

For proposed works at:

Address: Pickeridge Cottage, Cob Lane, Ardingly, Haywards Heath, RH17 6ST

Date: APRIL 2026

Mid Sussex District Council

DESIGN AND ACCESS STATEMENT

1.0

This is a Design and Access Statement written seeking retrospective planning approval for PV panels mounted on the south facing roof of the workshop (an outbuilding)

This report is to be read together with all collated documents and drawings.

EXISTING CONTEXT

2.0 Background History and Context to the Site

The main house to which the workshop is related is a Grade II listed property. The outbuilding is a late 20th C addition to the farmstead. Please also see the Heritage Impact Assessment included with the application.

- The site is not in a Conservation Area.
- The Listed building is to the north of the workshop
- The site is in an area with a low probability of flooding, flood zone 1.
- The site is in High Weald AONB

Listed Building

There is a Listed building as part of the farmstead. There are a number of outbuilding between the Listed farmhouse and the cottage.

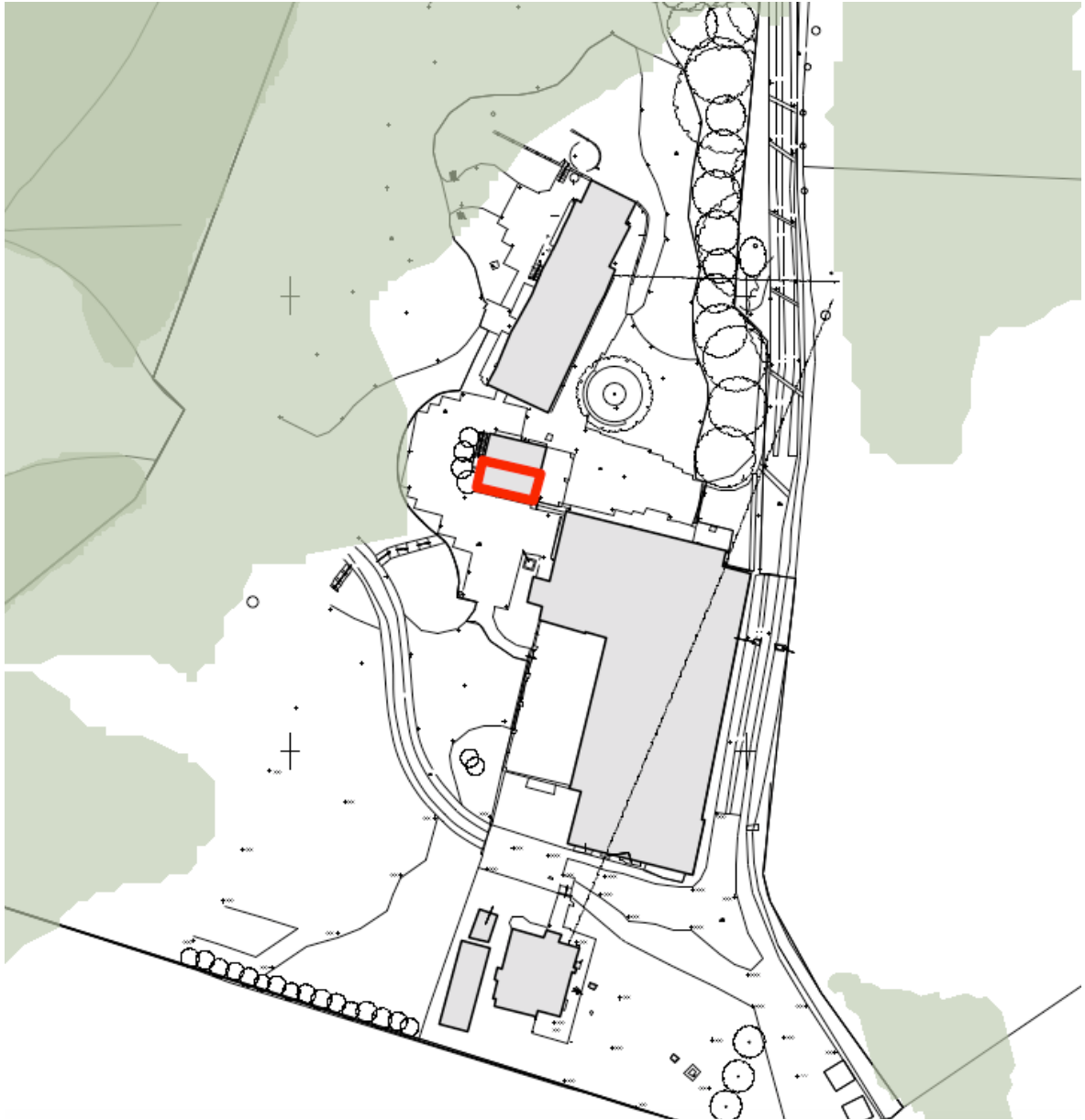
Pickeridge Cob Lane, Grade II Listed Building.

List Entry No: 1025586

Details: WEST HOATHLY COB LANE Pickeridge 1.5405 TQ 33 SE 7/512 28.19.57

2. L-shaped C16 timber-framed house, now faced with weather-boarding, the west front partly tile-hung. Gable ends to east and west wings. Tiled roof. Casement windows with diamond-shaped panes on first floor. French windows with pointed windows on ground floor. Ashlar and brick chimney breast on north wall. Veranda with slate roof on ground floor of east front.

The Listed farmhouse has recently undergone carefully restoration and contemporary extensions. This considered works have helped to preserve the building, to ensure better function for modern day rural living, and to continue its heritage into the 21st century.



(Fig 01. Plan of site and surrounding buildings the location of the PVs on the south facing pitch of the workshop are highlighted in red)



(Fig 02. Photos above, of the workshop with PV's installed)



(Fig 03. View looking south from the listed building)

3.0 Relevant Planning History

Listed Building Application: Replace existing lean-to extension to main house with a new kitchen extension. Proposed alterations to the barn store to create a guest annexe. Minor remodelling and alterations to the work shop, east end of the garage barn and swimming pool barn. DM/18/1882 Approved 1 Nov 2018

Renovation of workshop with new internal fit-out, including new W/C and kitchenette, alongside new windows and doors in existing openings, new timber cladding and new external staircase to access the storage above. Barn annexe to become guest annexe by converting to a habitable space including new floor level accessed internally by new stair, new windows and doors fitted in existing openings, and two new skylights in existing roof fabric
DM/18/4784 Approved 20 May 2019

Pickeridge cottage:

Outline application for erection of farmhouse (148 acres) HO/005/74 Approved 12 Mar 1974

Detached four bedroomed farmhouse (Reserved Matters for F/74/88 (HO/005/74)) HO/036/76 Approved 28 Sept 1976

Demolition of existing house, replacement new build house with associated landscaping
DM/25/2966 Refused

PROPOSAL

In brief the proposal includes:

- As built PV panels on south facing pitch of the workshop roof

4.0 Accommodation (GIA)

No change to GIA

5.0 Layout

No change to layout

6.0 Landscaping & Access

No change to layout

7.0 Appearance and Scale

No change to appearance, apart from the PV panels on the south facing pitch.

8.0 Heritage Impact

The installed PV panels are not visible from the heritage asset (grade II listed building) and do not compromise the significance of the heritage asset

Extract from Handforth Heritage report:

Proposals and Assessment of Impact

The workshop and the main house utilise existing ducts and service routes, avoiding any intrusive works to the historic fabric. Associated equipment, including the inverter and battery storage, have been installed within an existing plant room already used for mechanical and electrical systems, meaning no changes to the structure, layout or use of the listed building were required.

The proposals result in no harm to the setting or significance of the listed farmhouse. The workshop already reads as a modern addition within the wider farmstead, and the discreet solar array does not alter key views, the approach sequence, or the rural character that contributes to the farmhouse's significance. The historic relationships between the farmhouse, its surviving early ancillary buildings and the surrounding field pattern remain entirely unaffected.

Accordingly, the installation conserves the significance of the listed building in line with Policy DP34 and the NPPF. As the works are confined to a non contributing modern structure and have no effect on the listed building's fabric, character or setting, the proposals result in no harm and therefore require no public benefits justification under the NPPF.

9.0 Sustainability

- 9.1 The installed PV panels are highly efficient and make a valuable contribution to improving the energy performance of what is otherwise an energy-intensive building. As a listed building, there are inherent limitations on the types of technologies and insulation measures that can be introduced to enhance its efficiency. By locating the PV installation on an outbuilding, the owners have been able to preserve the character and integrity of the listed structure while still reducing overall energy demand.

In the current climate of energy uncertainty, the installation of such technology should be commended. Many homes in the UK remain significantly under-equipped in terms of sustainability measures, with limited provision for renewable energy. The fact that the PV panels are not visible from the listed building demonstrates careful consideration in their placement, ensuring that the significance and setting of the heritage asset are maintained.

- 9.2 Statement below from Sussex Solar the installers of the PV panels:

Sussex Solar can confirm that the solar photovoltaic system installed in June 2024 has been designed using high efficiency, modern photovoltaic panels. These panels represent one of the most efficient options available on the market at that time, allowing the required energy generation to be achieved with the minimum number of panels.

By maximising the output per panel, the overall array size has been reduced, which in turn limits the visual impact on the building. The panels are installed in a uniform, low profile arrangement to ensure they remain as discreet as possible when viewed from surrounding areas.

The system has been installed on the workshop rather than the listed farmhouse itself, ensuring there is no direct impact on the historic fabric of the listed structure.

Electrical connections between the workshop and the main property have been made using existing ducts and service routes. As a result, no additional intrusive works have been required to the listed building, and its structure and materials remain unaffected by the installation.

All associated equipment, including the inverter and battery storage system, has been installed within an existing basement plant room. This space is already used for mechanical

and electrical systems, including the air source heat pumps, and therefore no changes to the use or structure of the listed building have been necessary.

Overall, the system has been designed and installed with careful consideration to minimise both visual and physical impact, while delivering an efficient renewable energy solution.

Please let us know if this provides the details you need for the retrospective planning application, or if any further information is required.

Kind Regards,
Charlotte M
Sussex Solar Ltd
www.sussexsolar.com
Unit 25, Oakhurst Business Park, Southwater, RH13 9RT

ADDITIONAL INFORMATION

10.0 Users of the Building

As existing.

11.0 Access to and within building

11.1 Approach to the proposed building is unchanged

11.2 Car Parking & Vehicular Access is unchanged

12.0 Flooding

According to the Environment Agency's Flood Map, the site is in a lowest flood risk area. It is in flood zone 1, an area with a low probability of flooding.

SUMMARY

In conclusion, the proposed installation of photovoltaic panels represents a sensitive and well-considered approach to improving the energy performance of an otherwise energy-intensive listed building. Recognising the inherent constraints associated with heritage assets, the scheme has been carefully designed to avoid any harm to the significance, setting, or fabric of the listed farmhouse.

The PV array has been discreetly located on an outbuilding that already reads as a modern addition within the wider farmstead. This approach ensures that key views, the rural character, and the historic relationship between the farmhouse, its ancillary buildings, and the surrounding landscape remain entirely unaffected. Furthermore, the panels are not visible from the listed building, demonstrating a clear and deliberate effort to preserve its architectural and historic importance.

The installation has been undertaken using existing ducts and service routes between the workshop and the main house, thereby avoiding any intrusive works to the historic fabric. All associated equipment, including the inverter and battery storage, is housed within an existing plant room already in use for mechanical and electrical systems. As such, no alterations to the structure, layout, or use of the listed building have been required.

In the context of increasing energy uncertainty and the pressing need to improve sustainability across the UK's building stock, the incorporation of renewable technology in this manner is both appropriate and commendable. Many properties remain under-provisioned in this regard, and this scheme demonstrates how meaningful improvements can be achieved while conserving the heritage value.

Accordingly, the proposals conserve the significance of the listed building in accordance with Policy DP34 and the National Planning Policy Framework (NPPF). As the works are confined to a non-contributing modern structure and result in no harm to the listed building's fabric, character, or setting, there is no requirement for public benefits justification. The scheme therefore represents a balanced and policy-compliant solution that supports both heritage conservation and environmental sustainability.