

Proctor Watts Cole Rutter

Grosvenor House, Bleke Street, Shaftesbury, Dorset, SP7 8AW

Tel: 01747 851881 email: mail@pwcr.co.uk

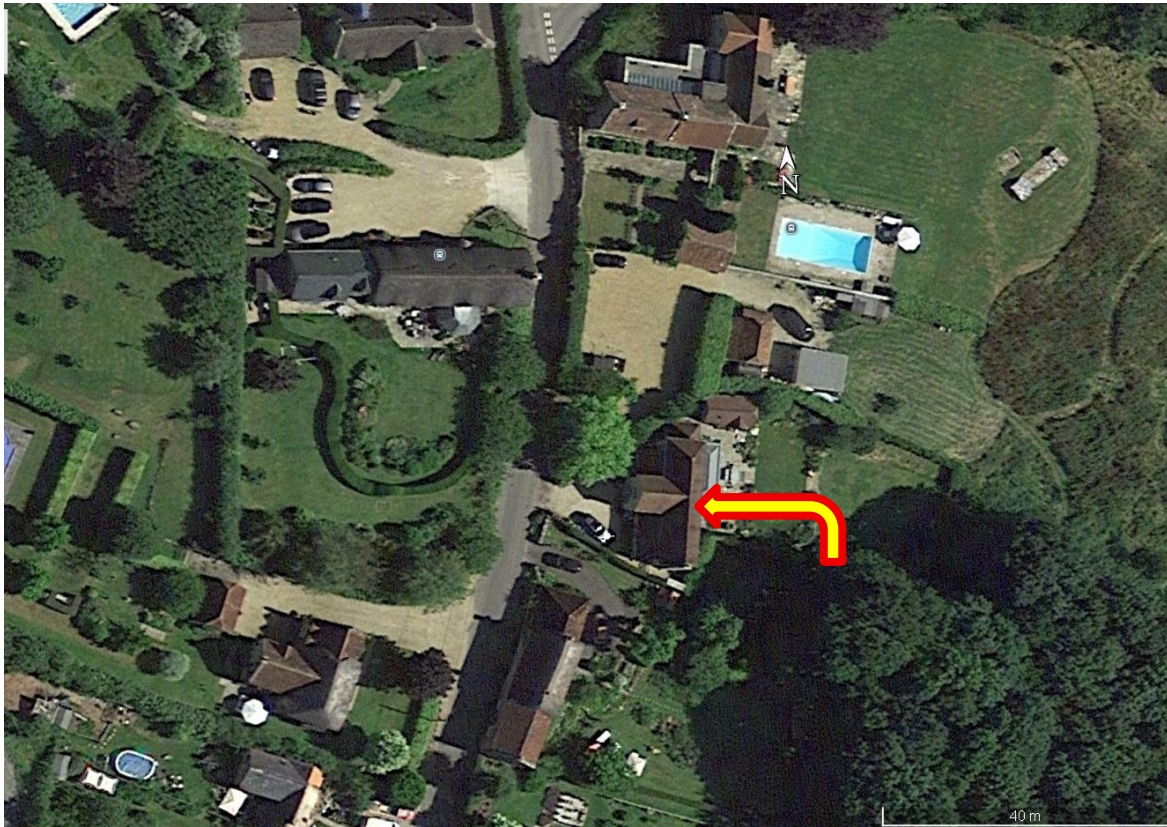


Fig.1 Aerial View – site indicated.

HERITAGE & DESIGN STATEMENT

Project:

Proposed Front Extension to

Quarley, Church Hill, Donhead St Mary, SP7 9DL

for

Ms K Sketchley

February 2026



1. Site and Surroundings

- 1.1. Quarley is a modern house of coloured render under a clay plain tile roof. The current owner has recently refurbished the property.
- 1.2. The site lies within the village Conservation Area which has two parts. This part is the smaller of the two and is quite narrowly drawn in this locality.
- 1.3. There are a number of listed buildings in the vicinity the closest of which are immediate neighbours and one diagonally opposite.
- 1.4. The village of Donhead St Mary is a widely dispersed village with development mainly set along its main spine road running up past the church of St Mary at the top of the hill.
- 1.5. The site lies within the National Landscape of the Cranborne Chase and West Wiltshire Downs.



Fig.2 Front elevation to Church Hill

2. Proposal

- 2.1. The house has four bedrooms, but these are not overly generous apart from the master bedroom. The three bedrooms are quite cramped with one reduced to a small single to accommodate a small, shared bathroom.
- 2.2. Planning permission was granted in 2016 for a substantial ground and first floor rear extension, but only the ground floor element was built
- 2.3. The proposal seeks to extend in a much more modest way to improve first floor accommodation. This will add a family bathroom to allow for enlargement of the smallest bedroom, with a second en-suite.
- 2.4. This involves extending out over existing single storey elements of the building to form two new gables at the front of the house.
- 2.5. The proposal does not extend the footprint of the house

3. Design

- 3.1. The proposed rear extension granted planning permission is considered over large and expensive for the applicants' purposes and unnecessary to achieve the type and level of accommodation desired. The approach has therefore been to minimise the need for the extension working with the building as it stands, whilst looking to improve its appearance.
- 3.2. The resulting design is principally concerning rooflines. The first floor extensions employ front facing gables to generate a roofscape in sympathy with the existing. To the north of the existing principal gable, the extension is pitched to form a new gable of the maximum practical width leaving a lead valley between the new and existing roofs. The extension to the south mirrors the gable to the north but is centred over the existing front facing window resulting in a wider lead flat roof between the new roof and the principal gable.
- 3.3. The provision of both gables will produce a balanced principal elevation.
- 3.4. Finishes and materials will match the existing with plain tile roofs over through-coloured render.

4. Assessment of Heritage Significance

- 4.1. Quarley is of no heritage interest and is not of high aesthetic quality. However, as set out above, it lies within the village Conservation Area and is in close proximity to three listed buildings as follows:-

Home Cottage Grade II. Pair of cottages, now one house. Early C18. Dressed limestone, thatched roof to left part, right part is tiled, brick stacks. Two-storey, 4-window; casements. C20 door to right with 2-light casement to right, three 3-light casements and blocked doorway to left. First floor has three 2-light leaded casements and one C20 two-light casement. Right return has C20 bull's-eye to first floor. Attached to left is single storey outhouse with hipped tiled roof. Rear and interior not accessible at time of survey (November 1985).

Home Close Grade II. Detached house. Late C17 and early C18, early C20 additions. Dressed limestone, tiled roofs, formerly thatched, gable end brick stacks. Gable end baffle-entry to early C18 range. Two-storey, 4-window; casements. Chamfered stone doorway with C20 ledged door to right of C18 range, two tall 3-light recessed chamfered mullioned casements and cyma-moulded plinth to left, C17 range to right has two 3-light recessed hollow-chamfered mullioned casements. First floor of C18 range has relief-carved plaque over door with stylised floral decoration and date 1712 with intertwined initials EMB, to left are two 3-light mullioned casements, to right are two 2-light casements. Mullioned casements mostly retain leaded lights, coped verges to C18 ranges. Left return has 2-light mullioned casement to ground, first and attic floors. Rear of C18 range has 2-light mullioned casements, C17 range has one 3-light hollow-chamfered mullioned casement, C19 gabled extension to left. Early C20 range in brick and stone is not of special interest. Interior has open fireplace with chamfered lintel on stone jambs in hall and chamfered beams.

Glyn Farmhouse Grade II. Farmhouse. Early C17, altered early C19. Limestone rubble stone, hipped thatched roof, brick stacks. L-plan, through-passage to rear of stack. Two-storey, 3-window east front is C19 remodelling with central 6-panelled door, French windows to right and 12-pane sash to left over cellar window, first floor has 9-pane sash either side of 6-pane fixed window. Left return is south front with 2-storey gabled stone porch with round-arched opening and 2-light chamfered mullioned window over, to right is 3-light recessed chamfered mullioned casement and single casement, to left of porch is

inserted garage door to former service end of house. First floor has single casement and eyebrow dormer with 2-light casement to right of porch, C20 gabled dormer to left part. Rear has various casements. Interior has 6-panelled folding door within porch, restored timber- framed partition to left side of through-passage, blocked open fireplace in main heated room, very deeply chamfered beams, one 6- panelled wainscot door, C19 range has stick balusters to stairs. Garage, formerly service end has open fireplace with chamfered lintel on stone jambs, winding stairs on north side of stack.

- 4.2 The Conservation Area is characterised by largely greensand stone buildings under a mixture of thatch and clay plan tile. A mix of detached, terraced and semi-detached, largely fronting onto the highway, some lining and some set up to the back of the highway. Buildings are dispersed in a fairly ad-hoc way along the street in a typical village street arrangement.
- 4.3 The application site sits between two listed buildings and is set back from the highway opposite the garden to Glyn Barn.

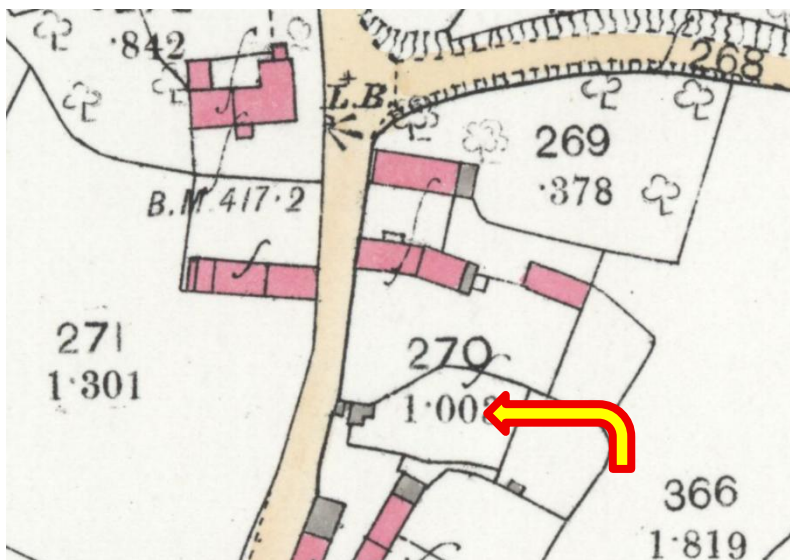


Fig.3 OS 1885

- 4.4 The application site can be seen from the OS 1885 (figure.3) as having been formed from a small parcel of land between Home Cottage and Home Close. The site narrows towards the site entrance. Apart from Quarley, only one other new dwelling has appeared in close proximity since then at Brook Cottage although, other older buildings have been lost at Home Cottage and Home Close.
- 4.5 Because Quarley is set back from the street approach, views to the site are limited to close views passing the site otherwise, the appearance of the lane remains close to its historic form characterised by its older buildings, gardens and verges giving it a clear rural character and appearance. (figures 4&5)



Figs 4 & 5. Approach views to site from south and north – house/site indicated.

Impact on Heritage Significance

- 4.6 The proposals are modest in nature and follow the host dwellings vernacular design. Whilst front extensions have been designed to compliment the host dwelling and improve the balance of its elevation eliminating uncharacteristic front lean-to outshoots which are an incongruous feature.
- 4.7 Set back from the road the extensions will have very limited impact upon the street scene, as they can only be viewed in close proximity where they will be seen in the context of the host dwelling rather than the heritage assets either site. In particular Home Close is well separated and screened by a large well established garden.

- 4.8 The design adds interest to the elevation of the house and so to that degree, will improve its appearance and so its contribution to the character of the Conservation Area and be more sympathetic to the setting of surrounding heritage assets.

5. Town Planning

5.1 Planning History

S/1998/1368 – Erect Conservatory

S/2004/1935 – Replace garden store

16/07203/FUL – Rear extension and external alterations.

5.2 Planning Considerations

- a) Is the proposal appropriate in scale and design to the host dwelling
 - b) Will there be any impacts on the setting of nearby heritage assets and character of the area and landscape more generally.
 - c) Will the proposal detract from the amenities of neighbours.
- 5.3 a) As set out above the design has been developed to make best use of space and minimised the amount of new building. This serves two functions, to reduce cost and ensure the changes can be modest and compliment the host dwelling. The resulting design is considered to be efficient and improve the appearance of the building by giving it a better balance and interest in the street scene.
- b) The proposals modest nature and considered design enhance the host dwelling and in so doing, improve the setting of its heritage neighbours and enhance the character and appearance of the Conservation Area. Being contained within the built-up area of the village with other dwellings around it and located near the trough of the valley, no impact upon the landscape is envisaged where there are no longer views or vantage points over the site where it can be distinguished from its surroundings.
- c) The new windows will face toward the road and do not introduce any new opportunities for overlooking of adjacent properties.

6. Ecology

- 6.1. Following the Wiltshire Council Check list, it is not felt this proposal triggers the need for a preliminary roost assessment. The house is modern with a tightly fitting roof which has been well maintained.

Brian Watts RIBA CA AABC EASA

Simon Rutter MRTPI