

HERITAGE STATEMENT

and

DESIGN AND ACCESS STATEMENT

In support of an application for Listed Building Consent to replace an existing solar photovoltaic installation on two modern annex outbuildings at Huntenhull Farmhouse

Site:

Huntenhull Farmhouse, Huntenhull Lane, Chapmanslade, Westbury, Wiltshire, BA13 4AS

Listed Building:

Grade II — NHLE List Entry 1036531

Applicant:

Wayne Gibbins

Local Planning Authority:

Wiltshire Council

Date:

May 2026

1. Introduction

1.1 This combined Heritage Statement and Design and Access Statement supports an application for Listed Building Consent (“LBC”) at Huntenhull Farmhouse, Chapmanslade. The Listed Building is Grade II, entered on the National Heritage List for England under List Entry Number 1036531.

1.2 The application is brought by the current owners, who purchased the property approximately five years ago. The proposal is for the installation of a modern, all-black solar photovoltaic system on two modern annex roofs in the curtilage of the listed farmhouse, with associated minor works of reinstatement to the annex roofs where required.

1.3 The proposal affects only the two modern annex outbuildings. No alteration, addition, demolition or other work is proposed to the listed farmhouse itself.

Summary. The applicants — the current owners of Huntenhull Farmhouse (Grade II) — propose to install a modern, all-black solar photovoltaic system on two modern annex outbuildings within the curtilage of the listed farmhouse. **No works of any kind are proposed to the listed farmhouse itself.** The proposal affects only two modern annex roofs — the Swimming Pool Annex and the Garage Annex — both of which are c.20-year-old conversions and are not listed fabric. The panel positions have been determined by the applicants’ MCS-certified installer and optimised for year-round solar yield. The proposal preserves the listed building and its setting.

2. The listed building

2.1 The National Heritage List for England entry for Huntenhull Farmhouse (Entry 1036531) describes the building as follows:

“CHAPMANSLADE HUNTENHULL LANE ST 8247 (west side) 12/62 Huntenhull Farmhouse — II — Farmhouse, now detached house. Early C19. Coursed rubble stone, hipped tiled roof with stone stacks. Two-storey, 3-window north entrance front. Central 4-panelled door with 12-pane sash either side. Three sashes to first floor. Left return facing road has two sashes to ground and first floors. Rear garden front has 12-pane sashes and C20 French windows within C20 conservatory, three sashes to first floor. Rear service range has 2-light and 3-light casements, hipped roof. Interior partly altered but retains 4-panelled doors, grey marble fireplace, window shutters, stairs with stick balusters. Built as a Longleat Estate Farmhouse.”

2.2 The listing describes the original farmhouse only. The two annex outbuildings affected by this proposal — referred to in this statement and on the plans as the Swimming Pool Annex and the Garage Annex — are modern conversions of approximately 20 years’ age and are not referenced in the listing. They sit within the curtilage of the listed farmhouse but, as post-1948 structures, are not curtilage-listed within the meaning of section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The site lies on the west side of Huntenhull Lane on the edge of the hamlet of Huntenhull Green. It is not within a designated Conservation Area (verified May 2026 against Wiltshire Council's Planning Explorer).

3. Background to the proposal

3.1 Solar photovoltaic generation has been present at Huntenhull Farmhouse for a number of years. The current applicants have taken professional advice from an MCS-certified solar installer (Cinergi Ltd, MCS registration NAP-61468) on bringing the on-site arrangement up to current standards, and the present application seeks consent for that upgrade. The installer's full details and scope are set out in the accompanying Scope of Works (Document 07).

3.2 The scope of works has been prepared on the basis of optimised year-round solar yield, taking account of the orientation and pitch of the two modern annex roofs available at the property. The new system uses contemporary all-black modules and a fully reversible, non-penetrative mounting system. Any older modules in situ on the annex roofs will be removed at the time of installation and the affected tiles inspected and reinstated. A full description of the works, materials, fixings and reinstatement methodology is provided in Document 07 (Scope of Works).

4. The proposal

4.1 The applicants propose to install:

- Ten (10) all-black photovoltaic modules on the Swimming Pool Annex roof, arranged in a single rectangular block in portrait orientation; and
- Seventeen (17) all-black photovoltaic modules on the Garage Annex roof, similarly arranged in a single rectangular block in portrait orientation.

4.2 The modules are Aiko AIKO-A480-MCE54Mb units: black cells, black frame, black backsheet, anti-reflective glass. Mounting is by Renusol VarioSole+ on-roof rail system, with black-anodised aluminium rails, black mid- and end-clamps, black end caps, and stainless steel Renusol RH1 Pantile roof hooks fixed to the existing timber rafters between the tiles. A black perimeter bird-protection mesh is fitted around each array. All visible elements are matt black.

4.3 The combined rated output is 12.96 kWp. The associated inverter, battery storage and EV charging equipment is installed at ground level on a concrete plinth set well away from the listed farmhouse and out of public view; it does not affect listed fabric or the setting of the listed building.

5. Heritage assessment

5.1 No impact on listed fabric. Both arrays are installed on modern, unlisted annex roofs. The historic fabric of the listed farmhouse — its coursed rubble walls, hipped tiled roof with stone stacks, sash and casement windows, panelled doors, and interior fittings as described in the listing — is not touched, altered or extended in any way.

5.2 Setting. Insofar as the proposal engages the setting of the listed building under section 66 of the 1990 Act, the works are confined to the roofs of two modern, post-1948 outbuildings set away from the principal elevations of the listed farmhouse. The use of matt-black components throughout — modules, frames, rails, clamps, end caps and bird-protection mesh — ensures the new system reads quietly against the existing dark tile covering of the annex roofs, and is appropriate to the rural curtilage of an early-C19 farmhouse.

5.3 Reversibility. The Renusol VarioSole+ mounting system is fully non-penetrative to the tile covering: stainless steel hooks fix to the existing rafters and pass between adjacent tiles, which are reinstated around them. The entire installation — modules, rails, clamps and hooks — can be removed at any future date without lasting effect on the annex roofs.

5.4 Structural verification. Renusol's structural validation (Reference Chapmanslade 9479133, dated 12 May 2026) confirms that the loads imposed by the system on the annex roof structures are within the design capacity of the existing rafters under Eurocode NA GB design conditions for the site (Snow Zone 2; peak velocity pressure 0.69 kN/m²).

5.5 Cabling. Cabling between the annex arrays and the inverter equipment is routed within the annex structures and underground where it crosses external ground; no new external cabling is fixed to the listed farmhouse.

6. Heritage conclusion

6.1 The proposal does not alter, extend or otherwise affect the listed fabric of Huntenhull Farmhouse. The works are confined to two modern, unlisted annex roofs within the curtilage; all visible components are matt black and the entire installation is fully reversible. The proposal preserves the listed building and its setting.

6.2 The applicants respectfully invite Wiltshire Council to grant Listed Building Consent for the proposed works.

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7. Use, amount, layout and scale

7.1 The proposal does not alter the residential use of Huntenhull Farmhouse or its curtilage.

7.2 Twenty-seven (27) PV modules in total: ten (10) on the Swimming Pool Annex roof and seventeen (17) on the Garage Annex roof. Combined rated output 12.96 kWp. Each array is arranged as a single rectangular block in portrait orientation, set clear of the ridge, eaves and verges of its host roof and contained within the existing roof plane.

7.3 The modules sit approximately 30–50 mm above the existing tile plane. Nothing extends above the ridge of either annex roof. The overall scale of the works is modest and entirely subordinate to the host buildings, neither of which is listed.

8. Appearance

8.1 All visible components are matt black: cells, frames, backsheets, rails, clamps, end caps and perimeter bird-protection mesh. The arrays read as two clean rectangular blocks in keeping with the dark tone of the existing tile covering of the annex roofs.

9. Landscaping and access

9.1 No landscaping works are proposed. No trees, hedgerows or curtilage features are affected.

9.2 Vehicular and pedestrian access is unchanged. Construction-period access for scaffolding is via the existing private driveway, contained wholly within the curtilage; no public highway is obstructed.

10. Sustainability

10.1 The proposed system has a 25-year design service life. The Aiko modules carry a 25-year product warranty and a 30-year performance warranty. The proposal will provide a meaningful uplift in on-site low-carbon electricity generation and a corresponding reduction in the running carbon footprint of the property, in line with the Government's net-zero strategy and Wiltshire Council's climate objectives.

Document schedule

The following documents accompany this statement and have been submitted in parallel:

#	Document
01	Heritage and Design and Access Statement (this document)
02	Listed Building Map (Historic England) — official 1:2500 OS-based location plan confirming list entry 1036531, NGR ST 82515 47532
03	Site Aerial Photograph — top-down view showing the listed farmhouse and its curtilage
04	Proposed PV Layout — Swimming Pool Annex (annotated 3D aerial view showing the proposed array position on the annex roof)
05	Proposed PV Layout — Garage Annex (annotated 3D aerial view showing the proposed array position on the annex roof)
06	Renusol VarioSole+ Technical Project Overview (Ref Chapmanslade 9479133, 12 May 2026) — scaled array layouts, fastener positions and structural validation
07	Scope of Works — installer details, specification, materials and fixings, prepared 13 May 2026 (incorporating Cinergi Ltd, MCS NAP-61468, project reference 31861253360)
08	Aiko AIKO-A480-MCE54Mb module datasheet — manufacturer specification