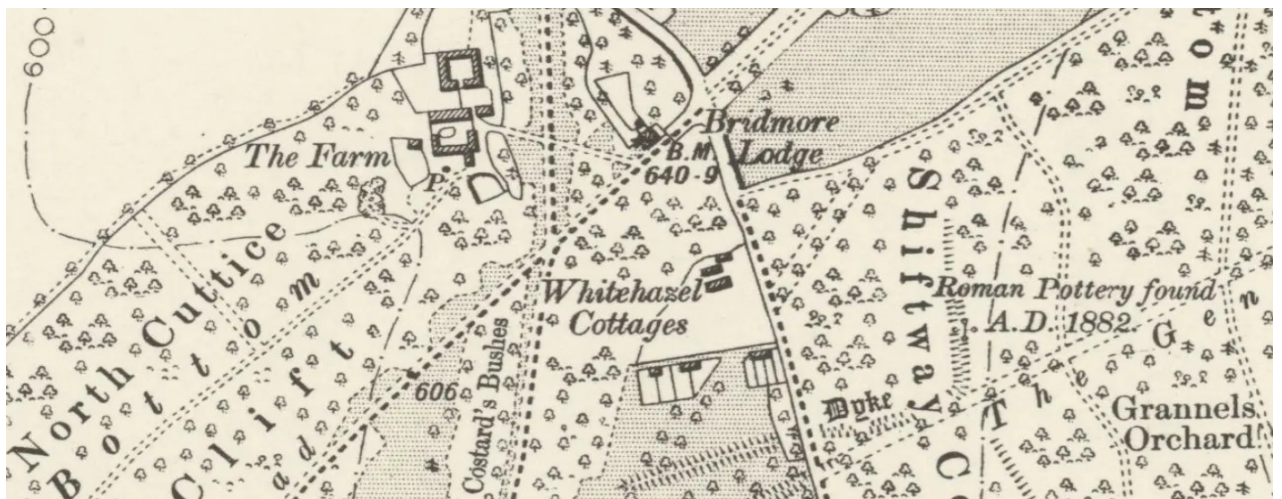


HERITAGE STATEMENT

FOR

PROPOSED ALTERATIONS TO 'WHITE HAZEL',
RUSHMORE PARK, TOLLARD ROYAL, SALISBURY, SP5 5QB.



Extract of Map of 1900

Client/Applicant: Mr J Lee

December 2025



ADRIAN MORRIS ARCHITECTURE

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

Introduction

The purpose of this Heritage Statement is to assess the impact of the proposed new entrance door and window into the front elevation of 'White Hazel Cottage' upon the host dwelling as a 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 heritage 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.

Archaeology

Cranborne Chase has a high number, of diverse archaeological remains. These include Neolithic, early Bronze Age burial sites, enclosures, settlements, field systems and linear boundaries which date throughout prehistory into the Romano-British and medieval periods. During the 19th century archaeological work in the area was pioneered by the owner of Rushmore Park, General Pitt-Rivers.

Indeed, there are various important archaeological sites within the park itself including an important linear boundary feature known as the 'Carrión Tree Rack' which lies immediately to the south and south-east of White Hazel Cottage.

Excavation carried out on this important archaeological feature produced shards of Romano-British pottery.

Given the minor nature of the alteration works proposed and the relatively young age of the building in this application there should be no archaeological impact or finds.

Listing Description

'Two estate cottages, now one. Late C19 for General Pitt-Rivers. Flint with brick bands, ornamental tiled roof, groups of 4 diagonally-set stacks. Single storey and attic, 3 windows. Two planked doors to either side, 5 single cast-iron latticed casements, three 2-light cast-iron latticed casements to gabled dormers. Right return has 2-light casement to ground floor and one to attic with hoodmould. Rear has planked doors and 3-light latticed casement to central projecting bay and one to either side, first floor has 2-light latticed casement to centre and casement with gabled dormer either side; all with hoodmoulds. Interior not inspected. Good example of estate cottage.'



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.

Heritage Policy

The proposals have been prepared following consideration to the local planning policies, CN1 – 7 for Listed Buildings, together with reference to the NPPF 2019.

Heritage Assets and Significance

'White Hazel Cottage' is an important Grade II Listed Building as a former pair of workers cottages being part of the surrounding historic park & garden within which it sits and with its brick and flint banded walls reflecting the architectural vernacular of the immediate locality. It can therefore be said to have significant historical and architectural value.

The stone hooded features over windows on the southern, eastern and western elevations

together with ornate roof tile banding and ornate chimney stacks provide attractive architectural qualities as well a sense perhaps of the architectural fashion of the day, similarities in styling appear in cottages elsewhere locally such as the Canford Manor Estate and a desire to elevate the cottages in appearance to complement the attractive setting of the parkland which might have been more open at the time the cottages were built.

Landscape Setting of the Building

White Hazel Cottage sits relatively isolated from the main house with its own unmade track access and private garden. The map of 1900, on the front cover of this document, suggests that White Hazel was then very much enclosed by trees.

Today many of the trees in the field to the north have been removed and those to the west reduced to a strip surrounding the side and rear gardens. However, the extensive and heavily treed area to the east of the property, which includes Shiftway Coppice and Gannels Orchard amongst others, remains and the location suggests that perhaps these cottages might have been built to accommodate the gamekeeper and/or forester to the estate.

The Building

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.

On the northern elevation of the house a number of brick buttresses appear to have been added possibly to arrest roof spread and this wall being pushed outwards at eaves level. Also, on this elevation there appears to have been two former openings both to the central hall space, a window and a door which have been infilled with flint as the following photos illustrate. As we know from the planning history the original, likely cast-iron lattice windows, were removed and

replaced with pvc-U windows. These were then subsequently replaced with aluminium lattice windows fabricated to reflect the original cast iron windows. Otherwise, the property appears largely intact and much as it was when originally built



Former infilled window on north elevation



Former infilled doorway on north elevation

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.



Internal photo of window to be removed

The existing opening where the window is to be removed appears to have been occupied by a door opening given the length of the brick arch above the window, by the extent of the brick quoins either side and their extent below the existing window cill. The brick band immediately below also appears to have been placed following the original construction.

It is proposed that the renewed door opening will have a frame and pattern of door to match those existing panelled doors fitted elsewhere on the cottage. Internally all affected wall finishes will be made good to match the existing.

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 as restoration