

DESIGN AND ACCESS STATEMENT

**Installation of Solar Panels to Rear Roof Slope
Saffron House, 6 South Street, Emsworth, PO10 7EH
Listed Building Consent Application**

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the installation of solar photovoltaic panels at **Saffron House, 6 South Street, Emsworth, Hampshire, PO10 7EH.**

The proposal has been developed with careful consideration of the building's historic significance, with the aim of delivering a **sensitive, reversible, and visually discreet renewable energy solution.**

2. Site Context

The application site comprises a listed building situated within a **historic setting**, characterised by traditional architecture and materials.

The building presents a **principal elevation to the public realm**, with a more private and less prominent **rear elevation and roof slope**, which forms the location for the proposed works.

The site benefits from **private access via a side gate from the street**, allowing direct entry into the property without affecting neighbouring land or public routes.

3. Design Principles

The design approach has been guided by the following key principles:

- **Minimise visual impact on the heritage asset**
- **Avoid principal elevations and key views**
- **Ensure reversibility of interventions**
- **Integrate modern technology in a discreet manner**

The proposal reflects a **conservation-led design strategy**, ensuring that the special interest of the listed building is preserved.

4. Amount

The proposal consists of:

- Installation of **[number] solar photovoltaic panels**
- Limited strictly to the **rear roof slope**

The scale of development is **modest and proportionate**, ensuring the panels remain subservient to the host building.

5. Layout

The panels will be arranged in a **simple, ordered configuration** aligned with the geometry of the roof.

- Positioned away from edges where possible
- Avoiding visual clutter or irregular placement
- Maintaining a balanced and coherent appearance

The layout has been designed to appear **neat and intentional**, reducing visual impact.

6. Scale

The scale of the proposal is deliberately restrained:

- Panels sit **flush with the existing roof plane**
- No projecting frames or raised structures
- Overall profile remains largely unchanged

This ensures the building's **form and silhouette are preserved**.

7. Appearance

The appearance of the installation has been carefully considered:

- Panels finished in **dark materials**
- Designed to **reduce reflectivity and glare**
- Visually recessive against the roof covering

By restricting the installation to the rear roof slope, the proposal ensures that **the principal character and public-facing appearance of the building remain unaffected.**

8. Landscaping

No changes to landscaping are proposed as part of this application.

9. Access

9.1 Construction Access

Access for installation will be:

- Via the **existing private side gate from the street**
- Fully contained within the application site boundary
- Managed to avoid disruption to neighbouring properties or public areas

Scaffolding and equipment will be erected within the site and removed upon completion of works.

9.2 Maintenance Access

Ongoing access for maintenance will:

- Continue to utilise the **same private side access route**
- Be infrequent and limited in duration
- Not require any permanent external alterations

9.3 Inclusive Access

The proposal does not alter internal or external access arrangements to the building and therefore **has no impact on inclusive access provisions.**

10. Sustainability

The proposal delivers clear sustainability benefits:

- On-site **renewable energy generation**
- Reduction in **carbon emissions**
- Improved energy efficiency of the building

This supports national objectives for sustainable development while ensuring the **continued viable use of a heritage asset**.

11. Conclusion

This proposal represents a **well-considered and sensitive design response** to the challenge of integrating renewable energy technology within a listed building.

Key points:

- Located on a **non-prominent rear roof slope**
- **Minimal and reversible intervention**
- **No impact on principal elevations or public views**
- Access managed entirely via **private on-site route**

The design successfully balances **heritage conservation with environmental responsibility**, ensuring the long-term sustainability and usability of the building.

The proposal is therefore considered appropriate and should be supported.