

Design & Access Statement

As part of modernising the heating system and improving the energy efficiency of the property we have designed a scheme including solar panels that will significantly improve energy performance and be sympathetic to St Bees Main Street Conservation Area. The 'St Bees Conservation Area Appraisal, 2021' states that *'The Seacroft Drive housing estate dates from the late 20th century this estate retains a spacious and pleasant feel, helped by its outlook with green fields and the sea to the west'*, and whilst the property is not of historical value, constructed 1989, we have sought to limit any impact on the wider setting.

The only part of the scheme that will be visible from the nearest highway, Seacroft Drive, is the westerly facing 4 panel array in the front garage roof, which is approximately 18metres from the property boundary with Seacroft Drive. The scheme design is to inset 'all black' solar panels in the existing concrete tiled roof, with no visible cabling on the exterior and the ancillary equipment installed inside the garage, and is in keeping with existing solar panel installations on Seacroft Drive, as such there will be no impact on the wider setting.

The installation of solar panels is a key part of the overall scheme, which includes an Air Source Heat Pump and battery storage, and calculations by our contractor indicate we can expect to generate circa 2,572kWh per annum with the arrays mounted to the garage roof. There is no practicable way to mount any panels facing southerly so we have been advised by our contractor that we would achieve greatest efficiency with 2 arrays, facing east and west.

There will be no impact on access to the property by the proposed project, contractors will be able to park on the driveway and there will be no impact on Seacroft Drive or St Bees Main Street because of this work.