



DESIGN & ACCESS STATEMENT

THE CORNER COTTAGE,
NEW ROAD, DONHEAD ST. ANDREW. SP7 9EG

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1. INTRODUCTION

This Design and Access Statement has been prepared by Llewellyn Harker Lowe Architects to accompany an application to carry out work at The Corner Cottage, New Road, Donhead St. Andrew, Shaftesbury. SP7 9EG.

This application proposes a number of alterations to the existing cottage including replacement of the existing thatch with a plain tile roof, a new two storey extension and the reworking of the existing side extension.

2. EXISTING PROPERTY

Corner Cottage is a stone-built thatch roofed cottage located at the intersection of New Road and Wardour Lane in the village of Donhead St Andrew. The house has a small triangular garden and parking area to the SW and a private garden to the NE. The cottage is not listed nor in a conservation area but does sit within the Cranborne Chase National Landscape.

The house was previously associated with an adjacent Post Office however this shop was incorporated into the house around the early 1980s. As evident in historic photos (see below) the southern wing of the building, including the primary street-facing SW elevation, were once a stone & brick-built building with plain tile roof. Evidently when the shop was incorporated into the house a new gable wall was constructed on the NW elevation in non-matching stonework and the tiled roof was replaced with thatch.

The property also includes a late 20th century flat roofed single storey side extension which projects beyond the rear of the main cottage volume. Internally the property is in a poor state of repair and is in need of modernisation throughout.

3. PROPOSED ALTERATIONS & JUSTIFICATION

The proposed changes to Corner Cottage are as follows:

- Replace existing thatch with a plain tile roof
- Reworking of the existing flat roofed extension, including partial demolition, partial over cladding and reconfiguration to form a pitched roof.
- New two storey extension to the NW, including solar panels on this roof
- Overclad existing poor-quality stone on NW gable with timber cladding
- New timber framed windows, replacing existing windows throughout
- Various internal layout changes
- Modifications to the SW elevation, including 1 no. new skylight, 1 no. new slot window and existing repositioning of the existing dormer window.

The existing thatched roof is in a poor state of repair and in need of wholesale replacement. Thatch is a notoriously difficult and costly roof material to maintain and suitable reeds are reportedly in short supply. The existing chimneys are also significantly shorter (0.8m) than required (1.8m) to ensure safe use of the fireplaces. Given the above issues and the property's history of a mix of tiled and thatched roofs the proposals aim to provide a longer term, robust and safe roof with the installation of new plain tiles which also enables the chimneys to remain unchanged.

The proposed two storey extension would provide a much-needed open plan kitchen/dining space suitable for modern family life. This new dining room would also address the private garden of the cottage which would be a significant benefit for a home which is otherwise flanked by two public roads and has very little connection with the main garden. The proposed installation of solar panels on the SW facing pitch of this new extension would provide the inherent benefits of solar panels whilst ensuring they are located on the most discreet south facing roof pitch; avoiding placement on the more prominent street-facing SE elevation.

To the SE the existing single storey flat roofed extension is incongruous with the original building form and materials. Replacing/modifying these elements would provide a clear improvement to the home and the immediate setting in the village. The proposed changes include the demolition of the southern half of the extension to allow the original cottage behind to be re-exposed. The central section of the existing extension would be refaced with more suitable stone and roof form modified to create a gabled roof more in keeping with the cottage and surrounding houses. The northern end of the extension would be retained with a flat roof and reclad in timber to form a utility and plant room area which would be much more visually subservient from the street.

On the existing NW gable the stonework is unsightly and incongruous with that found elsewhere on the cottage; formed of stones with rounded corners and disproportionate pointing; evidently done when the former post office was connected to the house. The proposals seek to conceal this behind horizontal timber boarding at high level.

3.1 PREAPP CONSULTATION

This application has been developed following pre-app consultation in June 2025, Planning officer Sarah Hill, ref: ENQ/2025/00838.

The planning officer was generally supportive of the application, noting a few specific design details which required further consideration. The areas of concern and how they have been addressed in this submission are listed below:

- Light pollution

The proposals now include a reduced number of proposed skylights, from 3 to 1, in order to preserve the Dark Sky Reserve within the Cranborne Chase and West Wiltshire Downs National Landscape. The single proposed skylight serves a first floor bathroom with no alternate means of receiving daylight. The proposed skylight would be fitted with an electrically operated blind to close during hours of darkness to reduce light pollution.

Concerns were also raised about the extent of glazing in the proposed dining room, which could cause light spillage into nearby fields. The size of the glass sliding doors have therefore been reduced in width by approximately 0.8m to help address these concerns, resulting in 25% less glazing area. We also note that the proposed doors sit approximately 1m lower than the adjacent road and are blocked from spilling light into the fields by two large mature hedges either side of New Road. This relationship is shown on the proposed NW elevation drawing, 4398_011.

- Boundary treatments

The size and position of the existing mature hedge along New Road has been added to the drawings to clarify the existing boundary. This large mature hedge will ensure suitable separation of the house from the road and maintain privacy for all.

- Window design

The proposals have been developed with due consideration for privacy. New windows have been intentionally designed to be small & proportionate to the existing building which consequently improves privacy for all.

On the SE elevation the number of street windows has been reduced. Where larger areas of glazing are proposed (eg: the dining room doors) these have only been placed where facing onto private outdoor space.

The proposed first floor window in the new NW extension would afford similar views as the existing window in the more southern gable on New Road, looking over the top of the neighbour's drive and out over the fields beyond.

Please refer to Fig 8 below for reference images of painted timber casement windows.

- Solar panels

Section A on drawing 4398_012 clarifies the size, quantity and position of the proposed solar panels. The panels have been intentionally positioned on this concealed roof slope to minimise visual impact on the setting of the area. A data sheet for solar panels has also been attached to this application.

- Timber cladding specification.

The proposals include cedar featheredge cladding boards to the NW gable and to overclad the existing SE rear extension to provide a consistent visual appearance. These boards are seen elsewhere in the village.

- Car parking

Details of proposed parking were requested, to confirm 3 off road spaces for the proposed 4 bedroom house. The existing property provides space for three cars to park to the SW (see Block Plan). The proposals look to improve this existing parking area by removing some of the existing low garden wall to improve accessibility, and by increasing the area of reinforced grass. Overall the proposals would constitute an improvement over the existing provision.

CONCLUSION:

In conclusion the proposed changes would provide visual improvements to the home and its immediate surroundings whilst also providing functional spaces needed for a modern family home. We welcome the local authority's thoughts on these proposals.

Please see below historic & current site photos.



Fig 1. View from the south, looking up Wardour Lane



Fig 2. View of South-East elevation, the existing cottage form is concealed by the contemporary flat roofed side extension



Fig 3. View from the south west, along New Road. Source: Google Maps



Fig 4. View from the west with NW elevation to the left and hedge adjacent to New Road on the right.



Fig 5. NW gable with poor quality stonework. This gable replaced a former brick gable, see next image.



Fig 6. Former post office with the house behind, as seen from the SW. The brick gable here was replaced with stone and plain tiles replaced with thatch (see Fig 5 above)



Fig 7. View up Wardour Lane with Corner Cottage to the left. The former gable end wall & tiled roof of the Post Office building is visible to the far left.



Fig 8. Example images of painted timber double glazed casement window with mullion