

Design, Access and Heritage impact statement

66 Frognaal is a grade II* listed house designed by Colin Lucas of Connell, Ward and Lucas architects, and completed in 1938. Extensive repair, upgrade and alteration works were successfully carried out on the building by Avanti Architects approximately 20 years ago. This work formed part of a consent received in 2001 (Planning Application ref - LWX0002969).

The works proposed under this new planning/listed building application constitute the installation of photovoltaic panels on the flat roof area of the building with the aim of reducing carbon emissions. In total 24 panels are arranged on the open areas of the roof contained by the parapets. The dimension of each panel is 1722 x 1134 x 30mm. The gaps between panels are intended to allow for cleaning and maintenance access. Access to the roof is via an existing steel ladder which was part of the original house design from a lower roof area.

The layout for the panels is shown on plan and section drawings included as part of this application. The panels specified are designed to be low lying and flat profiled to reduce visual impact. They are set back as far as possible from the parapet edge and orientated towards the south with a minimal angle. They sit as free-standing ballasted units with no physical connection to the roof membrane but are connected through cabling which will run to a central point invisible from sightlines around the environs of the building.

The building section shows these panels will not be seen from viewing positions running along pavements adjacent to the building or from any set piece view position from the wider public realm. The lack of visibility and the free-standing nature of the panels will mean there are no heritage impacts on the listed asset.

The works proposed at roof level do not trigger any inclusive design and wider access issues.