

DESIGN ACCESS & HERITAGE STATEMENT

Alterations at:

Hackthorne Cottage, Hackthorne Road, Durrington, Salisbury SP4 8AS

For: Mr Alan Shipway
Date: Monday, 9 February 2026
Ref: 25-16 RS3 DAHS



Historic image of Hackthorne Cottage front facade
Date unknown

Chalk.

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1. Introduction

- 1.1. This Design, Access & Heritage Statement is to accompany a Listed Building Consent Application for works at Hackthorne Cottage, Hackthorne Road, Durrington, Salisbury, SP4 8AS. It is to be read in conjunction with the application drawings.
- 1.2. The intention of this statement is to fulfil the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013
- 1.3. Hackthorne Cottage is a vernacular three-bedroom detached cottage that was severely damaged by fire in April 2025. This Application is for the repair and rebuild of the dwelling similar to it’s pre-fire status.
- 1.4. The report was commissioned by the owner of the building, Mr Alan Shipway, and carried out by Chalk Architects.

2. Context

- 2.1. Hackthorne cottage is a predominantly cob-walled C17th property that suffered a significant fire in April 2025. This resulted in the total loss of the thatched roof and significant damage to the the rest of the property including the windows and the cob walls.
- 2.2. The property is Grade II listed, first listed on 10th October 1988. The listing description (entry no. 1131019) reads as follows:

“II Pair of cottages, now one. Mid C19, possibly including earlier work. Rendered brick on tarred flint sills, thatched roof. Single storey and attic, each of one large and one small bay, with boarded doors to lobby in front of central stack. One door replaced by window. Cast iron diamond pattern glazing to 2-light windows with timber lintels. Two flush dormers. Roof extends down at front to provide cover to communal well and well head. Roof half hipped at ends. To rear, flat roofed C20 extension for full length”
- 2.3. The listing mentions rendered brickwork but this in incorrect. The walls are composed on cob above a flint plinth.
- 2.4. Prior to the fire the dwelling had a thatched combed wheat reed roof, potentially long straw thatch originally. However, the thatch was completely lost in the fire along with all the all roofing timbers down to the wall plate.
- 2.5. The Cobb walls have incurred some damage mainly from the water used to expel the fire and subsequent lack of protection. However at present there is no evidence of widespread or advanced structural failure. A report was carried out by Brian Franklin & Son Ltd, a local Cob wall specialist confirming that the cob walls remain viable.
- 2.6. The flint plinth appears in good structural order
- 2.7. To the rear of the property is a single storey extension from modern block-work walls under a single ply roof. This has suffered minor damage from the fire.
- 2.8. Windows are a mix of timber and upVc framed. To the front of the property the windows have small pane cast iron casements. d
- 2.9. The first floor timber structure has collapsed at both the east and west ends and the remaining intermediate floor is in danger of structure collapse.
- 2.10. The property is within the Durrington Conservation Area, and a Special Landscape Area

3. Relevant Policy

- 3.1. Durrington Parish Neighbourhood Plan 2016–2026
- 3.2. Wiltshire Core Strategy Policy

Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved." “Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged.”
- 3.3. National Planning Policy Framework (updated 2023)

Section 16 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets
- 3.4. Planning (Listed Building and Conservation Areas) Act 1990

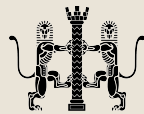
Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall “endure for the benefit of the building and of all persons for the time being interested in it”.



Figure 1 Historic mapping of Hackthorne Cottage as two dwellings



Figure 2 Hackthorne Cottage post fire, collapsed first floor and remains of upper walls



4. Planning History

- S/1996/0408Extension – Withdrawn
- S/1996/0407Extension – Withdrawn
- S/1994/1239Construction of Swimming Pool and Pool House – Withdrawn

5. Historical Significance

- 5.1. Hackthorne Cottage was originally formed of two separate dwellings, now one, evident from the secondary set of staircase along the rear.

Architectural and artistic interest

The flint base and above cob walls present the historical fabric, which the proposal will restore and retain. (Although the listing mentions rendered brickwork, this is not present on site)

The iron casement windows represent further historic fabric. Whilst many experienced significant damage during the fire, all viable windows will be refurbished and only replaced where necessary (see window schedule).

Historic Interest

The location of the now covered well at the front of the cottage plays a significant role in the roof formation. The front door is positioned in line with the well, with the thatch roof overhang providing sheltered access to the well, historically used for sourcing water. The well is no longer in use and covered, but the thatch overhang was still in place pre-fire

6. Proposals

- 6.1. The proposals are to repair and rebuild the cottage to closely match its pre-fire state.
- 6.2. The existing cobb walls are to be repaired and augmented with new cobb to match where required. The existing cement internal and external lining will be removed and replace with a lime render and finished with lime wash or mineral paints.
- 6.3. The flint base shall be retained with the bituminous covering removed allowing the base of the walls to ‘breathe’.
- 6.4. Minor internal adjustments will be made to the layout including not reinstating the second staircase and amending the first floor layout to suit.
- 6.5. A complete new roof will be installed using a cut timber structure and thatch over sarking boards. This will match the pre-fire appearance of Hackthorne Cottage.
- 6.6. A new timber intermediate floor will be installed.
- 6.7. The existing brickwork chimney will be raised in accordance with latest fire safety advice for thatched roofed buildings.
- 6.8. The windows will be retained repaired where feasible with only the first floor timber windows to the rear being fully replaced.
- 6.9. The house will be redecorated throughout using lime or mineral based paints and washes.

7. Impact of the proposals on the significance of the heritage asset

- 7.1. The restoration of the Cobb walls will ensure as much of the historic fabric is retained. It will also ensure the historical significance of the vernacular construction method of the cottage is retained enhancing the evidential and historical value of the heritage asset.
- 7.2. The flint base will be stripped of its modern paint, restoring the original appearance and respecting the original and traditional construction techniques employed at Hackthorne Cottage further enhancing the evidential and historical value of the heritage asset.
- 7.3. The thatch roof will be replaced to match the pre-fire form and materials, recreating the front extension down to cover the historical well. It will be a combed wheat reed thatch, as previously, and comply with the Dorset thatch model with the intention of preventing any future fire damage, providing additional protection to this heritage asset.
- 7.4. Restoring the thatch roof and repairing the metal casement windows will also return the aesthetic value to the Conservation Area which has been significantly eroded by the fire.
- 7.5. The current chimney stack will be repaired and raised to sit at least 1.8m above the new thatch roof. This ensures compliance with current fire safety regulations protecting and future proofing the heritage asset.



Figure 3 – Hackthorne cottage front elevation, facing North, pre fire



Figure 4 – Hackthorne cottage front elevation, facing North, post fire



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8. Justification & Mitigation

- 8.1. Many aspects that previously made this dwelling significant were predominantly destroyed in the fire damage. The proposal aims to restore its previous appearance and therefore restore the significant aspects of the dwelling
- 8.2. The dwelling is currently unusable and unsafe, and the proposals will restore and bring the heritage asset back into a viable use
- 8.3. By simplifying the vertical circulation into a single staircase (accessed via the central entrance hall), the ground floor and first floor are freed up to create a more functional layout and home ensuring the heritage asset has a viable use for future generations.
- 8.4. Please refer to the drawings for further details the specific work proposed

9. Access

- 9.1. No change.

10. Privacy, Amenity & Overlooking

- 10.1. No change

11. Flooding

- 11.1. There is no flooding risk.

12. Access & Parking

- 12.1. No change.

13. Conclusion

- 13.1. We consider the proposals will have a positive impact on preserving and restoring the significance of the heritage asset by returning the structure into its original and most viable use.
- 13.2. We therefore believe the proposals comply with all local and national planning policies and guidance and should subsequently be given be given Listed Building Consent.

14. List of submitted drawings & reports

- Chalk Architects
- L01 Location Plan
- E100 Site Plan
- E101 Existing Floor Plans
- E120 Existing Elevations 1
- E121 Existing Elevations 2
- 01 Proposed Floor Plans
- 120 Proposed Elevations 1
- 121 Proposed Elevations 2
- 300–Window Schedule
- 301–Window Detail 1
- 302–Window Detail 2
- 303–Window Elevation
- 800–Tree Protection Plan
- 901–Existing Photographs
- 902–Existing Photographs

Hackthorne Cottage – Cob Condition Report by Brian Franklin & Son Ltd



Figure 5– Thatch overhang covering well and front entrance, to be restored



Figure 6 – Rear view of Hackthorne Cottage facing South, pre-fire

