

DESIGN AND ACCESS STATEMENT

Hoddinotts House, Hindon Lane, Tisbury, Wiltshire
SP3 6QQ



PROJECT:	<u>Hoddinotts House, Hindon Lane, Tisbury, Wiltshire, SP3 6QQ</u> Householder extension to dwelling
CLIENT:	Richard Hannay
DESIGNER:	WESTERN DESIGN ARCHITECTS
DATE:	MARCH 2026

Introduction

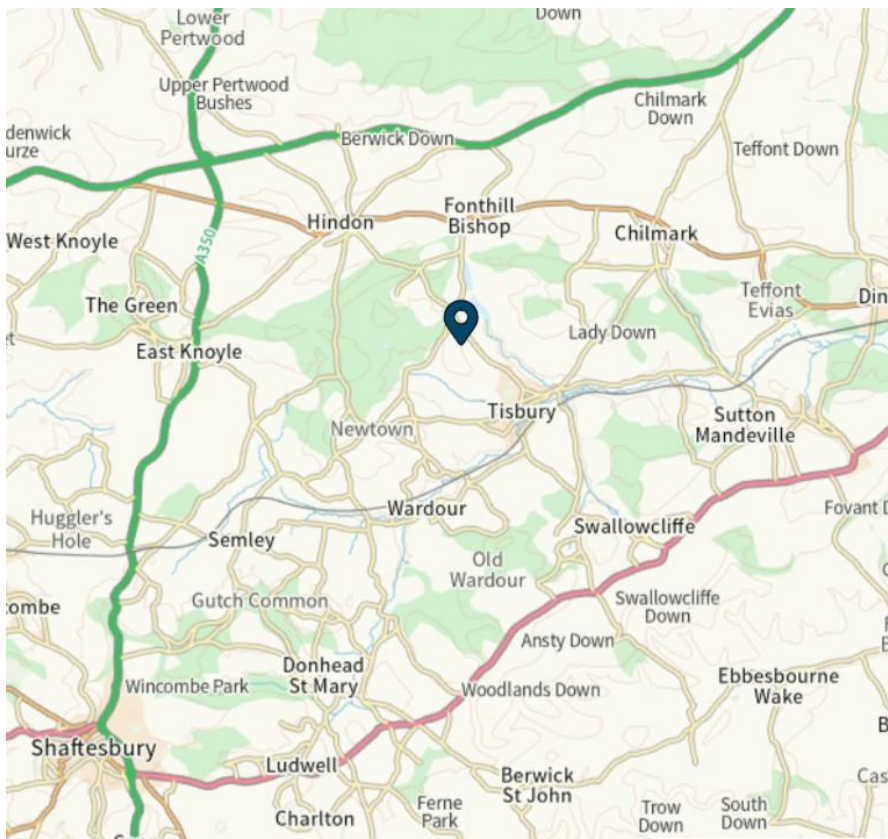
This statement forms part of an application for planning permission and should be read with the following documents;

- 100C - Site Location and Block Plan - Hoddinotts House
- 101 - Existing Site Plan - Hoddinotts House
- 102E - Proposed Site Plan - Hoddinotts House
- 103 – Existing Plans - Hoddinotts House
- 104 – Existing Elevations - Hoddinotts House
- 105F - Proposed Plans - Hoddinotts House
- 106E - Proposed Elevations - Hoddinotts House
- 108A -Proposed Visuals

Location

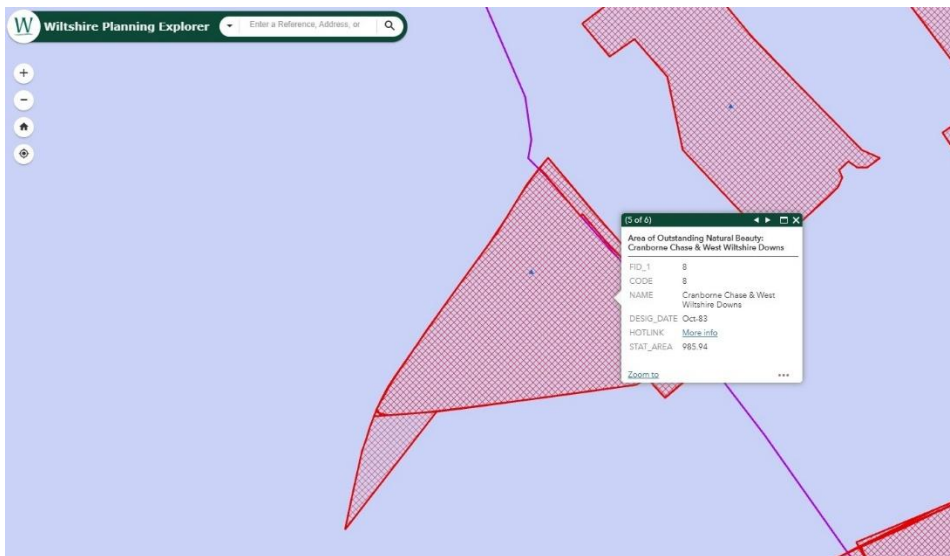
Hoddinotts House is a 1.5 storey dwelling which lies north of Tisbury, a large village and civil parish approximately 13 miles (21 km) west of Salisbury in the English county of Wiltshire. The house is set within an extensive domestic garden, benefitting from distant views north west towards Fonthill Abbey. The property is set within the Cranbourne Chase and West Wiltshire Downs National Landscape AONB. The property is not listed and is not set within the Conservation Area.

Hoddinotts House falls within the Hampshire River Avon Catchment.

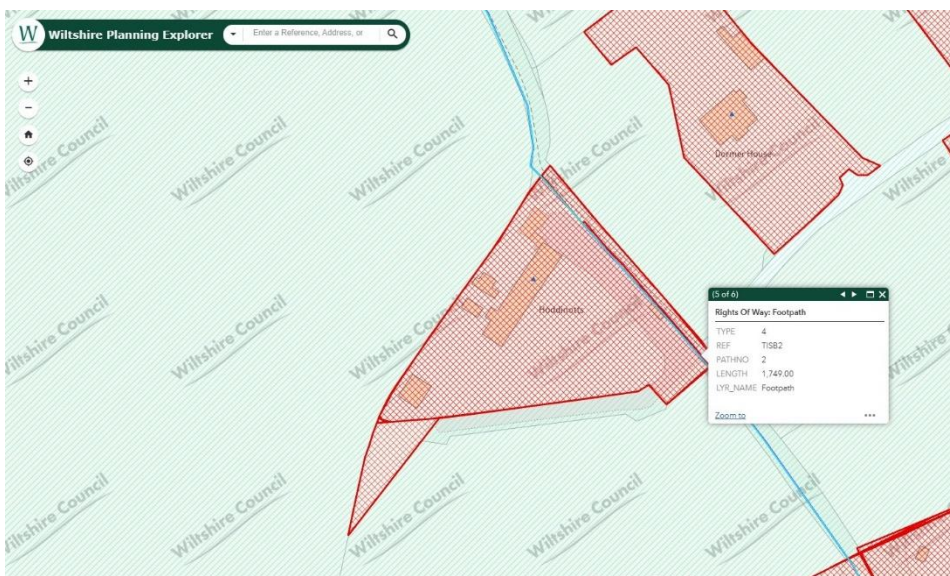


Area Location plan

Planning, Design and Access Statement
Hoddinotts House, Tisbury, Wiltshire, SP3 6QQ



Wiltshire Planning Explorer Mapping: National Landscape AONB (purple)



Wiltshire Planning Explorer Mapping: Public Footpath map (blue line)

Public footpath shown adjacent to the east boundary of the application site, Ref TISB2 Footpath No 2.

Relevant Planning History

Ref. No: S/77/0757

Double Garage to replace single timber garage
GRANTED Subject to conditions 21/09/1977

Ref. No: S/77/1105

Conversion of roof space to studio
GRANTED Subject to conditions 30/12/1977

Ref. No: S/2008/106

INSTALL TWO DORMERS TO BOTH FRONT AND REAR PITCHES OF ROOF.
GRANTED Subject to conditions - 06/08/2008

Ref. No: S/1999/0718

SWIMMING POOL AND ENCLOSURE BUILDING
GRANTED Subject to conditions - 24/06/1999

Relevant Planning Policy - Wiltshire Core Strategy 2015

Core Policy 41 - Sustainable construction and low-carbon energy

Climate change adaptation

New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.

Existing buildings

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

- i. Reduce energy consumption through energy efficiency measures
- ii. Use renewable or low-carbon energy from a local/district source
- iii. Use building-integrated renewable or low-carbon technologies. Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

Core Policy 57 - Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by 286 occupants of the site
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future

- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

The Site



Location – Hoddinotts House, Hindon Lane, Tisbury, Wiltshire, SP3 6QQ

Hoddinotts House is a 1.5 storey dwelling. It is a long linear building which was originally a single storey cottage, with the roof adaption following the 1977 planning approval.

It is constructed from rendered masonry walls with a natural slate roof. The house is set within an extensive domestic garden, benefitting from distant views north west towards Fonthill Abbey. The house also contains an indoor pool connected at the south west end of the ground floor plan.

The main floor level is set approximately 600mm higher than the driveway, so the boot room lobby contains a short flight of stairs and the external approach to the south west glazed door is up a set of garden steps from the driveway.

The Property has recently suffered a serious fire in 2025, which destroyed the garage, utility boot room and side door entrance hall east wing. There is a basement under the fire damaged utility room.

The property is sited to the north side of Tisbury. The Tisbury Community Area is made up of 16 rural parishes within the Cranborne Chase and West Wiltshire Downs AONB. Tisbury is the Local Service Centre in the Community Area and lies to the west of Salisbury.

The house does not have a clearly defined front door, with the principal access through the glazed French doors facing south into the dining hall. As the French doors are a repeated feature across the front elevation, the front door is poorly defined.

Site Levels

The site garden rises nearly 3 meters from the site entrance (east) to the furthest point (west), while the main House is set at a consistent level approx. 600mm higher than the driveway.

The principle of the development

The proposal is a 'Householder' planning application to provide extended accommodation to the host dwelling. The proposal is sited within the existing domestic curtilage and seeks to rebuild on the site of the 2025 fire damaged part of the property, replacing lost accommodation and taking advantage to extend habitable accommodation to meet the family needs. On this basis, the principle of development should be deemed acceptable.

Furthermore, *Core Policy 41 - Sustainable construction and low-carbon energy* is achieved with the rebuilding of the fire damaged elements, with fabric improvements over and above the original construction meeting higher building regulation standards, including high levels of insulation, naturally lit and ventilated spaces and low energy artificial lighting.

Core Policy 57 - Ensuring high quality design and place shaping - The design seeks to sensitively introduce the extension that is in keeping with the existing 1.5 storey dwelling, but seeks introduce a defined and enhanced front entrance to the house, introducing an important design aspect that is substandard on the existing dwelling. The extension respects the character and form of the original dwelling.

The proposal is sited within the footprint of the fire damaged element and as such protects the surrounding soft landscaping. The 'Arboricultural Impact Appraisal' proposes tree and hedgerow protection measures to ensure that construction does not damage the existing landscape resource.

The extension is designed to take account of the needs of the occupants, through planning for current needs and future adaptability, for the immediate and long term future.

Use Intensification is appropriate or otherwise to area

There will be no use intensification. The extension is part of the host dwelling with the same level of occupancy. The extension is sited on the footprint of the fire damaged part of the building.

Are there suitable services in the area to support the proposal (Including transport network)

On-site Infrastructure will remain as existing.

Impact on residential amenities due to use intensification

The proposed development will not negatively impact on residential amenities. The extension is 1.5 storeys in height, set away from neighbouring gardens and therefore avoids overlooking, overbearing or overshadowing.

The amenity of the host dwelling is enhanced, with the reconstruction of critical building functions lost through the 2025 fire damage.

Impact from noise

The use class of the site will remain as C3 – Residential, therefore there will be no change to noise levels on the site and as such there will be no detrimental impact to neighbours.

Crime Prevention

There is no loss of natural surveillance on site. The extension improves the natural surveillance of the garden from new proposed windows.

Photographic Survey

See Appendix

Design Principles

Scale

The overall scale of Hoddinotts House, including the extension will remain as a 1.5 storey dwelling. The extension sensitively reflects the scale of the original house.

The footprint of the extension is sited on the fire damaged portion of the house, therefore does not have a disproportionate increase of building footprint.

it was before the fire that destroyed the east wing, the proposed development will be in line with the existing house shape and height.

Appearance - Impact on the character and appearance of the area

The proposed replacement east wing will be sympathetic to the original dwelling, both in vernacular form and building materials. The extension is 1.5 storey with dormer window detailing matching the main house. A new front door entrance provides an enhanced front elevation appearance and better legibility to the building approach.

The proposal has less than substantial harm on the character and appearance of the area.

Landscaping / Arboriculture:

The construction of the proposal respects the existing garden landscaping. An Arboricultural Impact Appraisal accompanies this application.

The approach to the front entrance door is enhanced over the existing situation.

Access

The site access will remain as existing.

Refuse

Bin storage will remain as existing within the private domestic curtilage.

Highways / Cycles

The site access from Hindon Lane will remain as existing. Cycle storage will be provided within the proposed store of the extension, replacing lost storage due to fire damage.

Parking provision is unaffected by the proposal, maintaining the extent of existing driveway off road parking.

Energy and Resources Statement

This statement is prepared in accordance with the recommendations outlined in section 14 of the National Planning Policy Framework (2021) 'Meeting the Challenge of Climate change, Flooding and Coastal Change'.

The following are the criteria, which have been applied to this design to comply with the government's planning policy statement on renewables and to create a sustainable development:

Sustainable Urban Drainage Systems

The drainage on site will remain as existing SUDS to soakaways. All surface water from hard landscaped areas will be directed into soakaways on site to minimise the impact of surface water run-off.

Landscaping

The construction of the proposal respects the existing garden landscaping. An Arboricultural Impact Appraisal accompanies this application.

Materials

Locally sourced or natural materials will be used wherever possible.

Labour

Local labour will be used where possible to reduce travelling costs.

Embodied Energy

Materials used in the construction will have low embodied energy and be recycled from the modified wall.

Window Sizing and Positions

Principal rooms provided with adequate glazed areas to maximise natural light and reduce reliance on artificial lighting.

Ventilation

The extension is provided with openable windows to all principal rooms to allow good natural ventilation in warm weather.

Insulation

There will be a high level of insulation, meeting or exceeding the requirements of building regulations requirements Part L1.

Energy Efficiency

Existing Solar collectors will provide sustainable heating and hot water to the extension

All light fittings will be suitable for low energy lamps.

Visual/Photographic Survey



Site location

Application site highlighted with red outline (Hoddinotts House)



Hoddinotts House front access.

Existing access

Fire damaged east wing



Hoddinotts House East elevation

Fire damaged east wing



Fire damaged boot room entrance, garage and utility room