



R&S Consultants
The Old Coach House,
Barton Hill,
Shaftesbury,
Dorset
SP7 8DQ

February 2026

DESIGN ACCESS STATEMENT

Cleeve Cottage, High Street, Fovant, Salisbury, Wiltshire, SP3 5JL.

Introduction:

This Design and Access Statement relates to the proposal for Household Planning Permission at Cleeve Cottage, Fovant. This application seeks approval for a new single storey porch extension to the front of the property, a change of roof materials throughout, and a replacement workshop to the rear garden. Alterations to the existing dwellings proposed as per R&S drawings.

The proposed porch extension is modest, and seeks only to improve the existing ground floor access to the property. This property has previously benefited from a porch in the current door position (as per photographs below).

The property is located within the Fovant Conservation Area and the Cranborne Chase & West Wiltshire AONB. The existing property is visible as part of the street elevation within the village, although set back considerably from the public highway edge itself.

Existing Building:

Please refer to drawings 25042-200, 201, 202 and 203 for the existing building drawing layouts and details.

The existing building sits in a central position within the village, in a run of semi-detached and detached 2 storey properties. The property is located close to the public highway, with gardens mainly laid to lawns to the rear, with established woodlands surrounding. The existing building although containing traditional features, is of relatively modern construction. The property has previously been extended, and has resulted in a number of modern materials being used within the facade treatments. There is a large driveway to the front of the property, providing parking for a number of vehicles.

The external facades of this property are stone at the front, with an interlocking tiled roof to all pitched surfaces. The front elevation of the building consists of stone with timber painted windows. The side and rear of the property are rendered, with more modern window and doors installed. The property appears disjointed from its traditional stone facade to the principle elevation. The existing roof is also in poor condition and leaks in several locations, now leading to water damage within the building.

The existing property is 2 bedrooms, with accommodation across 2 storeys. To the rear of the property is a small terrace, divided from the larger private gardens by the watercourse. To the North is a single storey pitched roof workshop building, which is in poor condition. There are a number of large existing trees located within the boundaries of this property, and hedges and sensitive planting provide a secluded private garden space to the rear of the property.

The existing property has interlocking tiles, which require replacement due to the roof being in poor condition. The property sits within an area of varied materials, with a mixture of styles and ages of properties. The neighbouring properties both have slate roof finishes, and all are older buildings.



Aerial Photograph, showing linear development and neighbouring materials.



Photograph 01, Front elevation as existing.



Photograph 02, Rear elevation as existing.



Photograph 03, Existing workshop to rear garden.



Photograph 04, Historic photograph showing previous porch to front elevation.



Photograph 05, Aerial photograph.

Proposed Works:

Please refer to drawings 25026-204, 205, 206 and 207 for the proposed drawing layouts and details.

It is proposed to extend the existing property by providing a modest porch extension to the front elevation. This porch will sit over the relocated front door position, with a style similar to that of the neighbouring property to the East. This porch will have a combined of stone at low level, with an Oak frame over, and a slate roof. The relocated windows and doors will be painted timber to match existing, with the existing stone re-used where possible to infill the openings. New locally sourced stone to be integrated as required.

It is also proposed to replace the existing interlocking roof finish with slate. The existing roof is in poor condition, with broken/damaged tiles, and a bituminous membrane which requires replacement. The owners currently have issues internally with water ingress, and hope to solve this before next winter. The timber fascia boards at eaves level eaves and rainwater goods also require replacement to work effectively. The proposal is to replace the existing tiles with slate, offering a more suited traditional roof finish to this historic property. A general repair and refurbishment externally will ensure the buildings continued lifespan.

As part of this application a replacement of the existing workshop is proposed. The workshop, located within the rear garden, is of timber construction and in poor condition. It is proposed to replace the existing workshop with new, offering the applicants storage and workshop space from which to operate their large gardens. The new workshop, although larger in size, will be located in the same position. It is also proposed to remove the existing low level stone entrance wall and gates, to improve the access and parking at the front of the property. The existing stone will be carefully removed, cleaned and stored for re-use on the proposed porch, and around the site where possible.

Proposal Materials:

Roof:	Slate tiles. High performance flat roof material.
Walls:	Stone to match existing/re-used. Locally sourced timber cladding.
Doors/Windows:	New painted timber windows and doors to match existing.

Conclusion:

The appearance, layout and scale of the extension is representative of the existing dwelling and its localised surroundings. The alterations will be sympathetic with simple details and materials in order to replicate the character of the conservation area and to provide continuity. Neighbouring amenities would not be impacted by the proposals. The external alterations at this property will address some concerns with the existing building elements, as well as improving its links with the surrounding site.