

**From:**  
**Sent:** 27/04/2022 19:33:29  
**To:**  
**Cc:**  
**Subject:** Re: Solar panel installation  
**Project:** 1408  
**Description:** Foxhills  
**Locaton:** Foxhills  
**Client:** Dave Thompson

Hi Mark,

Please see attached the relevant information which you asked for

I have also CCd Nick who is the owner of Life's energy so if you need anything else he will be able facilitate.

- Details of the design of the installation **Solar Photovoltaic 2 rows of 9 Panels flush to the roof with a 5 degree pitch.**
- Photographs of the existing built environment
- Details of the roof mounting arrangement, **if applicable Renusol mounting flush to roof**
- Indicative drawings of the installation in place **Attached**
- A photomontage of the proposed installation could be useful, particularly if the scheme is in a Conservation Area or on a Listed Building
- Details of the power from the installation **6.84kw**
- Connection details to the building or grid if relevant **Grid Tied**
- A brief description of the visual amenity issues and the building materials **Array not visible from road**
- Details of the power from the installation and anticipated efficiency **5214kwh per year. 83% Self Sufficient**
- Details of what the energy will be used for **Electricity around the home**
- Details of existing energy efficiency measures in the building **None**

bramhall blenkarn The Maltings Malton North Yorkshire YO17 7DP

Foxhill Pasture

Throxenby  
Scarborough  
YO12 5TD

# Solar Panel Array

Heritage Statement and  
Design & Access Statement

# Introduction

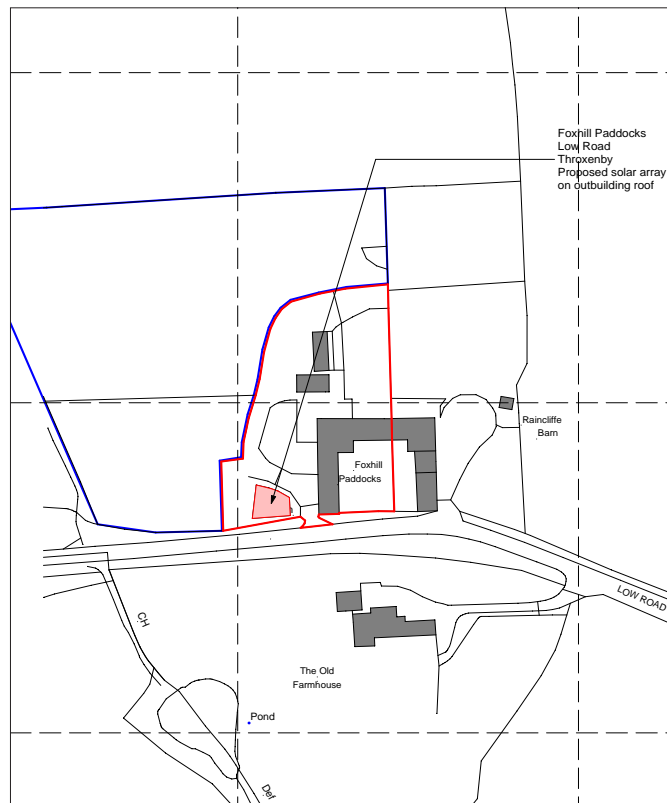
## 1 Introduction

- 2 Site Existing
- 3 Proposed and Heritage assessment
- 4 Planning Policy
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- 6 Flood Risk Assessment
- 7 Scheme Drawings

## 1.0 Introduction

This document accompanies an application for Planning and Listed Building Consent for the installation of 18 solar panels on the timber sheds within the curtilage of grade 2 listed building Foxhill Pasture

The applicant is the householder and the property is located on Low Road in the vicinity of Throxenby, Scarborough.



Site Location (not to scale)



Extract from Google Maps (not to scale)

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## 2.0 Site Existing

Foxhill pasture is a converted barn with additional outbuildings which was created from Raincliffe farm in the 1990s. The application site forms the western half of the original fold yard and the land includes paddocks stretching to the north and west of the property. The property is listed at grade 2.



South elevation to the village street



West side of court



Corner of courtyard



North east corner of barns

# Site Existing

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The property is quite remote and is partially screened from the road with a high hedge. There is a timber shed to the south west corner of the site which has a low sloping roof facing south west.



Aerial view of site



Timber shed from west



View of shed



Shed in context

## Site Existing

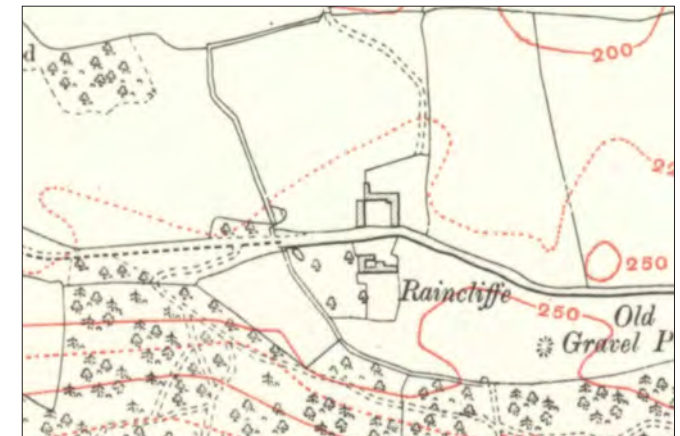
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Extracts from historic OS maps show that the buildings were all in evidence before the first edition Ordnance Survey of 1854. With the road running through the farm yard. There is significant development between 1850 and the second edition 18901 map where the fold yard is formed and a new wing extends to the north where the garde presently stands

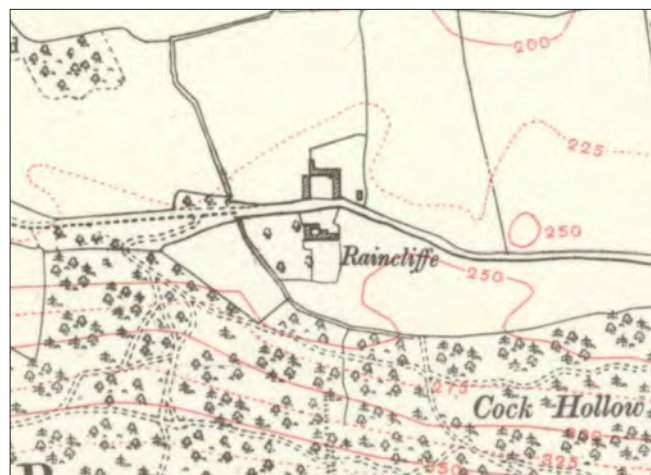
The property was previously known as Raincliff or Raincliffe farm.



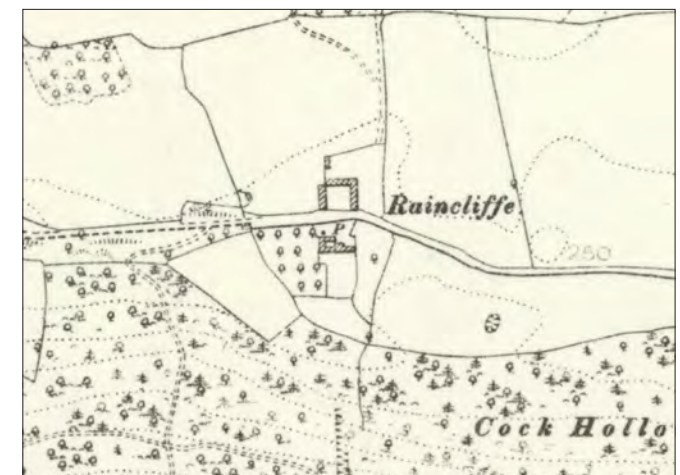
Extract from 1854 OS



Extract from 1891 OS



Extract from 1910 OS



Extract from 1930 OS

# Proposed and Heritage assessment

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## 3.0 Proposal and Heritage assessment

The applicants are concerned about relying on fossil fuels for their energy and would like to augment the provision by including some solar voltaic energy generation. We propose 19 panels on the shed roof which is remote from the stone buildings and cannot be seen from the road due to the surrounding clipped hedges.



Arrival and north east side of barn

# Proposed and Heritage assessment

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The list description is as follows:

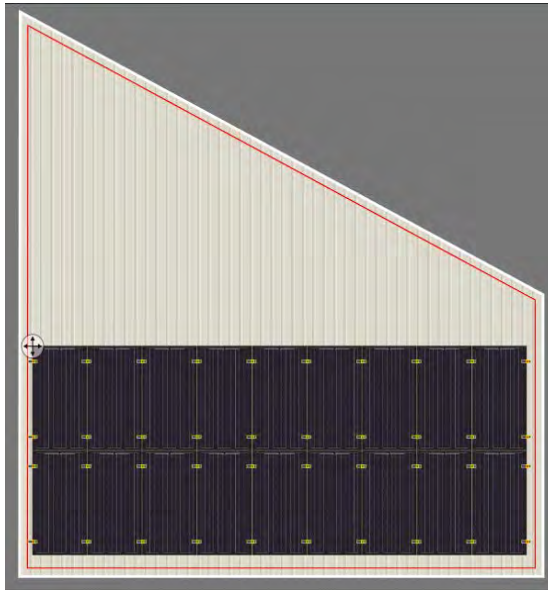
*GV II Former farm buildings. Mid C18. Coursed rubble sandstone with pantile roof. One and a half storey range flanked by single storey ranges around foldyard, closed by attached wall on fourth side.*

*Central range: threshing barn and three-bay wagon shed with hayloft over. Board door approached by stone steps to centre left, flanked by square openings with timber shutters; two ventilation slits to right, with stable door at end right. Brick piers and segment arches to wagon-shed at rear. Pitching window in gable end.*

*Range to left: five stables. Range to right: later inserted two bay implement shed with brick pier and byres to right with board doors and timber lintels Wall: blocked opening at centre, with plank gate at end left. Cambered coping.*

The property is listed due to its group value with Raincliffe farm and surrounding buildings. The stonework has traditional character and contributes to the surrounding landscape. Particular reference is given to the openings on the 'interior of the fold yard'.

Installation of the proposed solar array is away from the building and screened from views. The position in the south west corner of the site is away from the arched openings and main features mentioned in the list description. We therefore consider the impact on the listed building as negligible and less than any minor harm.



Proposed solar array on roof



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## 4.0 Planning Policy

In considering our proposals we have considered the planning history, made reference to National Planning Policy by means of the NPPF and also the North York Moors National Park Authority Local Development Framework document 'Core Strategy and Development Policies'. We have also considered the NYMNP Design Guide in particular parts 2 and 3.

We have also followed the NYMNPA guidance document "Renewable Energy supplementary Planning Document". Section 5.2 identifies consideration for solar panel installation. The document suggests locating the panels at low level and on acilliary buildings. if possible these should be screened from principal views. We feel that this location suits the proposals well as it cannot be seen fro the road, nor from distant views of the property.



View from East



View from West

# Access / Flood Risk Assessment

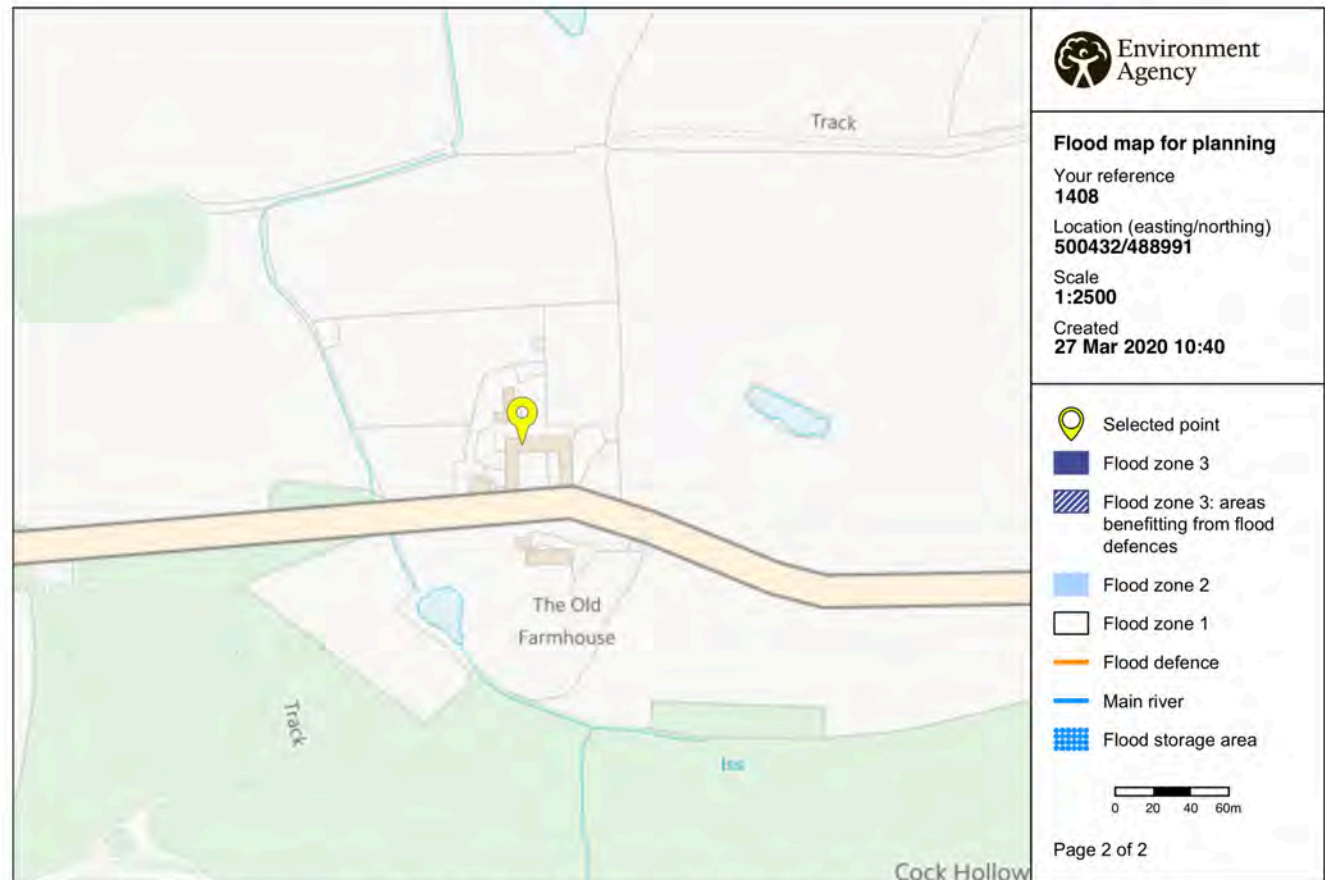
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## 5.0 Access & Accessibility

This is a sloping site with multiple changes in level within, and external to, the existing buildings. The extension to the property has been designed to keep the changes in levels to a minimum and to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard.

## 6.0 Flood Risk Assessment

From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map (Fig. 15).



Flood risk map extract from Environment Agency website

IR Harrison  
Building Contractors

Low Rd

Low Rd

Low Rd

Low Rd

Low Rd

Low Rd

Low Rd

Low Rd

Position of



Low Rd



NYMNP

26/05/2022

Position of



NYMNPA

26/05/2022



NYMPPA

26/05/2022



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26/05/2022

