

Appendix 3:

DESIGN AND ACCESS STATEMENT

Project: Installation of 20 Roof-Mounted Solar Photovoltaic (PV) Panels and small enclosure to house inverter and batteries.

Site: West Barn, Abbey Road, Shepley, Huddersfield, HD8 8EP

Applicant: Roger Lawty

'1. Introduction & Site Context

This Design and Access Statement accompanies a planning application for the installation of a 20-panel solar photovoltaic (PV) array and the construction of an enclosure to house the domestic inverter and battery. The application site is a converted barn used for domestic residential purposes. The building is **not a listed structure** and does not sit within a designated **conservation area**. The project aims to improve the property's carbon footprint and energy self-sufficiency, aligning with Kirklees Council's Local Plan priorities for green energy. This planning application is required as permitted development rights were removed within the initial planning consent for the barn conversion.

2. Design Principles

Use and Amount

The proposal involves:

1. The addition of **20 all-black solar PV panels** to a single roof slope. The quantity of 20 panels is the optimum amount needed to offset the domestic electrical consumption of the household and achieve a high level of environmental sustainability without over-indexing the roof space.
2. Erecting a small **enclosure** to house domestic inverter and battery

Layout and Orientation

1. The panels will be positioned on the South-Southeast facing roof slope to the rear of the property to maximize solar gain. They will be arranged in a uniform, rectangular grid pattern of 2 rows. The upper row of 11 panels, the lower row of 10 panels accommodating existing Velux. and maintaining clean architectural lines. (*see Appendix 4*)
2. The small enclosure will be positioned at the western side of the property (*see appendix 1.*)

Scale and Protrusion

1. The panels will be mounted flush to the existing roof line using low-profile fixed brackets. They will not protrude more than **200mm** from the roof plane and will not exceed the height of the main roof ridge line. The original profile, pitch, and dimensions of the roof will remain completely unaffected.
2. The enclosures overall footprint is 1.6m wide x 0.8m deep x 1.9m high. It will sit within an unused border concealed by existing gates and fencing (*Appendix 1&2*)

Appearance and Materials

1. To ensure the rural character of West Barn is maintained, **all-black monocrystalline panels** with matching black mounting frames clips have been selected. The aim is a sympathetic addition to the dark tones of the existing weathered stone roof tiles. The specific roof slope selected for the installation opens directly onto open fields and **is not overlooked by any other property**. Because it cannot be seen from any surrounding buildings, the installation has no impact on the privacy or visual amenity of neighbours and will not cause any problematic glint or glare.
 2. The materials for the enclosure have been selected to be in keeping with West Barns structure. The stone lintels edging the base match those already in use on the Barn. The Wooden structure is in line with the rural nature of the property. It is positioned down the western side of the property and concealed from view by existing fence and gate panels. It will sit below the height of the existing fence when built. *(see Appendix 1)*
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3. Access Principles

Vehicular and Pedestrian Access

1. The proposed solar panels are entirely roof-mounted and will not alter, restrict, or modify any existing pedestrian paths, vehicle parking spaces, or main building entrances.
2. The proposed enclosure sits within a border and will not alter, restrict, or modify any existing pedestrian paths, vehicle parking spaces, or main building entrances.

Construction and Installation Access

Temporary scaffolding will be erected to allow workers safe roof access during the installation phase. This scaffolding will be contained entirely within the property boundary. It will not obstruct any public highways, shared driveways, or emergency vehicle access paths. All scaffolding and material delivery vehicles will use existing site parking.

Maintenance Access

Future cleaning, maintenance, and regular inspection of the panels will be conducted safely using temporary, non-intrusive equipment (such as ladders or telescopic cleaning poles). No permanent external ladders, cat-walks, or maintenance platforms are required or proposed.

Ancillary Access

The inverter and battery storage system will be securely housed within the proposed enclosure. No external pathways or transit points are obstructed.

4. Conclusion

The proposal shows a minor and reversible addition to the unlisted West Barn. It includes green technology (Solar) and utilises premium, low-visibility materials that respect the building's current aesthetic. The project is fully compliant with both local and national design policies. It has no adverse impacts on highways, residential privacy, or local accessibility.