

Hoe Moor House, Dodwell Lane, Bursledon, Southampton. SO31 1AB
Proposed Solar Panel Installation

HERITAGE STATEMENT

INTRODUCTION

This Heritage Statement relates to the proposed installation of solar photovoltaic panels at Hoe Moor House, Dodwell Lane, Bursledon, Southampton, SO31 1AB

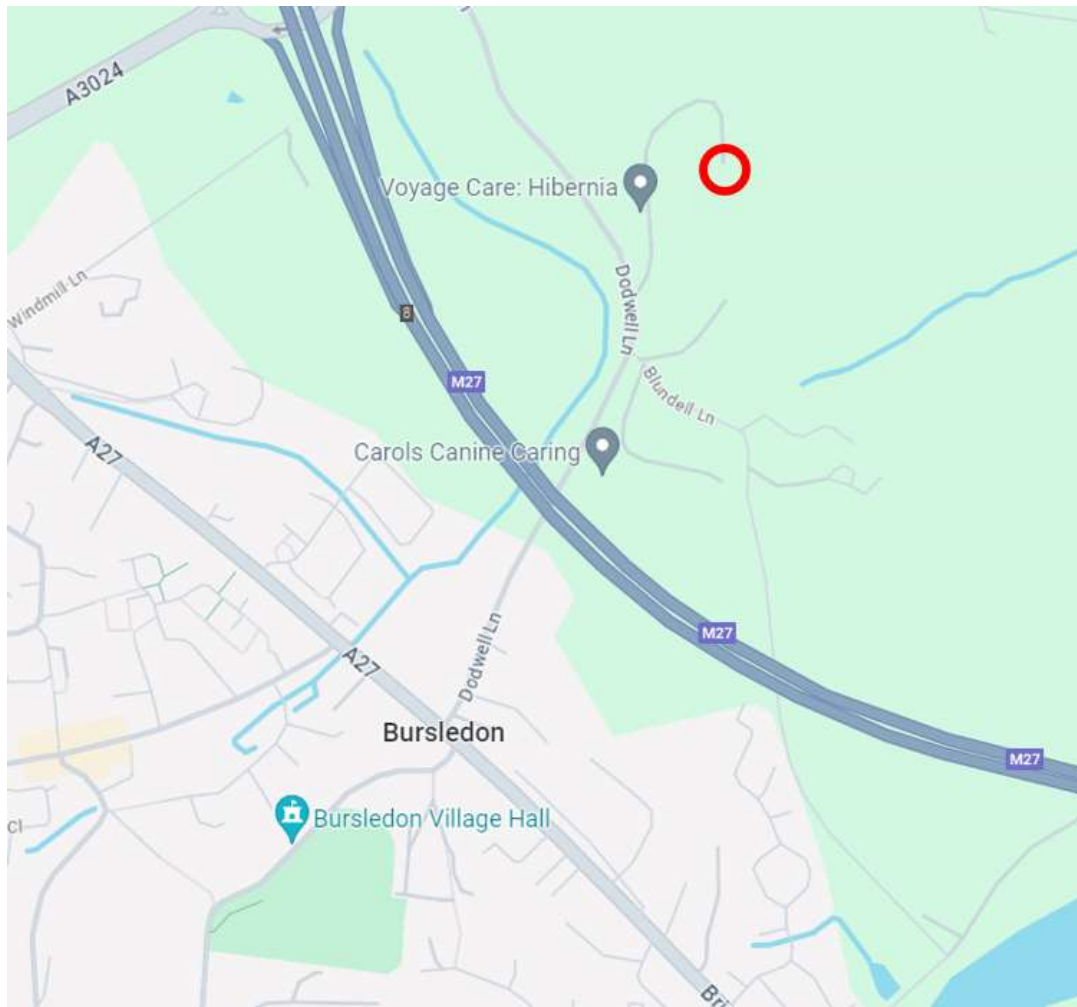


Aerial photo of Hoe Moor House and surrounding area

The client, Nigel Wilson who is the home owner, seeks permission to install 36 panels to the roof of their dwelling house to provide renewable sustainable electricity for their energy demands.

LOCATION AND SITE

Hoe Moor House is located on the outskirts of Bursledon on the opposite side of the M27 and to the north east of the main village. The house is accessed from a long private drive from Dodwell Lane which is bordered by mature hedgerows and trees which screen views to Hoe Moor House and the other large houses along the drive. The location plan is shown below:



Location Plan

The dwelling has a large private gravel driveway to the north and the property is surrounded by mature landscaped gardens. The site is shown below:



Site plan

EXISTING

Hoe Moor House is a detached Grade 2 listed building constructed predominantly from buff coloured bricks with a slate roof covering. The house is located immediately adjacent to the neighbouring Freehills House to the west which is not recorded as a listed building.

There have been various planning applications in relation to property, the most notable being a new garage extension including a store and living accommodation which is understood to have been completed in 1999.



Existing photos of the house from the north (left) and south (right)



Existing photos of west elevation adjacent to Freehills House

Historic England records detail that Hoe Moor House was first listed on 9th December 1998.

The description on the Historic England Official List Entry reads as follows:

House. Circa 1830s. Buff-coloured brick with stone dressings. Slate hipped and gabled roof. Axial stacks with groups of diagonally-set and polygonal shafts. PLAN: Asymmetrical plan with entrance on the north front and garden front to south. Tudor style. EXTERIOR: 2 storeys. Asymmetrical 3-bay north entrance front with gables left and right, the right projecting, the gables with stone coping, kneelers and moulded strings; 2 and 3-light moulded mullion windows with hoodmoulds and small-pane casements on first floor; at centre firstfloor a gabled oriel with moulded corbelling and 3-light window with 3-centred arch lights, below is a 3-bay brick porch with Tudor arches. 2-bay left-hand [E] return and 3-bay rear [S] garden front with similar gabled oriels with moulded corbelling, 3-light windows with 3-centred arch lights and loops in the gables; ground floor bay windows with moulded cornices, those on south elevation canted. INTERIOR: Intact joinery, including panelled doors, moulded architraves and window shutters; moulded plaster ceiling cornices, chimneypieces and staircase.

PROPOSED

The client seeks permission to install 36 panels to the roof of their property to provide renewable sustainable electricity for their energy demands.

The panels will be located on the roof of the main dwelling together with the roof of the more recent garage extension (refer to planning history above).

The buildings have a slate covering and the proposed panels are roof mounted on the south and west facing roofs of the house and extension.

The proposed solar array comprises Eurenor 450 Watt Panels (MEPV 450) and are black colour which will reduce the visual impact, similar to the image below:



Example of a similar solar panel installation on a slate roof

The proposed panels are fixed to the roof via lightweight mounting rails and clamps and will not protrude more than 200mm from the roof line and will not be higher than the highest part of the roof which helps to minimise the effect on the external appearance of the building. The solar panels can also be easily removed at the end of their useful lives.

18no. solar panels are located on the main dwelling house. The north facing gable elevation of the main house consists of a parapet and coping which extends above the west facing roofline and will further obscure any potential views of the solar panels from the north. The remainder of the panels on the main roof are located in the valley and will not be visible.

18no. solar panels are also located on the more recently constructed garage building. This is a single storey extension with a dormer roof. The panels are therefore located at a lower level than the main dwelling and less visible.

The site is enclosed by established trees and hedgerows around the boundary of the property and along the driveway from Dodwell Lane which limits incoming views. The close proximity of the neighbouring dwelling, Freehills House which is immediately adjacent ensures that visibility of the panels from the west is also limited.



Aerial photo of Hoe Moor House

The design of the solar panels will not result in the change or loss of the historic fabric and is appropriate and discreet, limiting any perceived harm. The advantage gained is in the carbon emission reduction through the use of clean, renewable energy.

JUSTIFICATION

The main dwelling was constructed in the 1830s. The electricity consumption and increased energy costs have motivated the client to investigate options to improve the energy efficiency of the property but there are limited opportunities without disturbing the historic fabric of the building. The client has therefore consulted with a leading solar energy services provider to examine the feasibility of providing a solar panel installation on the existing roof which can be discreetly installed to limit any impacts on the listed building. The proposals will therefore provide a green energy solution which will reduce carbon emissions and energy bills.

HERITAGE IMPACT

The extensive surrounding mature hedgerows and trees obscure view of the roofs of the dwelling. The aerial view below demonstrates that the proposed solar panels are well screened from incoming views and the western elevations have limited visibility because of the proximity of the elevation to the neighbouring house. It is therefore considered that the proposals will have no adverse effect on the setting of the local heritage asset.



Aerial view indicating limited views of the proposed solar panels from the surrounding area

CONSIDERATION OF ALTERNATIVE INSTALLATION SITES:

The proposed panels are located on the south and west facing roofs. The number and location have been considered to suit the solar orientation and to provide the required energy demands of the dwelling. There are no alternative viable roof locations.

Ground installation would require the loss of a significant proportion of the garden and excessive shading would also render the proposals unfeasible. In addition, with the necessary ground works for frames and cabling, this would not be economically viable and the loss of the garden amenity would have a very negative impact on the amenity of the property.

SUMMARY

The design of the solar panels is appropriate and discreet, limiting any perceived harm. The advantage gained is in the carbon emission reduction through the use of clean, renewable energy.

The proposed panels are roof mounted on the south and west facing roofs of the dwelling. They will not protrude more than 200mm from the roof line and will not be higher than the highest part of the roof. The panels have been sited to minimise the effect on the external appearance of the building. They have limited visibility from the surrounding area and there is no visual impact as a result of the proposed installation.

The solar panels provide renewable sustainable electricity for the energy demands of the client. There is no loss of significance of the building or the setting and any consideration of harm is outweighed by environmental benefits.