual impact on the listed building, the character and appearance of the Conservation Area, and the wider landscape of the North Wessex Downs National Landscape.



Aerial view of the site

Vehicular, Cycle & Pedestrian Access

The access to the first and second floor flats will remain unaltered.

Agent

Swordsman Historic Architectural Design on behalf of the client, Ms Neild.