

**DESIGN ACCESS STATEMENT
FOR
PROPOSED ALTERATIONS TO 'WHITE HAZEL',
RUSHMORE PARK, TOLLARD ROYAL, SALISBURY, SP5 5QB.**



Client/Applicant: Mr J Lee

January 2026



A D R I A N M O R R I S A R C H I T E C T U R E

'Honeysuckle Cottage', Moor Crichel, Wimborne, Dorset, BH21 5DU.

Introduction

The purpose of this Statement is to describe the alteration proposals in relation to design and access to this Grade II Listed Building.

The property is located within the unique and historic country park of Rushmore Park the former home and estate of the Pitt-Rivers family.

This design & access statement is part of a Listed Building application seeking consent submitted on behalf the applicant Mr J Lee.

Nature of the Proposal

The proposal is to reinstate a former external door and window to the northern elevation of the property.

The Site and Historic Context

Rushmore Park lies within the Cranborne Chase a range of chalk uplands and valleys within north Dorset and south Wiltshire. It sits close to the ancient village of Tollard Royal which lies to the east of the park. The park lies on the gently rising upland above the village northwards towards the chalk escarpment which bounds the Chase.

Rushmore Park was part of an ancient forest which the Earl of Salisbury's gained settled rights to it in 1616 when it became a deer park. After passing to the Earl of Shaftesbury the land that form's the park and estate today was bought by George Pitt in 1714.

In the mid-18th century Rushmore House was built and it was General Pitt Rivers, known as the 'Father of Archaeology', who had the park laid out between 1880-1900 much as appears today with deer park, new tree planting with grazing land for livestock, the golf course and a racetrack.

In 1963 part of the estate and the house was sold and became Sandroyd School.

Description of White Hazel Cottage

The cottage, now a single dwelling, was originally built as two estate cottages in the late 19th century during General Pitt-Rivers custodianship of the estate. The cottage is

built in the local vernacular with bands of flint and brick with an ornamental tiled roof and two groups of 4 diagonally-set ornamental chimney stacks. The property is regarded as being a good example of an estate cottage.

As noted in the formal Listing description 'White Hazel' was built as two cottages one perhaps larger than the other given the three bays evident on the southern elevation. At some point in the property's history the two cottages were modified internally to create a single dwelling house with one staircase in the central hall space. The other staircase was possibly located in what is now the utility room on the eastern end of the building.



White Hazel as seen from the south

Planning History

The previous planning/Listed Building history for 'White Hazel' is listed below.

S/2010/0219

– Replace existing pvc-U windows with cast iron effect windows to closer match what might have been previously installed originally - Withdrawn 27th April 2010.

S/2010/1379

– Replace existing pvc-U windows with cast aluminium, single glazed windows to closer match what might have been previously installed originally – Approved 9th November 2010.

Alteration Proposals

The proposals illustrated on the application drawings are to remove the left-hand window in the photo, the one below the central dormer window and to fit it in the former opening where a window of a similar size appears to have been.



Former infilled window on north elevation



Former infilled doorway on north elevation

Layout

The layout of this dwelling comprises the original house much as it was with accommodation arranged over two floors but with historical openings formed in what was the party wall between the two cottages and one of the staircases removed.

The reinstatement of the central door and adjacent window will go some way in restoring the original layout.

Use

The house will remain a single private dwellinghouse as part of the overall historic estate.

Amount

The external alterations proposed will not alter the size of the dwelling.

Scale

The external alterations proposed will not alter the apparent scale of the dwelling.

Appearance

The careful reinstatement of these former openings will restore the building closer to its original appearance.

Access

The reinstatement of the former main entrance door will assist access into the building by enabling access directly to the main hall where the staircase is located avoiding access through the utility room and more direct escape in the event of fire or emergency.

Ecology

Given the small scale of these external alterations and their nature there will be no impact on ecology.

Sustainability

Given the small scale of these alterations and their nature there will be no impact on sustainability with natural lighting levels in the hall unchanged.

Summary

We contend that these proposed minor alterations will create less than substantial harm to this Listed Building and indeed believe given they reinstate original openings are in fact beneficial to improving its significance and functioning as a private home.