



Design, Access, Heritage & Sustainability Statement

Renovation & alteration at

Wincombe Lodge

Wincombe Estate

Donhead St Mary

Shaftesbury

SP7 9AB

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Introduction

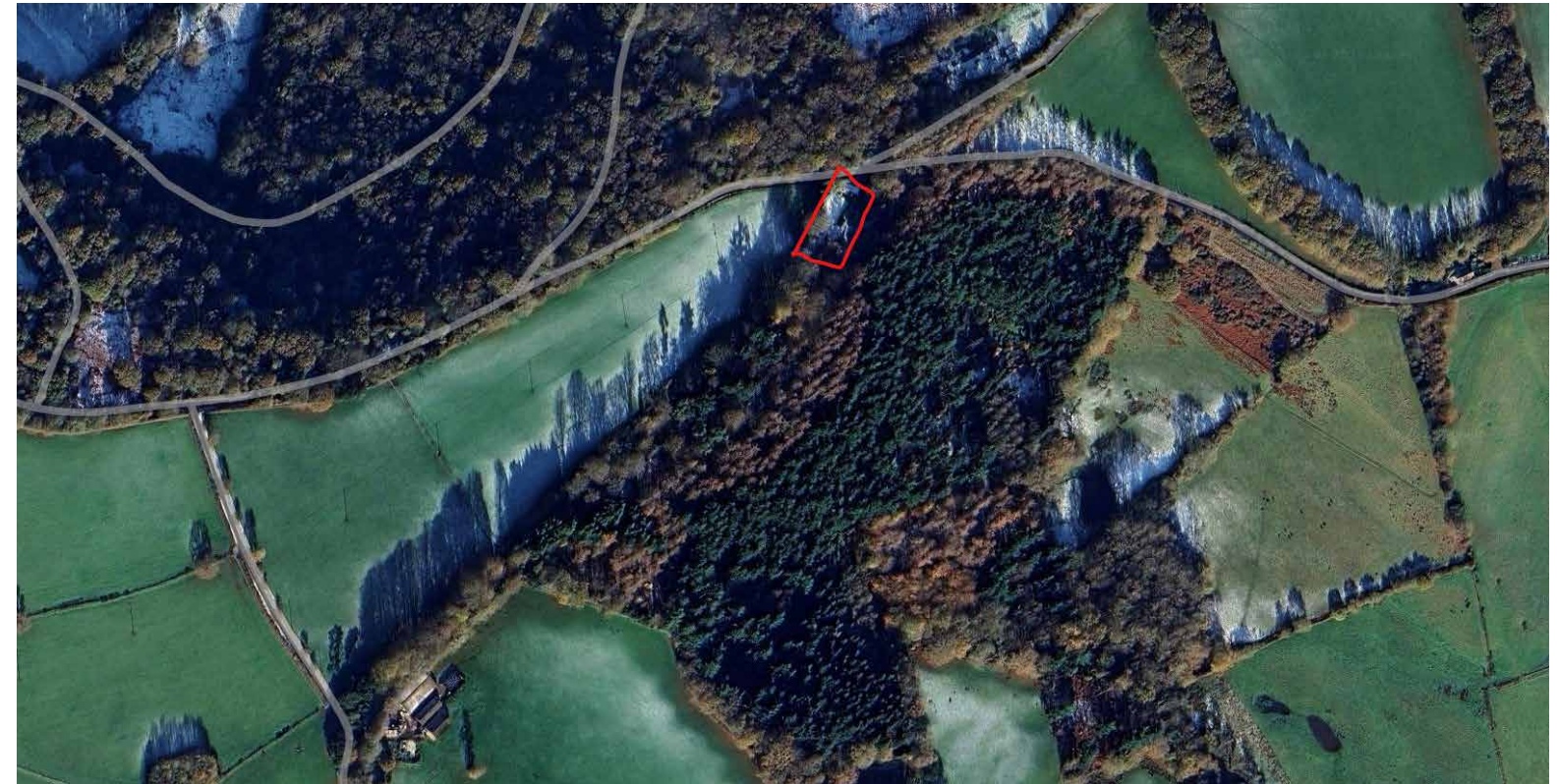
This Design and Access Statement has been prepared by Michael Lyons Architecture on behalf of Mr. and Mrs. Fortescue, in support of the Application for Planning Permission for the renovation and alteration of the existing Wincombe Lodge, Donhead St Mary. It is to be read in conjunction with Michael Lyons Architecture drawings no. 643/P.01-P.04. which set out the proposed works.

The project is for the renovation and upgrading of the existing building to place it back in sound condition for the future. The intent is to retain the buildings form and fabric with alterations made to bring the dwelling up to habitable standards. The existing flat roof would have a pitched roof added to provide first floor circulation and allow the bedrooms to be accessed independently.

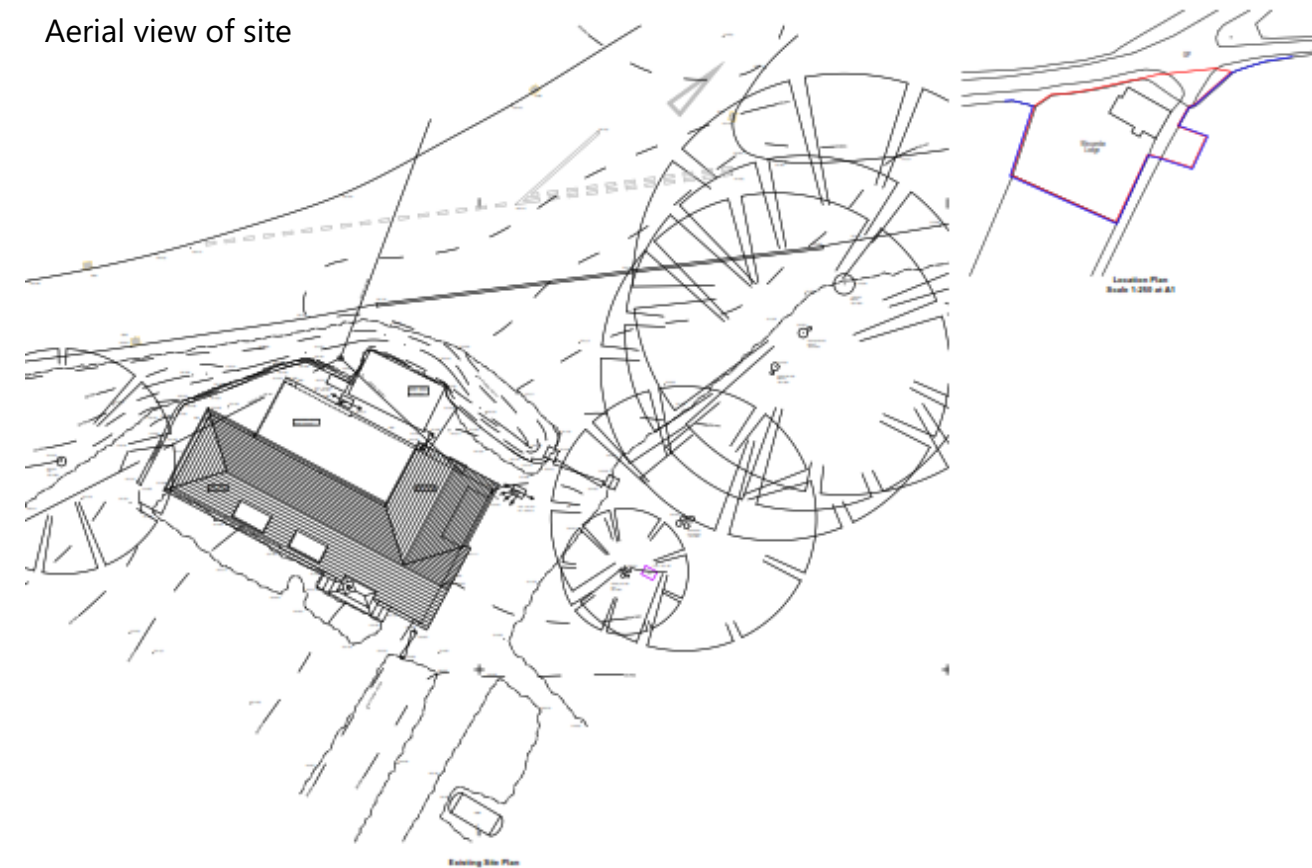
Site and Location

Wincombe Lodge is situated on Wincombe Park, North East of Shaftesbury, and is part of the Cranborne Chase National Landscape area. The building was a former gate house to the Wincombe Estate, less than a mile South. It is now an independant dwelling. It is located between the main road leading to Donhead St Mary to the East, and Shaftesbury to the West and is close to the junction where the road heads off towards Semley.

There is a wide entrance to the site with a pair of metal gates supported by stone piers. These gates lead through to a bridle path which leads through Wincombe Park woods. There are mature hedges either side of the entrance gates and they are flanked with mature hedges either side, so screening the view of Wincombe Lodge. Only the roof can be seen from the highway. There is mature woodland to the south and west with a tree lined boundary to the rear garden to the west, all of which creates a feeling of enclosure and the building and garden being set within a glade. The rear garden has a simple lawn and there is a mature hedge forming the boundary to the adjacent bridleway.



Aerial view of site



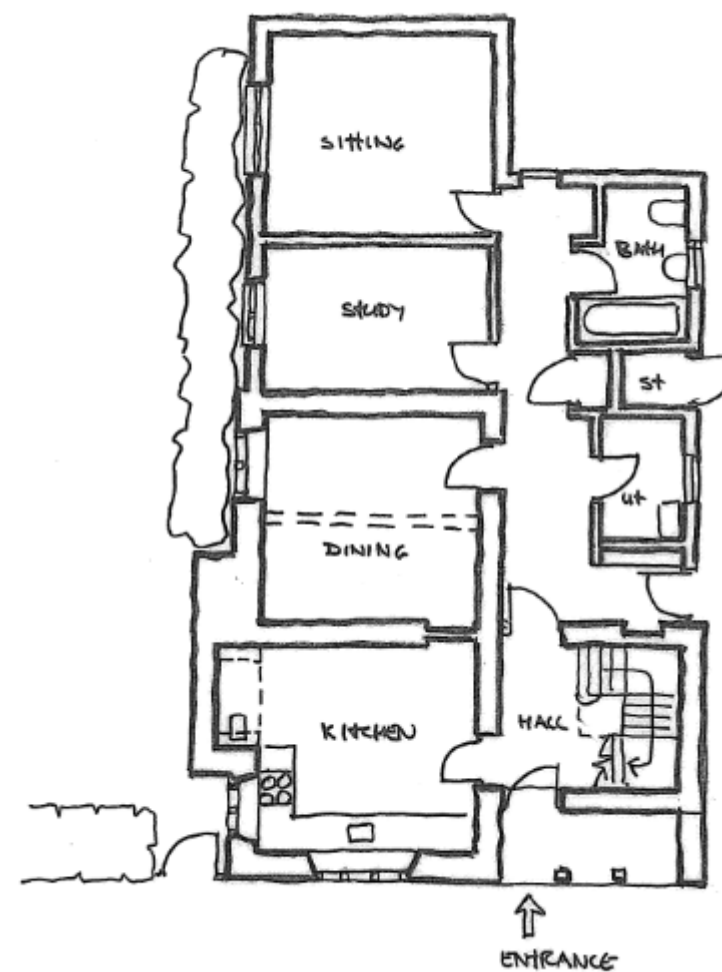
Existing Site Plan

Existing Building

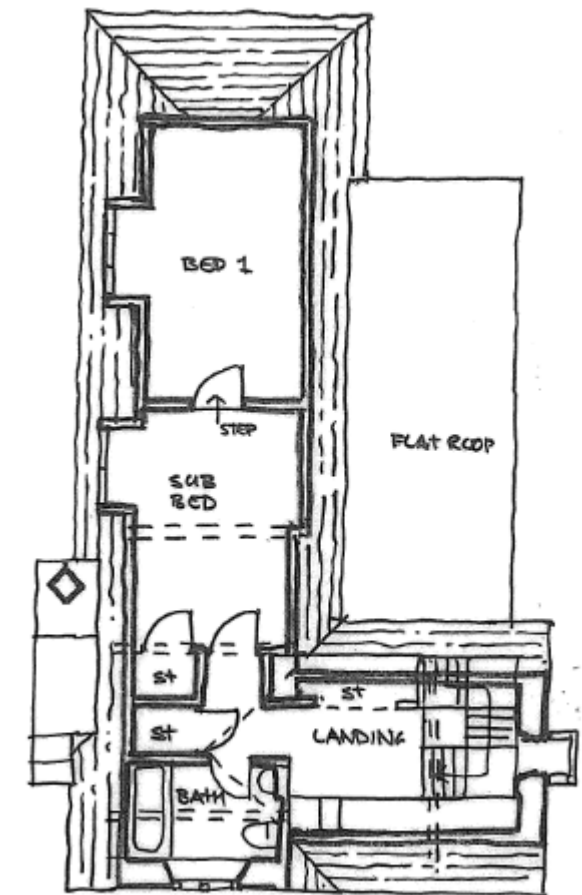
Wincombe Lodge is a characterful little building operating as an independent residential dwelling. It was formally a gate house to the Wincombe Estate. The original building was 'L' shaped in plan, with a duo pitch clay tiled roof, stone walls and stone mullioned windows. There is a covered entrance area adjacent to the bridleway with timber columns and a flat covered area where people can shelter. A large timber door then leads through into the building. The property has both ground and first floor accommodation and the first floor rooms are within the roof space. The original ground floor houses the entrance hall with staircase, the kitchen and one further room. The original first floor has the stair and landing, a bedroom and bathroom.

The building has been extended to the north west with two rooms on the ground floor and an extension to the single bedroom to the first floor. There is a further single story flat roofed extension to the north west which houses a ground floor bathroom, utility room and hall and store. The extensions to the north west are modern and of poor construction. Walls are finished with modern render and there are some stone quoins to corners. The extensions have painted timber windows and have been repaired in many places over the years.

The lodge is separated from the garden and there is no direct access. The shrub planting beds to the garden are overgrown and endorse the feeling of detachment between lodge and garden. The condition of the building is poor, with the general fabric old and tired, there being practically no insulation. The modern timber windows are in poor condition and the building is suffering from dampness. This dampness being in part due to rainwater goods not being installed or working.



Sketch Ground Floor Plan



Sketch First Floor Plan

Proposed Building

The proposal is to renovate the existing building and structure and form an extension over the existing flat roof area which will match the existing building.

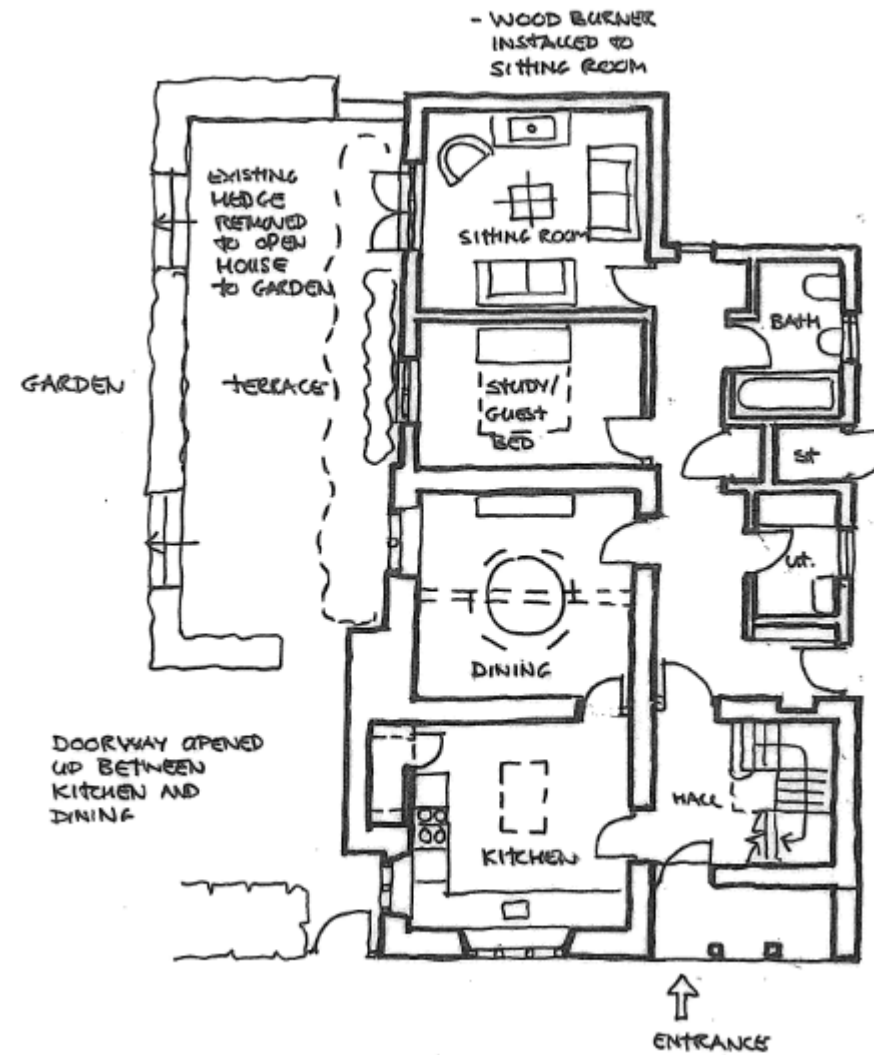
The extension at first floor/attic level will provide a new access landing which then feeds onto the newly configured bedrooms. The ridge line is maintained with a flat roof to the centre. A single dormer window will be installed in the newly formed north roof facing onto the road.

The painted timber windows will be replaced but the metal windows, set within stone mullions, will be renovated and maintained.

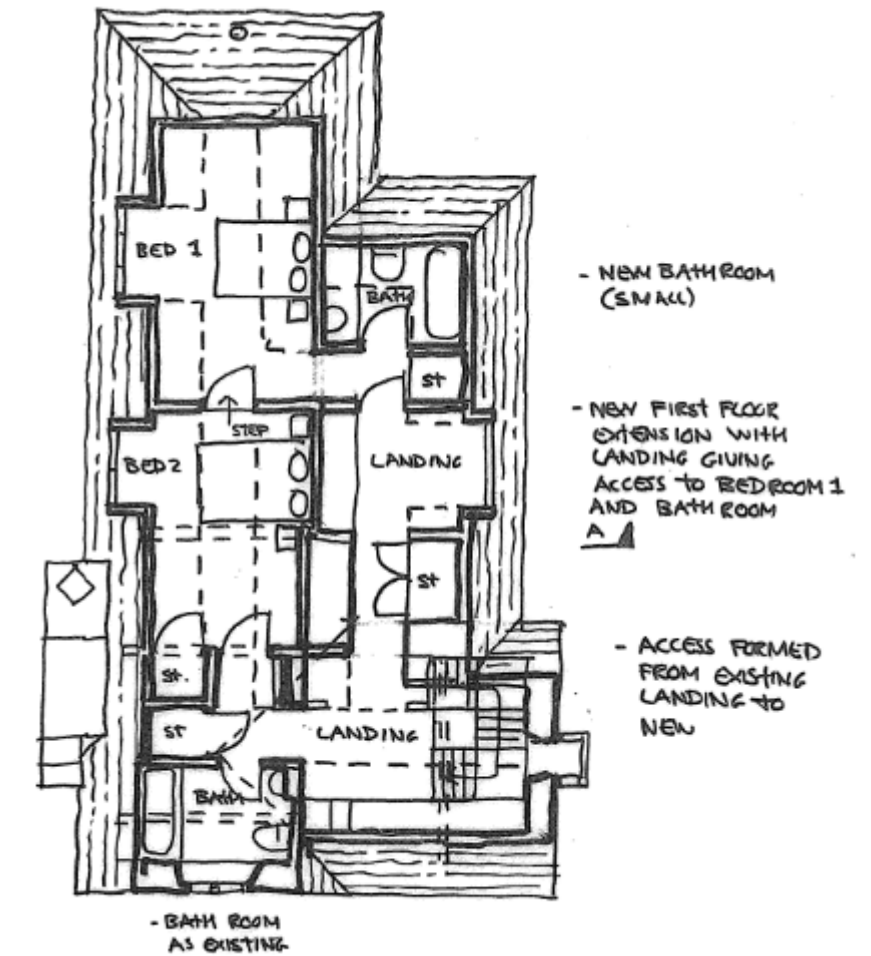
The building currently has almost no insulation and as such it has a poor thermal performance. Insulation will be installed to the roofs, the wall and it is currently being considered to the ground floor.

The ground floor accommodation will be reconfigured. The kitchen and hall will be retained in their current positions. The dining room will be joined to the kitchen and that will have French doors opening up to the rear garden. The small sitting room on the north of the building will be retained with French doors opening on to the garden and a wood burning stove installed. The small room between the drawing room and dining room will be used as a home office/study. The accommodation along the eastern side of the building will comprise of a boot room, cloak room and laundry.

The existing single garage structure squeezed in between the existing building and hedge will be removed and a parking area created to the south of the bridle path/track. This will open the building up to light and air and assist in dealing with the damp issues.



Proposed Ground Floor Plan



Proposed First Floor Plan

Site Views

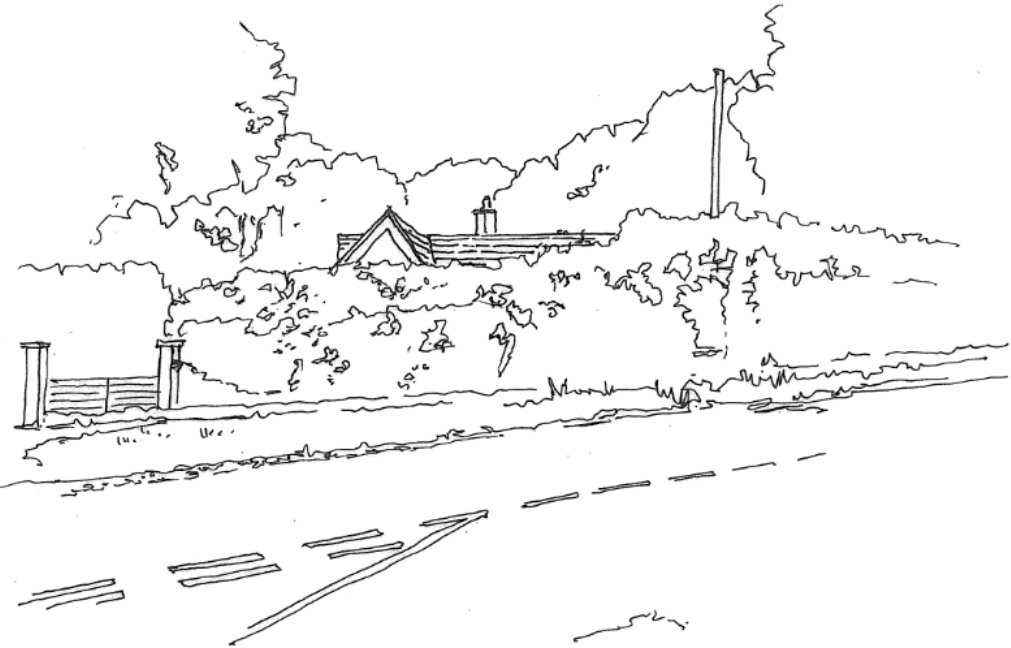
Sketch drawings have been prepared to show both existing and proposed views of Wincombe Lodge from the highway and garden.



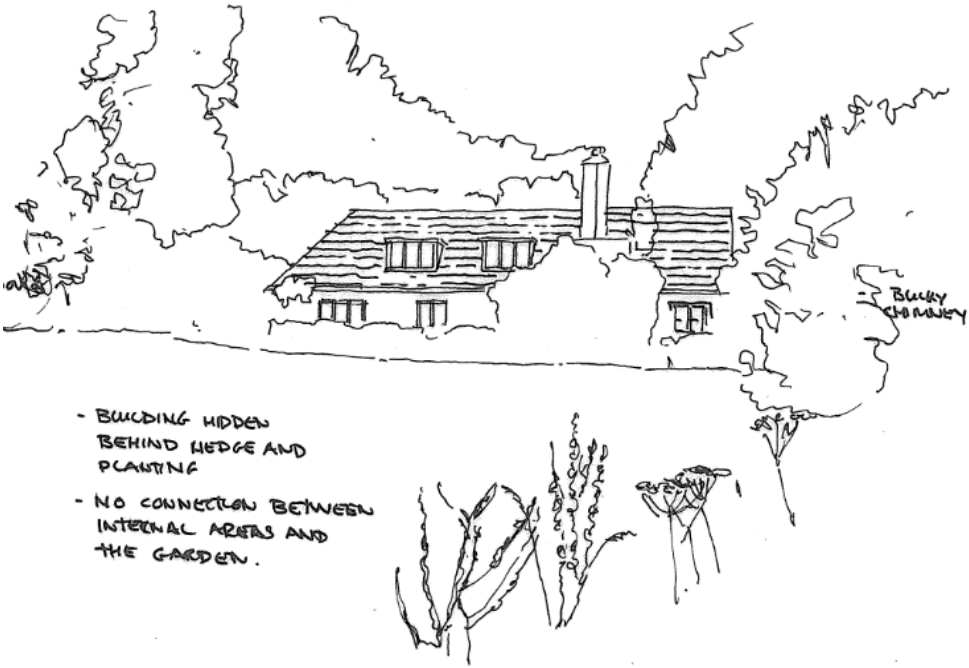
Sketch drawing showing view from the highway as proposed



Sketch drawing showing view from the garden as proposed



Sketch drawing showing view from the highway as existing

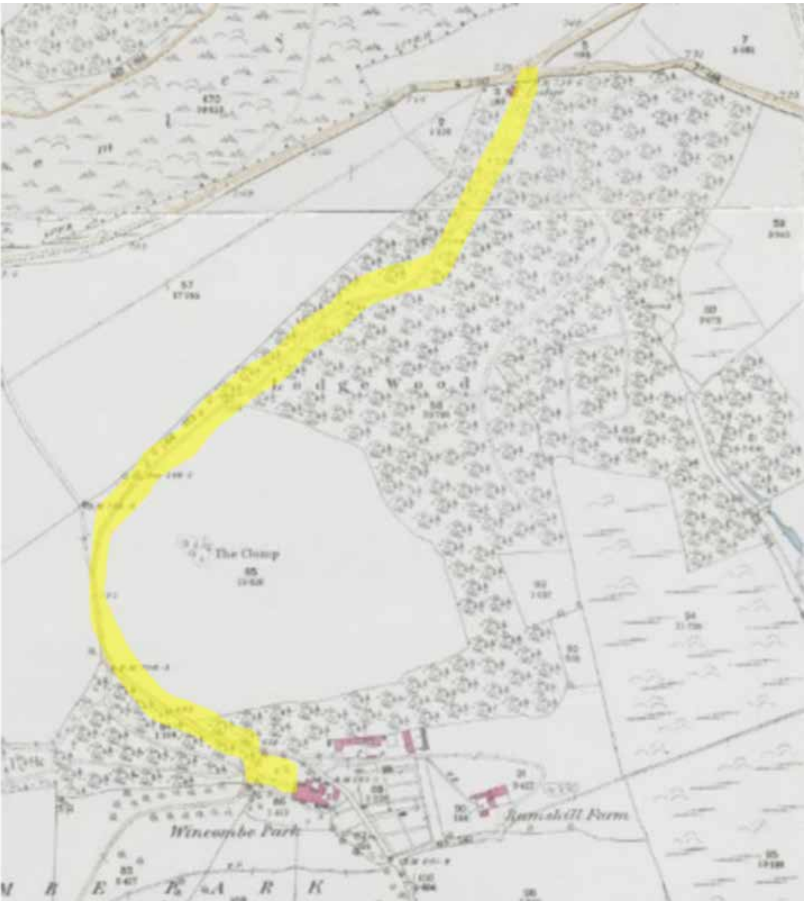


Sketch drawing showing view from the garden as existing

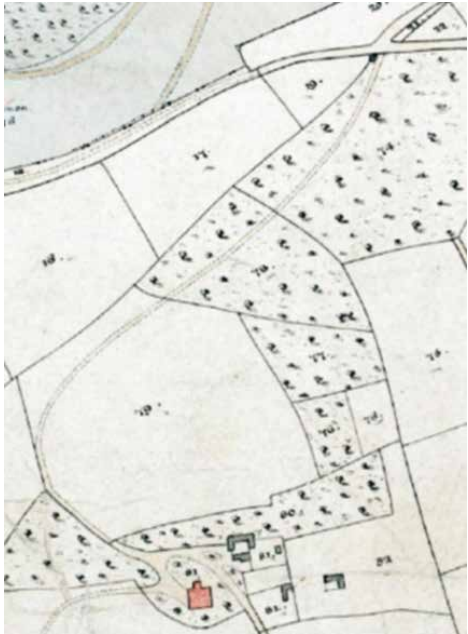
Planning & Heritage

A Pre Application Enquiry was submitted to Wiltshire Council Development Services to ascertain their view upon the proposals. The application number was ENQ/2025/01320 and the case officer Hayley Clarke. A copy of the Wiltshire Council Pre Application Enquiry response is submitted as part of the Application for Planning Permission.

Wincombe Lodge is a stand alone residential property. Whereas it is not a designated Listed Building, it could be considered to be a Non-Designated Heritage asset. The original building has been in place since before 1855 as can be seen upon the historic maps and its role, as a gate house to Wincombe Estate, is an important one and of significance. Preservation of the form and character of the building is important.



Historical Site Map showing connection to Wincombe House
1844-1880s map



1840s map



Detailed map

Ecology

Ecological Surveys have been undertaken by Bourne Ecology and their report forms part of the Application for Planning Permission. The working practices, ecological enhancements and recommendation of the Ecological Survey will be adhered to with the works.

Sustainability

The project for the renovation and alteration of Wincombe Lodge is sustainable in that it is taking a dilapidated existing building and placing it back in sound condition for the future. The buildings fabric will also be upgraded to address issues of damp and it will be insulated to conserve heat and so reducing energy consumption. Contractors under consideration for the building works will be from the local area and material used in the construction will be locally sourced.

Highways & Traffic

There is an existing entrance drive off the highway which serves Wincombe Lodge. Vehicles can pull off the highway and there is approximately 8m in front of the entrance gate. Residents have in the past parked outside the gate or entered the site and parked to the side of the track.

Flooding & Drainage

The existing building suffers from damp ingress and that is in part due to it being built into the landscape. It may also be due to the absence and failure of the existing rainwater goods. The proposal is to clean and service all existing gutters and rainwater goods and to have the surface water drainage provision overhauled. A new French drain will also be installed in front of the north elevation to alleviate potential water run-off from the adjacent higher level road.

The existing property is serviced by an existing septic tank. The proposal is to replace this with a new Water Treatment Plant.

Pictures showing the existing building on site

