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# Design & Access Statement: Reference: PP-14325767

**Proposal:** Installation of 14 all-black, matt anti-glare solar panels on the rear roof slope of *Cranford*, 10 Fynney Street, Leek, Staffordshire (Grade II Listed, List Entry Number 1268594).

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## 1. Location and Context

### 1.1 Identification

- **Building:** Cranford
- **Address:** 10 Fynney Street, Leek, Staffordshire, ST13
- **Designation:** Grade II Listed Building (List Entry Number: 1268594, listed 14 October 1996)
- **Architect:** Reginald Longden, 1912, Arts and Crafts style.
- **Conservation Area:** The property lies within the Leek Conservation Area.

### 1.2 Heritage Significance

The property is of special interest as an early 20th-century Arts and Crafts pair of houses. Its architectural value derives from:

- Distinctive asymmetrical gabled façades with mullioned windows and leaded panes.
- Characterful tall chimney stacks and roof forms.
- The building contributes positively to the character of the conservation area.

### 1.3 Existing Conditions

The rear roof slope has recently been re-roofed and is in good condition. It is of lesser prominence than the front façade and is largely screened from public viewpoints, visible only from a very limited number of locations.

### 1.4 Proposal Location

Solar panels are proposed for installation **only on the rear roof slope**, thereby avoiding any impact on the prominent street-facing elevations or principal architectural features.

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## 2. Design and Appearance

### 2.1 Panel Specification

- **Type:** JA Solar JAM54D41 Series (or equivalent)
- **Finish:** All-black, matt, anti-glare
- **Size/Number:** 14 panels, each 1762 × 1134 mm
- **Visual Impact:** Selected to be recessive in appearance, avoiding reflection and blending with existing roof tiles.

### 2.2 Mounting and Arrangement

- Panels will be installed on low-profile brackets, projecting no more than 30mm above the roof surface.
- They will be flush with the roof pitch, aligned with ridge and eaves, and arranged in a compact block to minimise visual clutter.

### 2.3 Integration with Building Fabric

- No permanent alterations to tiles or slates.
  - Roof hooks and frame system allow full reversibility.
  - Cabling will be routed internally wherever possible.
  - Ancillary equipment (inverter, isolators, battery) will be placed discreetly on the side of the property, screened from public view.
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## 3. Access and Installation

### 3.1 Reversibility

- Installation method ensures complete reversibility.
- No permanent damage to listed fabric: original tiles remain intact, frames removable.

### 3.2 Structural Safety

- Roof is recently renewed and structurally sound.
- Load assessment confirms panels can be supported without modification.

### 3.3 Health and Safety

- Installation will comply with Microgeneration Certification Scheme (MCS) standards.
  - Works will follow safe working at height procedures and all relevant electrical safety requirements.
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## 4. Impact Assessment

### 4.1 Heritage Impact

- **Special interest preserved:** The principal architectural elements — front elevation, gables, chimneys, mullioned windows — are unaffected.
- **Rear location:** Panels confined to rear slope, significantly reducing any potential impact on character or setting.
- **Minimal harm:** Any impact is considered *less than substantial* and outweighed by the wider public benefits.

### 4.2 Visual Impact

- Panels are matt black, low-profile, and discreet.
- Rear siting and limited public visibility ensure negligible impact on the conservation area.
- No intrusion on skyline features such as chimneys or gables.

### 4.3 Sustainability Benefits

- Panels will significantly reduce reliance on non-renewable energy.
  - Contribution to lower household emissions and improved energy efficiency.
  - Supports national and local carbon reduction objectives.
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## 5. Policy Context

### 5.1 National Policy (NPPF)

- **NPPF paragraph 152:** Planning should support the transition to a low carbon future and encourage renewable energy.
- **NPPF paragraph 158:** Local planning authorities should approve applications for renewable energy if impacts are acceptable.
- **NPPF paragraphs 199–202:** Heritage assets should be conserved, but *less than substantial harm* can be outweighed by public benefits, including environmental sustainability.

### 5.2 Local Policy and Climate Emergency

- **Staffordshire Moorlands District Council declared a Climate Emergency (10 July 2019)**, committing to become carbon neutral by 2030.
- The Council's *Climate Change Action Plan (Aiming Low: The Way to Net Zero)* prioritises renewable energy generation, including domestic solar PV, where impacts on heritage are acceptable.
- The *Staffordshire Moorlands Local Plan (Adopted 2020)* includes policies supporting sustainable development, carbon reduction, and conservation of the historic environment. This proposal aligns with those twin aims.

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## 6. Conclusion

This proposal has been designed to respect and preserve the architectural and historic interest of *Cranford*. By:

- Locating panels only on the rear slope,
- Selecting all-black, anti-glare, low-profile panels,
- Ensuring full reversibility with no permanent alteration, and
- Concealing ancillary equipment,

...the installation achieves **minimal visual and heritage impact**.

At the same time, it delivers **significant sustainability benefits**, helping the building contribute to national and local carbon reduction targets.

In planning terms, the proposal constitutes *less than substantial harm* to the heritage asset, clearly outweighed by the public benefits. Approval is therefore fully justified.

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