

Design, Access and Heritage Statement

Procure Plus – Stonewater Retrofit Services
STONEWATER HOMES



PROCURE PLUS STONEWATER RETROFIT SERVICES 25/08/2026

Prepared for

Stonewater Homes
Unit E
Lancaster House
Grange Business Park
Enderby Rd
Whetstone
Leicester LE8 6EP

Prepared by

Ridge and Partners LLP
Tower Wharf
Cheese Ln
Bristol
BS2 0JJ
Tel: 0117 244 2500

Contact

Ed Peck
Associate Building Surveyor
edpeck@ridge.co.uk
Mobile

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CONTENTS

1.	INTRODUCTION	4
1.1.	Preamble	4
1.2.	Application details	5
1.3.	Heritage Assets	5
2.	SITE ANALYSIS	6
2.1.	Site Location and Description	6
3.	DESIGN ANALYSIS	8
3.1.	Reason for Proposed Works	8
3.2.	Use of Site	8
3.3.	Details of the Proposed Solar Panel & ASHP Installation	8
3.4.	Heritage Impact Statement	9
3.5.	Access	9
4.	PERMITTED DEVELOPMENT RIGHTS	10
5.	NATIONAL PLANNING POLICY FRAMEWORK 2024	11
6.	CONCLUSION	12

1. INTRODUCTION

1.1. Preamble

Ridge & Partners LLP have been instructed by Stonewater Homes to prepare and submit a planning application for the proposed installation of solar PV panels, and air source heat pump (ASHP) systems to the properties known as 9 Hillview, Ebbesbourne Wake, Salisbury, Wiltshire, SP5 5JJ.

This Design, Access and Heritage Statement has been prepared as part of such planning application to indicate the design principals and how access has been considered. Furthermore, we have also included a heritage statement to capture the historical and architectural significance of the area in which the property is situated and how the proposed works will aim to minimise impact and preserve the area's character. This document has been prepared in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.



Figure 1: Front elevation of subject properties, (No. 9 on LHS & No. 10 on RHS)

1.2. Application details

Applicant's Name:	Stonewater Homes
Applicant's Address:	Stonewater Limited, Suite C, Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP
Date:	25 th August 2026
Site Address:	9 Hillview, Ebbesbourne Wake, SALISBURY, Wiltshire, SP5 5JJ
Application Reference Number, If Known:	TBC
About the Properties: 9 Hillview comprise of late 20th century semi-detached bungalow of modest domestic scale. The dwelling is brickwork constructed underneath interlocking concrete tiled roofs. The property is accessed via short paths and ramps. Whilst clearly of modern construction differing from the historic vernacular buildings that characterise the Ebbesbourne Wake conservation area, the dwellings are appropriately scaled and employ a palette of materials that allow them to sit comfortably within their village setting.	
About Stonewater Association: Stonewater is one of the UK's largest social housing providers, driven by purpose that everyone has a place to call home. With around 40,000 houses, serving more than 93,000 customers, they provide safe affordable housing and the services and support that help people and the communities thrive.	
Details of the Proposal: The proposed works include the installation of 5 Nr Solar PV panels to the front roof slopes at 9 Hillview. The size of each panel is approximately 1762mm x 1134mm. The panels will be fixed directly to the roof slopes mounted on suitable rail fixings and will not require any structural alterations to the property. The property will also have an ASHP installed.	

1.3. Heritage Assets

Is the application site located within a Conservation Area?	Yes
Which Conservation Area is the application located within?	Ebbesbourne Wake
Is any part of the application site a Listed Building or Listed garden?	No
Is the application site within 15m of a Listed Building or Listed Garden?	No

2. SITE ANALYSIS

2.1. Site Location and Description



Figure 2.1: Map indicating the location of the site in relation to the surrounding area.

The subject property is located within the Ebbesbourne Wake Conservation Area. The site comprises of both terraced and non-terraced housing. The subject property is not Listed and there are no known Listed buildings within the vicinity of the subject property.

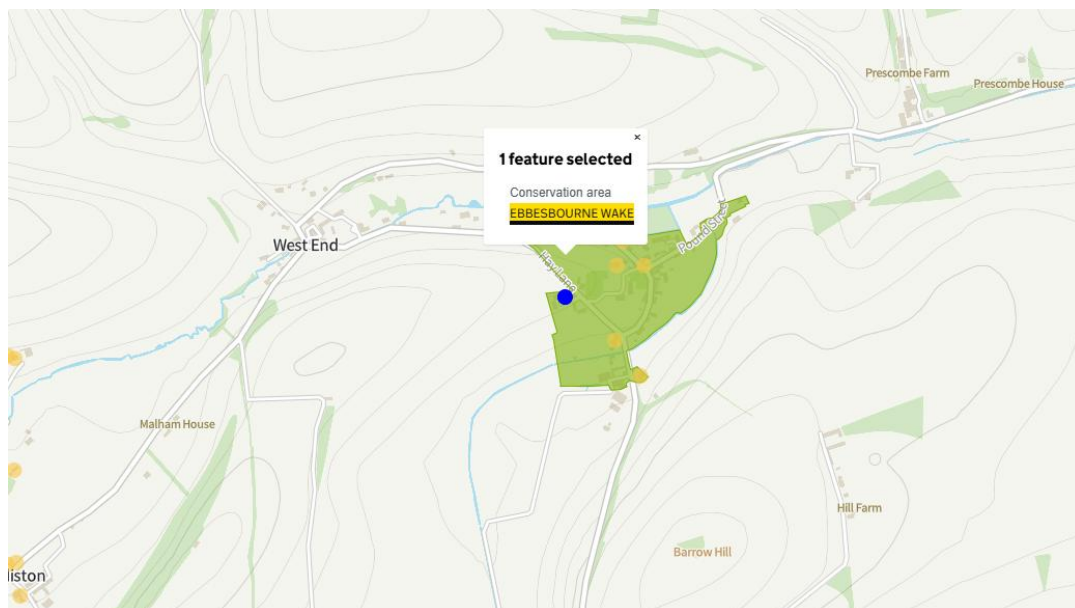


Figure 2.2: Map indicating the location of the site in relation to the Ebbesbourne Wake Conservation Area.

The Ebbesbourne Wake conservation area is generally well defined and maintains a strong rural character, deriving much of its special interest from the historic linear settlement pattern, traditional architecture and its attractive setting within the Chalke Valley. Whilst some modern development and alterations to historic buildings have introduced elements that are less sympathetic to the area's character, these do not significantly detract from its overall architectural or historical significance. The village contains several traditional cottages, farmhouses and other agricultural buildings constructed from local materials. Mature trees, boundary walls and open views across the surrounding countryside form an important part of the conservation area's setting and are worthy of protection.

3. DESIGN ANALYSIS

3.1. Reason for Proposed Works

Ridge & Partners LLP is proud to partner with Stonewater to deliver a comprehensive retrofit project aimed at enhancing the energy efficiency, sustainability, and occupant comfort of Stonewater's housing stock over the next 5 years. This project aligns with Stonewater's commitment to delivering high-quality, sustainable homes while contributing to the UK's net-zero carbon emissions target by 2050.

Ridge will provide PAS2035 Retrofit Consultancy services, ensuring a structured approach to improving the energy performance of Stonewater's properties.

Our multidisciplinary team, supported by our bespoke retrofit software and extensive experience with funding schemes will deliver tailored solutions that address key challenges such as fuel poverty, damp, mould, and thermal inefficiencies.

Delivery Objectives

Energy Efficiency: Achieve an Energy Performance Certificate (EPC) rating of C or above for targeted properties, reducing energy costs and carbon emissions.

Occupant Comfort: Enhance living conditions by addressing issues such as damp, mould, and poor ventilation, in compliance with Awaab's Law and PAS2035 standards.

Sustainability: Implement fabric-first principles, incorporating measures like insulation, energy-efficient windows and doors, and low-carbon heating systems to support environmental goals.

Compliance: Ensure all assessments, coordination, and designs adhere to PAS2035 standards, facilitating TrustMark lodgement and funding compliance.

3.2. Use of Site

The buildings are currently owned by Stonewater Homes and are used as residential accommodation. The proposed use of the buildings will not change.

3.3. Details of the Proposed Solar Panel & ASHP Installation

The proposal will include the installation of 5Nr Hannersun – Hitouch HN21RN-48HT solar panels (1762mm x 1134mm) to the front, south facing slope on 9 Hillview.

The solar equipment will not be fixed to any wall, however, will be fixed to the roof slope which fronts the highway. In addition to this, the highest point of the solar panels will not exceed the highest part of the roof of the property (excluding the chimney).

9 Hillview will also have a Valliant VWL 55/6 A 230V S2 ASHP or similar installed. The units will be positioned to adjacent the side / rear elevation of each property. The calculated sound pressure level at the position lower than the Permitted Development noise limit of 37.0 dB(A).

Roof Layout

Roof East - FRONT

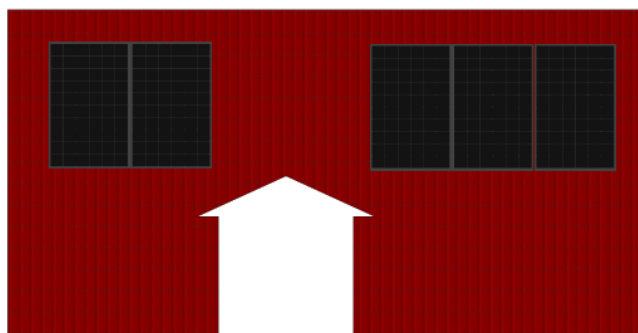


Figure 3.1: Roof plan detailing location of solar panels to the front slope of 9 Hillview.

9 Hillview

3.4. Heritage Impact Statement

The existing building is not of historical significance, however, is located within the Ebbesbourne Wake Conservation area. There are no apparent listed buildings within the vicinity of the building. The external appearance of the building will remain as existing. The PV panels will be fitted to the highway facing side of the roof slopes of the properties and will be visible from kerbside.

The ASHP's will require an outdoor unit, which will be located adjacent the front elevation of the properties. This design proposal will have minimal material or visual impact on the appearance of the building or surrounding area.

3.5. Access

Access to both properties is obtained from the front elevation.

At No. 10 Hillview, there is insufficient space within either the front garden or rear garden to accommodate the proposed air source heat pump (ASHP). As such, it is proposed to extend the existing pathway, allowing the ASHP to be positioned to the rear of the property where it will not impede access or circulation.

At No. 9 Hillview, the proposed ASHP will be located on the south-western side rear elevation of the property. This position will not obstruct access to the dwelling and will have no adverse impact on the existing means of ingress and egress.

4. PERMITTED DEVELOPMENT RIGHTS

Under Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the installation of roof-mounted solar photovoltaic (PV) panels and air source heat pumps (ASHPs) to a dwellinghouse would ordinarily constitute permitted development. However, as the application property is located within the Ebbesbourne Wake Conservation Area, the proposed works fall outside the scope of permitted development rights and therefore require planning permission.

This application has been submitted to seek consent for the installation of roof-mounted solar PV panels and an ASHP. The proposed development accords with national planning policy objectives supporting renewable and low-carbon energy generation and will deliver a meaningful improvement in the energy efficiency and environmental performance of the property. The proposals represent a sustainable enhancement to the dwelling, reducing reliance on fossil fuels and contributing towards the transition to a low-carbon future.

5. NATIONAL PLANNING POLICY FRAMEWORK 2024

The proposed installation of solar photovoltaic (PV) panels and an air source heat pump (ASHP) is strongly supported by the National Planning Policy Framework (NPPF), which promotes development that contributes to climate change mitigation and the transition to a low-carbon economy. Paragraph 167 of the NPPF advises that significant weight should be given to the benefits associated with renewable and low-carbon energy development, whilst Paragraph 168 recognises the important contribution that small-scale renewable energy schemes can make to reducing greenhouse gas emissions and increasing energy resilience.

The proposed development will improve the energy efficiency and environmental performance of the existing dwelling by reducing reliance on fossil fuels and grid-supplied energy, whilst facilitating the generation and use of renewable, low-carbon energy on site. The proposals therefore accord with the objectives of the NPPF and represent a sustainable enhancement to the property, contributing positively towards local and national net-zero carbon ambitions.

6. CONCLUSION

The proposed installation of roof-mounted solar photovoltaic (PV) panels and air source heat pumps (ASHPs) at 9 and 10 Hillview, Ebbesbourne Wake, will provide a significant improvement to the energy efficiency and environmental performance of the existing dwellings, supporting Stonewater Homes' wider retrofit and sustainability objectives.

Although the properties are located within the Ebbesbourne Wake Conservation Area and therefore require planning permission, the proposed works are modest in scale and have been designed to minimise their visual impact. The host buildings are of modern construction and are not designated heritage assets, whilst no Listed Buildings are adversely affected by the proposals. The installations will not result in harm to the character, appearance, or significance of the Conservation Area.

The proposals accord with the objectives of the National Planning Policy Framework by supporting renewable and low-carbon energy generation, improving energy efficiency, and contributing towards national net-zero carbon targets. Taking account of the limited heritage impact and the substantial environmental benefits arising from the development, the proposed works are considered acceptable in planning terms and are respectfully recommended for approval.