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# **Heritage Statement**

**26 Park Village East,**

**Camden, London, NW1**

**7PZ**

**Spirit Solar Ltd**

Document ref: 28957-1-A

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# Introduction and Background

This heritage statement has been produced to support the planning application for the installation of 6 roof mounted solar photovoltaic panels at 26 Park Village East, NW1 7PZ.

The building in question is a Grade II\* listed building therefore any application affecting the heritage assets of the building will be managed in relation to the National Planning Policy Framework: Conserving and Enhancing the Historic Environment (2012).

'Camden Climate Action Plan 2020-2025' is the first stage in a two-stage plan to achieve net zero carbon in Camden by 2030. Given the councils ambitions to tackle climate change, the introduction of solar PV panels and other renewable generation technologies is hoped to be favoured provided care is taken to minimise the visual impact of the installation and not significantly disrupt the local heritage.

This statement will include an assessment of the significance of the asset and its setting and will also consider the impact the proposed development may have on the significance of the heritage asset.

A heritage statement is required for all applications affecting listed buildings; unlisted buildings in conservation areas or locally listed buildings, including applications affecting the setting for any of the above.

This statement assesses the impact of proposals to install solar Photovoltaic panels to the south facing aspect of the garage. The placement of the panels has been selected to maximise the generation rates, reducing the client's carbon footprint and electricity bills, whilst taking consideration to reduce the visual impact on the property and surrounding areas.

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## Heritage assets affected by the proposal

### **26 Village Park East, NW1 7PZ**

The property in question for the proposed installation is a Grade II\* listed building. Grade II\* listed buildings make up around 6% of listed buildings and are considered as particularly important buildings of more than special interest.

The following list details any listed buildings within a 200m radius of the proposed development and is supported by the map shown in appendix 2. There are 24 listed buildings within the given radius

- NUMBERS 26-52 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1113144
- THE DANISH CHURCH, Heritage Category: Listing, Grade: II\*, List Entry Number: 1245872
- NUMBERS 2-16, 22-34, 36A AND 36B AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II\*, List Entry Number: 1322056
- NUMBERS 22-46 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1378629

- NUMBERS 4 (THE PASTORS HOUSE) AND 5 (ST KATHERINES HALL) AND ATTACHED SCREEN WALLS, Heritage Category: Listing, Grade: II\*, List Entry Number: 1245869
- PAIR OF STONE PIERS WITH LAMP STANDARDS TO WEST END OF MORNINGTON STREET RAILWAY BRIDGE, Heritage Category: Listing, Grade: II, List Entry Number: 1409727
- 3-7 Mornington Place, Heritage Category: Listing, Grade: II, List Entry Number: 1475224
- CLARENCE COTTAGE, Heritage Category: Listing, Grade: II, List Entry Number: 1378615
- NUMBERS 9-23 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1378627
- EDINBURGH CASTLE PUBLIC HOUSE, Heritage Category: Listing, Grade: II, List Entry Number: 1113147
- PAIR OF STONE PIERS WITH LAMP STANDARDS TO EAST END OF MORNINGTON STREET RAILWAY BRIDGE, Heritage Category: Listing, Grade: II, List Entry Number: 1391094
- NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II\*, List Entry Number: 1322057
- NUMBER 1-3 AND 6-9 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II\*, List Entry Number: 1245868
- NUMBER 58 AND ATTACHED WALL AND GATE PIERS, Heritage Category: Listing, Grade: II, List Entry Number: 1113148
- PAIR OF STONE PIERS WITH LAMP STANDARDS TO WEST END OF MORNINGTON STREET RAILWAY BRIDGE, Heritage Category: Listing, Grade: II, List Entry Number: 1409727
- PAIR OF STONE PIERS WITH LAMP STANDARDS TO EAST END OF MORNINGTON STREET RAILWAY BRIDGE, Heritage Category: Listing, Grade: II, List Entry Number: 1391094
- NUMBERS 197-211 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1378613
- 53 AND 54, MORNINGTON TERRACE, Heritage Category: Listing, Grade: II, List Entry Number: 1113145
- REGENTS PARK BARRACKS, BLOCK K (THE OFFICERS MESS), Heritage Category: Listing, Grade: II, List Entry Number: 1378622
- NUMBERS 213, 215 AND 217 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1378616
- NUMBERS 45-97 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1378630
- NUMBERS 55 AND 56 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1113146
- TWO LAMP POSTS OUTSIDE NUMBERS 8 AND 11, Heritage Category: Listing, Grade: II, List Entry Number: 1322061
- NUMBERS 68 AND 69 AND ATTACHED RAILINGS, Heritage Category: Listing, Grade: II, List Entry Number: 1113143

### **Conservation areas**

The building falls within Regents Park Conservation Area, as shown in Appendix 3.

Park Village East is mentioned in the Conservation Area Appraisal as follows: "*Park Village East and Park Village West are picturesque precedents for the small suburban villa, closely set in a variety of styles that were to become so popular with the Victorians.*" The conservation area is a fragment of the eastern segment of John

Nash's early 19<sup>th</sup> century Regent's Park development. It is defined as "a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.

*The significance of the Regent's Park area is of national and international importance. The comprehensive master planning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here."*

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## Assessment of Significance

No 26 Park Village East is a Grade II\* listed building and forms part of the street of 12 semi-detached and 4 detached, related villas that were designed and laid out by John Nash and his assistants between 1825-36.

As sited on the Historic England page, "Nos 26 & 28 (Piercefield Cottage and Wyndcliff Cottage): stucco with low pitched, slated roof with deeply projecting bracketed eaves. Centrally positioned large slab chimney-stack, either side of which are flat roofed, slated penthouse additions. Pair in classic style. 2 storeys and attics. 2 window centre and single window projecting staircase wings. Entrances in pedimented porches on returns; panelled wooden doors and fanlights. Wings with round-headed, architraved windows (margin glazing) in shallow, round-arched architraved recesses (inscribed with names of cottages) with balustraded projections. Entablature at impost level continuing across the recessed front to form a shallow loggia with trellis piers. Tripartite sashes to ground and 1st floors."

The below images show 26 Park Village East as viewed from the public highway, as well as images showing the approach to the building. The PV panels are to be site on the flat roof using low profile mounts.



View of the front of no 26 & 28 Park Village East from the public highway.



View of the side of no 26 Park Village East, as approaching the building from the North along Park Village East Road.



A view of the front of the property from the Mornington Street/ Park Village East T-Junction.



A view Park Village East Road approaching the no 26 from the south



A view from outside of no 26 Park Village East looking north along Park Village East Road. No 22 & 24 can be seen in the photo, both of which are Grade II\* listed.

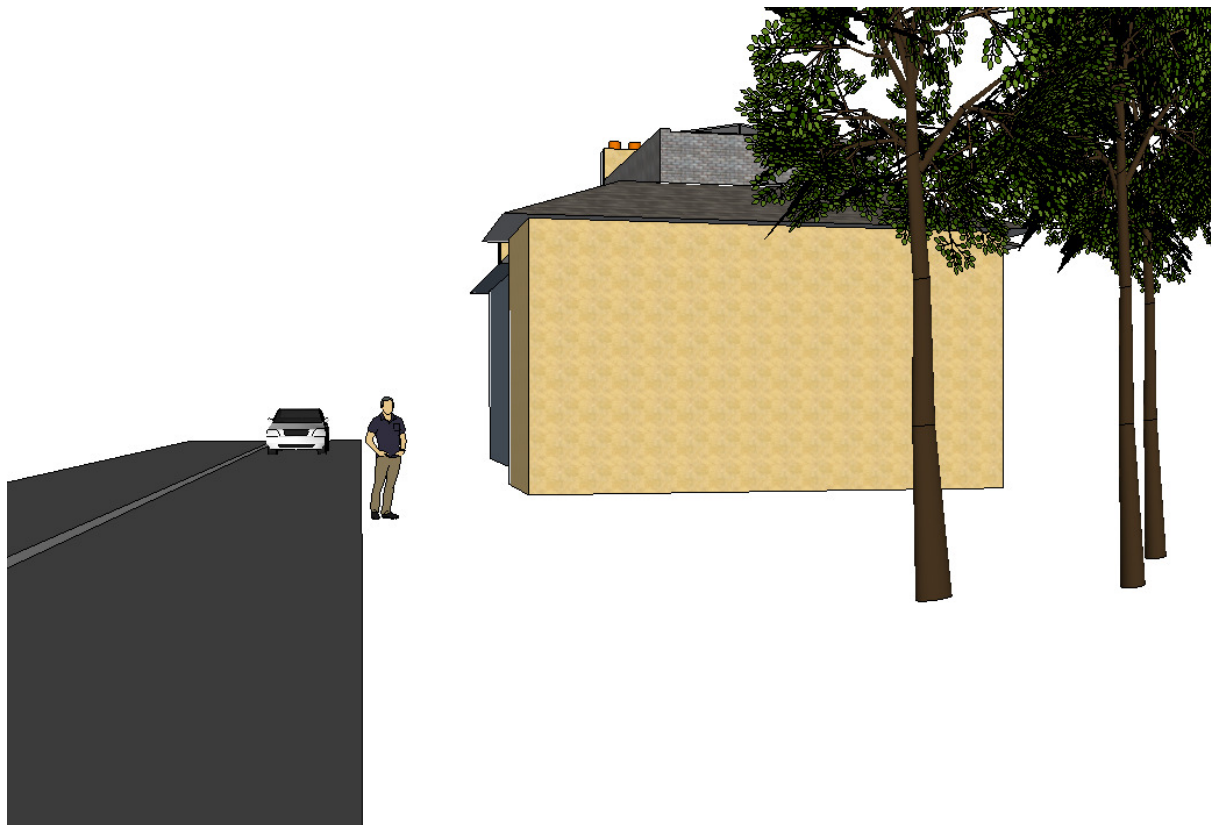


# Proposals

In order to contribute to UK's ongoing commitment to reduce carbon dioxide emissions and in line with aiding Camden Council of reaching their target of carbon neutral by 2030, planning permission is sought for the installation of solar photovoltaic panels on the flat roof slated penthouse of no 26 Park Village East, NW1 7PZ. The solar panels will be installed above the roof surface, with the whole installation reversible should the panels need to be removed at any stage. The mounting system is non-penetrative with the only element of the system in contact with the roof surface being the rubber feet of the racking system, thus there will be no damage done or markings to the roof covering.

The location of the PV array has been determined such that it maximises the output of the array, producing the greatest carbon offset, whilst still maintaining care and detail to minimise the visual impact and maintain the local heritage. An alternative location for the solar PV panels would have a detrimental impact to the generation and carbon reduction and also increase the visibility of the array. Any other location for the PV panels to be site would be therefore viewed as less viable. The design has been chosen such that the panels are arranged neatly in a uniform 2 x 3 grid and are mounted using very low-profile mounts to reduce the visual impact of the installation. The below model shows a view from the street (facing south along Park Village East Road) of the property from ground level. The visibility of panels is reduced further by the trees sited to the north of the property.

The proposed solar PV installation will comprise 6 no panels with a peak capacity of 2.4kWp. The estimated annual output will be 1,873 kWh/year, which is expected to reduce the grid energy consumption of the building and save ~ 480 kg of CO<sub>2</sub> annually (based on the most recent grid carbon intensity value).



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# Assessment of Impact and Mitigation

The impact on the area is considered to be minimal and limited. The solar panels will be mounted on the roof using a low-profile mount so that the top part of the panel is no more than 300mm off the surface of the roof and with the panels installed above the existing roof surface. The panels and mounting brackets can be removed in their entirety at the end of their useful life with no impact on the roof or structure of the building. The nature of the proposed racking system (with the only part of the system in contact with the roof being the rubber feet) ensure that there will be no damage or change to the roof surface. The system is non-penetrative.

The panels will be installed using low profile brackets and racking such that the highest part of the panel will only sit 300mm off the surface of the roof. The panels are to be installed as far back from the edge of the roof surface as physically possible to ensure their visibility from the public highway is as minimal as possible.

The height of the building and careful placement of the solar PV panels ensures that their visibility from the public highway will be as little as possible. The siting of the panels is deemed to be the optimum for reduced visual impact whilst maintaining a high generation rate and carbon offset value.

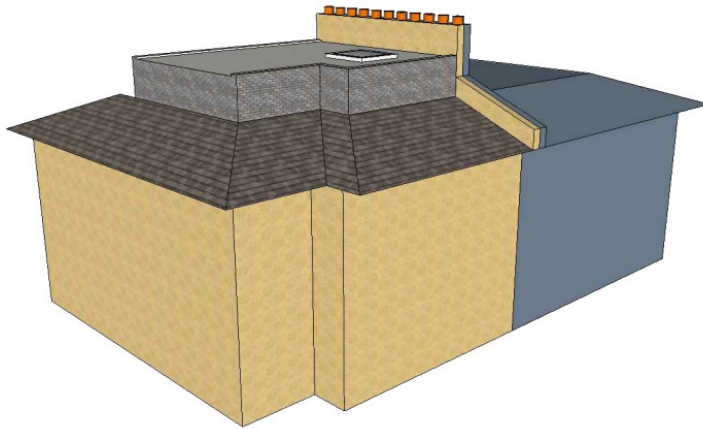
The installation of solar panels will help to contribute to a reduction in CO<sub>2</sub> emissions aiding in the sustainability of the property and contributing to the wider government target of reducing the carbon emissions by 68% by 2030, compared to 1990 level, and net zero by 2050.

## Example installation photos of an equivalent panel and mounting

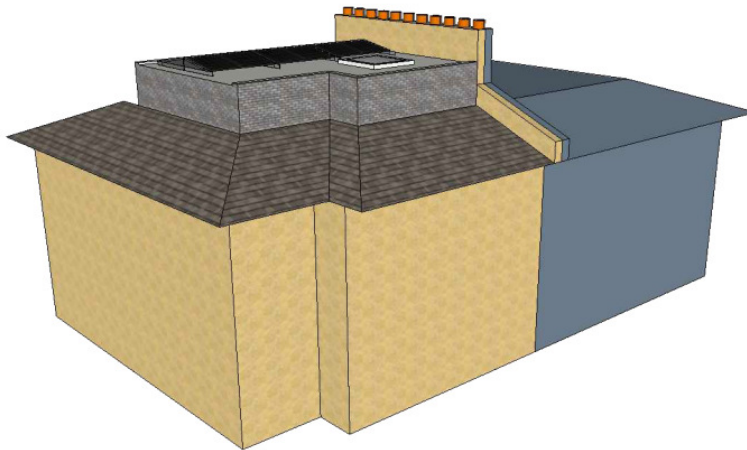




## Appendix 1: Existing vs Proposed



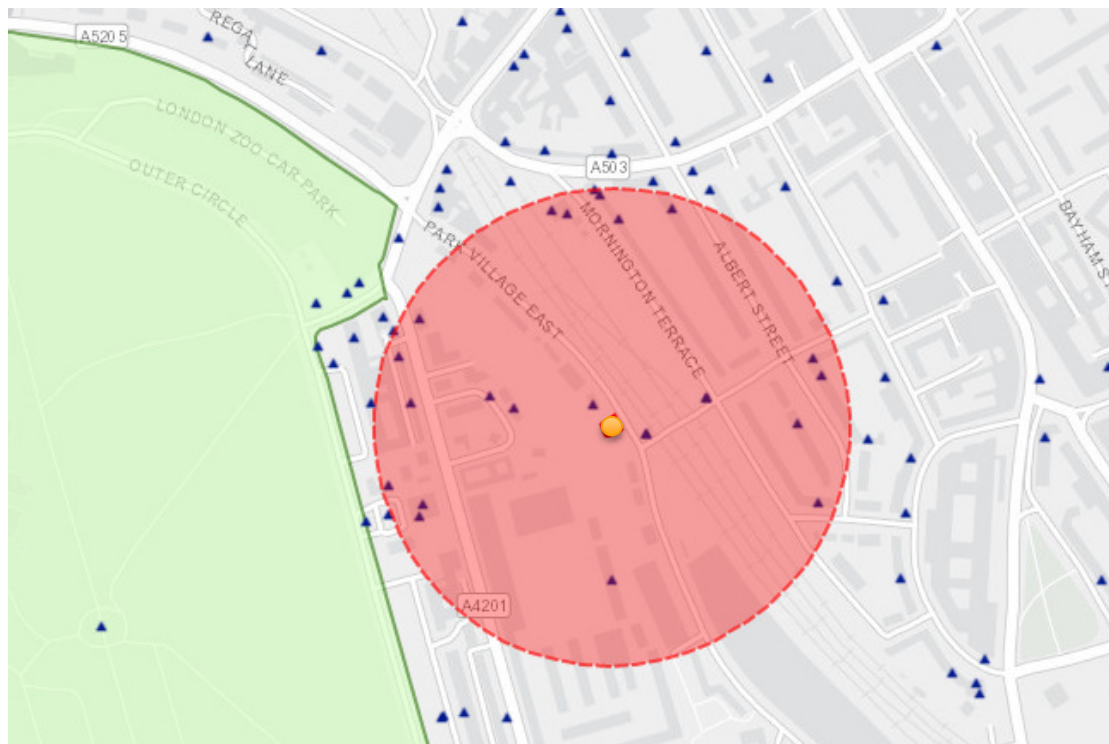
An isometric view of a model of the existing property.



An isometric view of a model of the proposed 6 no solar PV panel installation sited on the flat roof

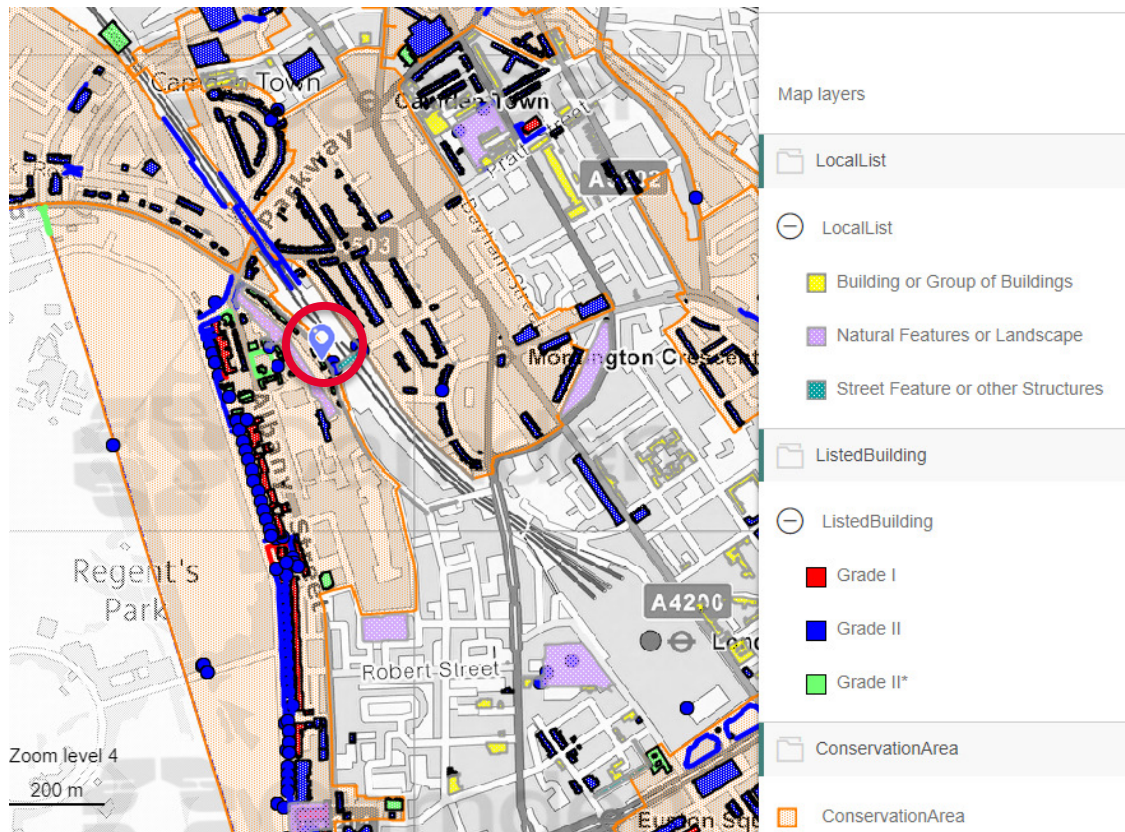
## Appendix 2: Heritage Assets within 200m radius of 26 Park Village East

- The location of the detached garage is denoted by the orange circle ●



## Appendix 3: Conservation Area

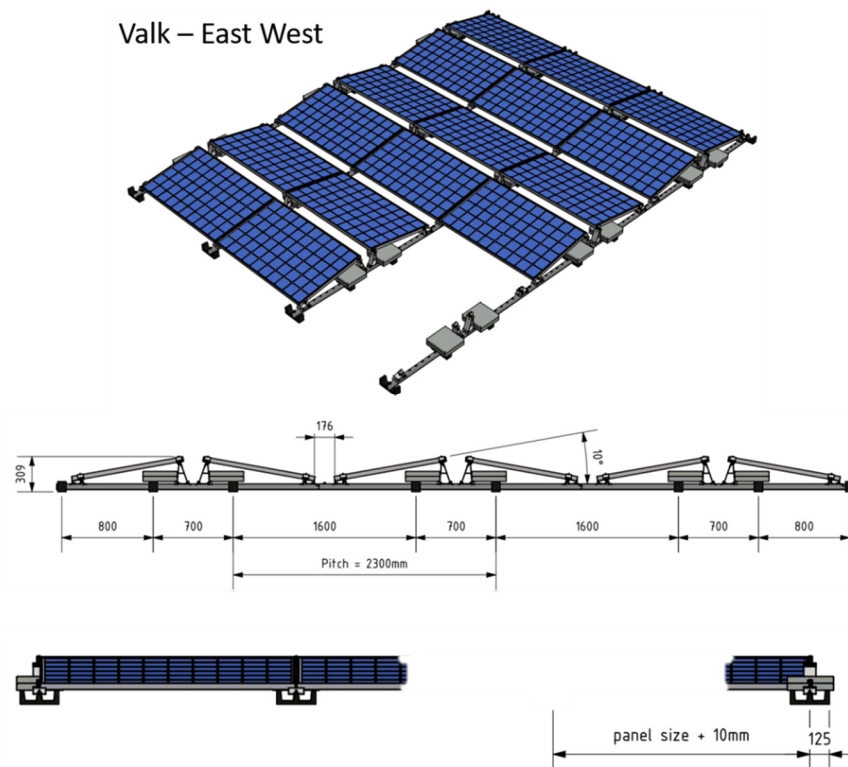
- 26 Park Village East falls within the Regents Park Conservation Area. This is shown in the below
- The orange hatched area shows the area of Regents Park Conservation Area. The property in question (26 Park Village East) is shown by the blue pin highlighted by the red circle.



# Fixing Specification for the proposed solar PV panels

- The solar panels will be mounted above the existing roof surface using a low-profile mount so that the top part of the panel is 300mm off the surface of the roof.
- The panels and mounting brackets can be removed in their entirety at the end of their useful life with no impact on the roof or structure of the building.
- The mounting installation process can be viewed on the following pages.
- A generic scheme showing the installation arrangement is shown below

Valk – East West







The VDV mounting is laid out on the roof with the only part of the mounting system in contacting with the roof being the rubber feet of the racking



Concrete lintels (pictured) or tiles are placed across the racking system to act as the ballast to prevent wind uplift



The panels are mounted onto the metal A-frames of the mounting system. The concrete tiles acting as ballast which can be seen will be covered and not visible once the next panel in the array is installed



The remaining panels are mounted onto the A-frames