



Heritage and Sustainability Statement

for

Proposed Solar Panels
and Air Source Heat
Pump

at

109 West Front Road,
Bognor Regis, PO21 4TB

Planning Issue
December 2024
Ref: P.1708.22

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1.0 Introduction

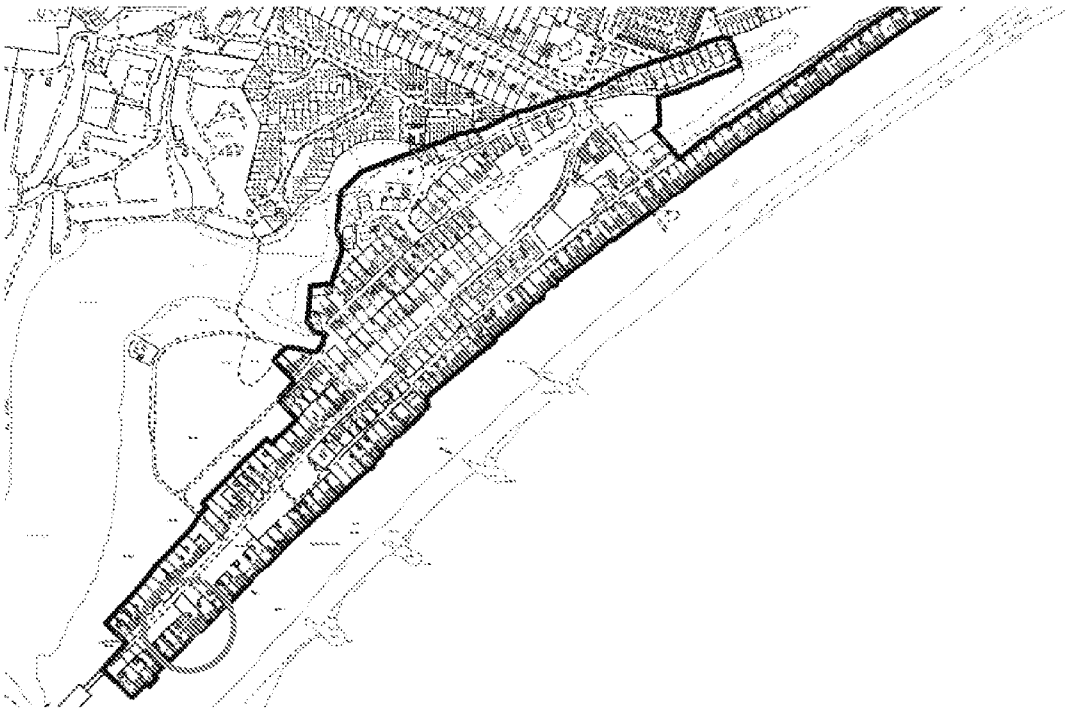
This report has been prepared by Jessop and Cook Architects to form part of the planning application for proposed Solar Panels and Air Source Heat Pump (ASHP) at 109 West Front Road, Bognor Regis, PO21 4TB.

This application is for the installation of 10no. solar panels to the side and an Air Source Heat pump to the rear of this detached bungalow, which has been identified by Agility Eco as the most suitable measure to reduce energy costs and carbon emissions of the house.



Aerial Photograph (Source: Google Maps) with site highlighted in blue





Pagham Beach Estate Area of Character showing site area highlighted in blue



Flood Risk Map showing site highlighted in red (Flood Zone 1)



2.0 Heritage Statement

2.1. Introduction

The building is in the Pagham Harbour Estate Area of Character, where the form and spacing of the single-storey dwellings are of significance. It is also in the Pagham Harbour Buffer Zone A, and the Pagham Interim Development Framework Area (where new development is not permitted due to coastal erosion and flood risk).

Using the Governments HUG2 retrofit funding, Agility Eco wishes to carry out the works to install solar panels to the south roof slope, and an Air Source Heat Pump. The solar panels will produce electricity which is needed to reduce the running costs of the house in a sustainable manner, and the Air Source Heat Pump will provide heating and hot water to replace the inefficient heating system currently in the house. This will increase the energy efficiency of the dwelling and address the challenge of climate change, whilst reducing running costs for the occupiers.

This Design and Access Statement has been prepared to support the planning application to carry out the works in an Area of Character. It defines and describes the fabric affected by the proposals, identifying the age and significance of the relevant areas.

The report has been prepared in accordance with the National Planning Policy Framework, especially those paragraphs regarding designated conservation areas, as well as The Adopted Arun Local Plan 2011-2031.

2.2. Existing building

Pagham Beach Estate Area of Character covers the properties along the beach-front, and in the surrounding development. The dwelling is situated at the end of the beach, near Pagham Lagoon, and is believed to have been built in the 1980s. The front of the property is visible from Harbour Road, and the rear side of the property is visible from Pagham Beach.



View of 109 West Front from Pagham Beach

2.3. Impact Assessment of Proposed Works

The proposed works include fixing 10no. solar panels on metal brackets to the existing rear (South) side of the roof, on top of the existing tiles. This will fix back to the existing timber roof structure. All electrical works will be made internally.

The proposals are minor in scope and intent, and the solar panels are proposed on the South roof slope, so will not be visible from the majority of Pagham Beach, nor Pagham Beach Estate Area of Character. Therefore paragraph 195 of the National Planning Policy Framework is not triggered.

The proposed works will also have no impact on the risk of flooding in the area, whilst the sustainable nature of the proposals is in line with development encouraged in Adopted Arun Local Plan 2011-2031. Solar Panels have also been installed to similar properties in the surrounding area.

2.4. Conclusion

In conclusion, the proposals' harm is assessed as appropriate, proportionate for its purpose, and necessary for sustainable/viable use of the spaces concerned. The proposals would therefore be assessed as appropriate, in line with the relevant planning policies and guidance.

3.0 Sustainability Statement

3.1. Zero Carbon:

The proposal is for solar panels that will provide renewable energy in the form of electricity, as well as an Air Source Heat Pump which will replace the inefficient existing heating system. This will reduce the carbon emissions of the energy use in the property.

The fabric is not proposed to be altered apart from the fixing of the solar panels to the roof. Solar panels and an Air Source Heat Pump were identified as the most appropriate measure as the rest of the fabric has been insulated to a good level.

The embodied carbon of the solar panels is kept to a minimum by fixing onto the existing roof, so there will be extremely minimal demolition of the existing fabric needed as part of the works. There are not many differences in the amount of embodied carbon of materials in different types of solar panels, so there isn't much scope to minimise embodied carbon of the materials used.

3.2 Waste:

Waste will be kept to a minimum by the contractor being registered with the Considerate Construction Scheme.

A Site Waste Management Plan will be followed and targets set for construction waste recycling and disposal.

The dwelling's convenient access to waste recycling will remain as existing.

3.3 Other:

Travel and Water is not changed due to minimal works to the existing building.