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March 2026

DESIGN ACCESS STATEMENT

Font House, Teffont Magna, Salisbury, Wiltshire, SP3 5QY.

INTRODUCTION

This Design and Access Statement relates to the householder planning application submission, proposing the alterations and extensions to the existing property and site at Font House, Teffont Magna.

THE BRIEF

The proposal at this dwelling is to make alterations to renovate and extend the existing house and detached garage outbuilding. These proposals to the existing building will offer an improvements to circulation and links to the gardens, whilst providing the applicants with additional usable space. The conversion of the existing garage will provide additional Utility space within the property, with plentiful parking located on the existing driveway. To the side and rear 2no orangery style extensions will provide additional floor space, whilst improving natural light and links to the wider site and gardens. The central relocation of the Kitchen will provide a core to the home, with dual aspect. This extension will also incorporate a new fireplace and chimney. Externally the provision of new timber cladding to the first floor level, and areas of works on the GF, will provide a sensitive approach to the buildings facades, as opposed to matching existing stone. To the front driveway a small car port structure is proposed, with minimal effect on the property. To the rear garden a small studio/office outbuilding is proposed, within a secluded location. These proposals will provide solutions to problems experienced by the current applicants, without impacting the properties rural setting.

SUBMITTED INFORMATION

- 25041-01 Existing Site Plan
- 25041-02 Existing Plans & Elevations.
- 25041-03C Proposed Plans & Elevations.
- 25041-05 Location Block Plan.
- 25041-06B Proposed Site Plan.
- 25041-07 Proposed Carport.
- Heritage Statement.
- Crane Garden Buildings.
- Stark Ecology Ltd - Preliminary Ecology Appraisal.
- Hawes Arborists - Tree Survey, Report and Plans.

EXISTING BUILDING

Please refer to drawings 25041-01 and 02 for additional details of existing property.

The existing property comprises a detached dwelling with integral garage, set within a large site consisting of a large entrance driveway to the East, and lawns to the West. The site is located centrally within Teffont Magna, in the curtilage of the Conservation Area and the Cranborne Chase AONB. Font House is located between the Listed Buildings of Moon Cottage and The Malt House. Font House is a relatively modern addition to the street scene and wider Conservation Area, previously built within the grounds of The Malt House. The proposed works under this application will have no implications on the existing Listed properties or setting. Font House is well concealed and screened by existing vegetation and established trees, limiting views of the property from public viewpoints. The property is stone for the main, with a slate roof over. The house is divided into 2 blocks, with a 2-storey and a single storey separated by a link at 90 degrees. The property has the benefit of a large driveway and an integral double garage connected internally. The property is surrounded by large gardens and established vegetation. The existing property is simple in form, but has become disjointed over time. The proposals seek to provide solutions to modern living within the existing property.

EXISTING MATERIALS

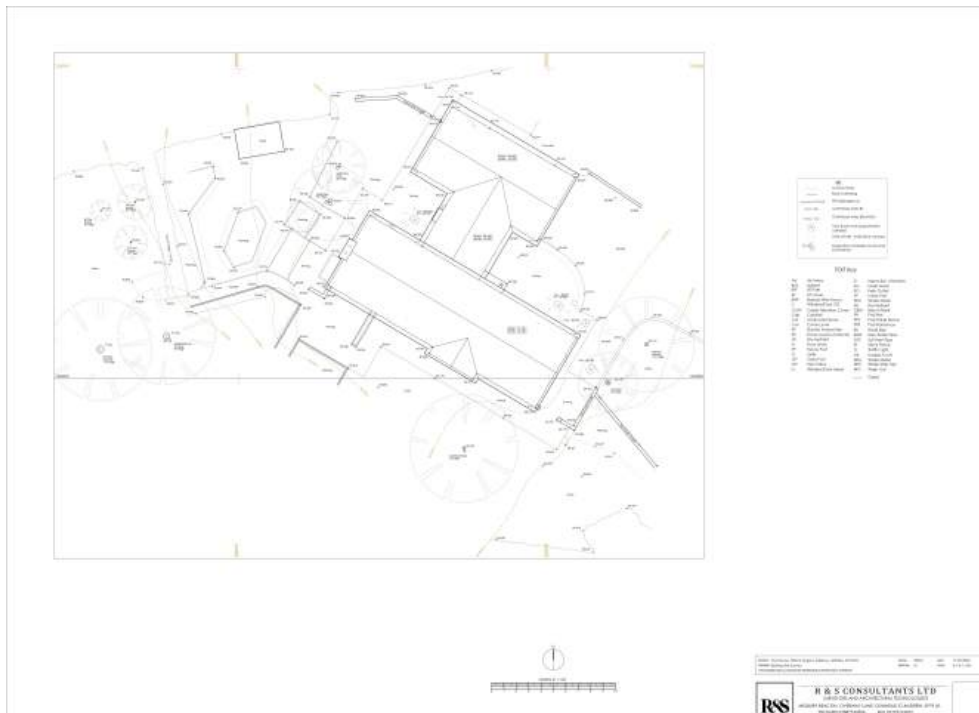
Please refer to photographs below, and drawing 25041-02 for the existing building details.

Walls: Stone.

Roof: Slate (pitch varies) with clay ridge.

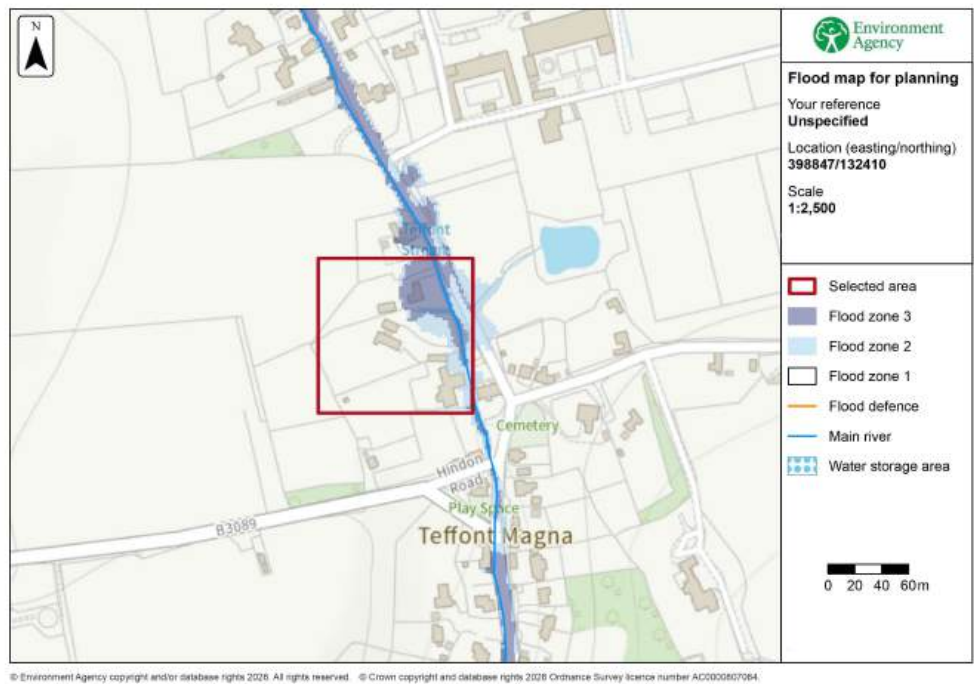
Windows/Doors: Timber, painted.

Rainwater Goods: UPVC. Timber fascia and barge boards.



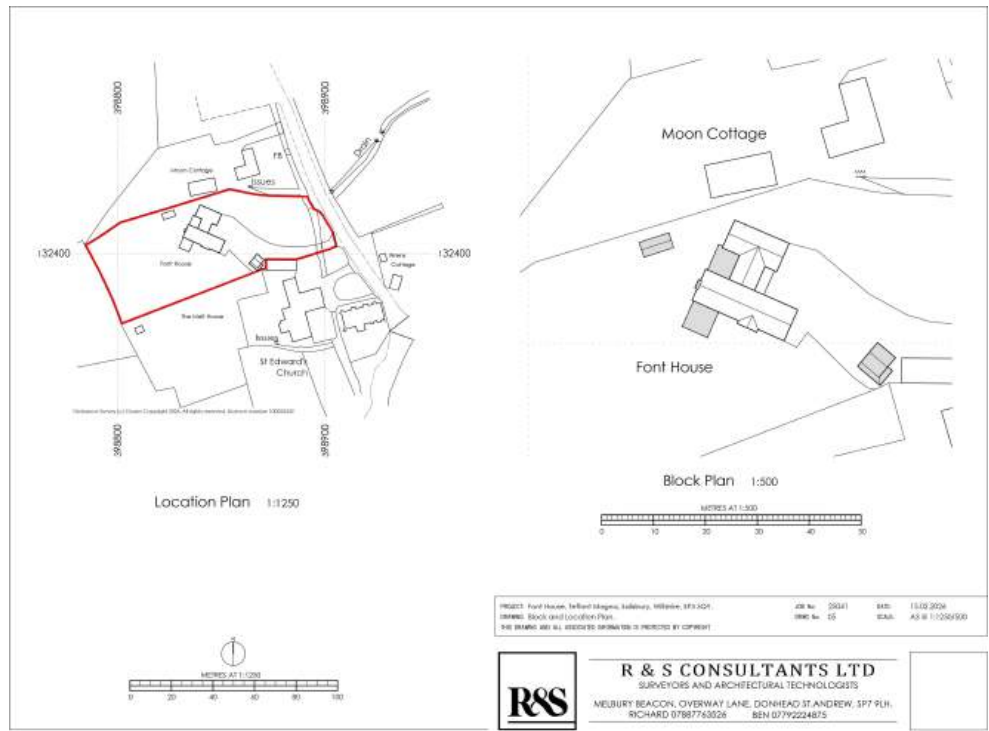
Existing Site Plan (not to scale in this document)

FLOOD RISK ASSESSMENT



Flood risk assessment map via Environment Agency website. (Flood Zone 1, 2 and 3)

SITE LOCATION PLAN



Extract from Location Plan drawing 100 (not to scale in this document)

SITE PHOTOGRAPHS



Photograph 01, *Existing dwelling from driveway.*



Photograph 02, *Existing dwelling from gardens.*



Photograph 03, Existing dwelling from gardens.



Photograph 04, Existing dwelling from gardens.



Photograph 05, *Existing dwelling from gardens.*



Photograph 06, *Existing driveway and location for new carport.*

PROPOSALS

Please refer to drawings 25041-03C and 06B for additional details.

The proposals under this application at this property include works to the house, surrounding gardens and the provision of a new outbuilding..

House Alterations / Extensions

There are a number of alterations and extensions proposed to the existing dwelling. The overall proposals at this property is to improve the functionality of the property, and improve its interactions with the surrounding gardens and site. This series of works will provide solutions to the applicants day to day activities within the property, whilst dealing with remedial works and replacements. New elements and replacement windows/doors will improve the thermal performance of the overall property

It is proposed to convert the existing double garage into additional Utility and Laundry spaces, suitable for a house of this size. The existing garages are not functional for the parking of modern cars, and the inclusion of this space within the ground floor will be more beneficial to its occupants.

The Kitchen is to be relocated into the centre of the property, in order to provide a larger space. This existing form will be extended with an orangery style single storey Oak extension, providing an open Kitchen and Dining area. This space will be well linked with the gardens to the rear, as well as providing a dual aspect space. This proposed extension will improve natural light, and interactions with the external spaces, in a style that is fitting with the existing properties vernacular. This extension infills an existing space between the 2 existing built forms. A new fireplace is proposed within this area, with a new full height chimney to match the existing property.

The existing Kitchen will be re-purposed as a formal Drawing Room, and be extended to the South with an Oak Garden Room. The 2 spaces will remain separated by doors, but operable together when required, providing a large family area. The open nature of the construction will ensure natural light and views across the existing gardens are maximised. All existing windows and doors are to be replaced, with a number being relocated as required.

It is proposed to externally clad the building above first floor level with timber cladding. This will break up the existing buildings forms, whilst softening the overall facade aesthetics. It will be difficult to match the existing stone where alterations are proposed within existing facades, so cladding the building will conceal these work areas in a more harmonious fashion. This timber cladding will also offer cohesion with the proposed Oak frame elements around the building.

This new addition to the rear of the property will remain concealed from public viewpoints by the existing property and hedging/landscape. The proposed extension will utilise existing materials and styles in order to retain and enhance the character of the property. All floor levels continuous with the existing property.

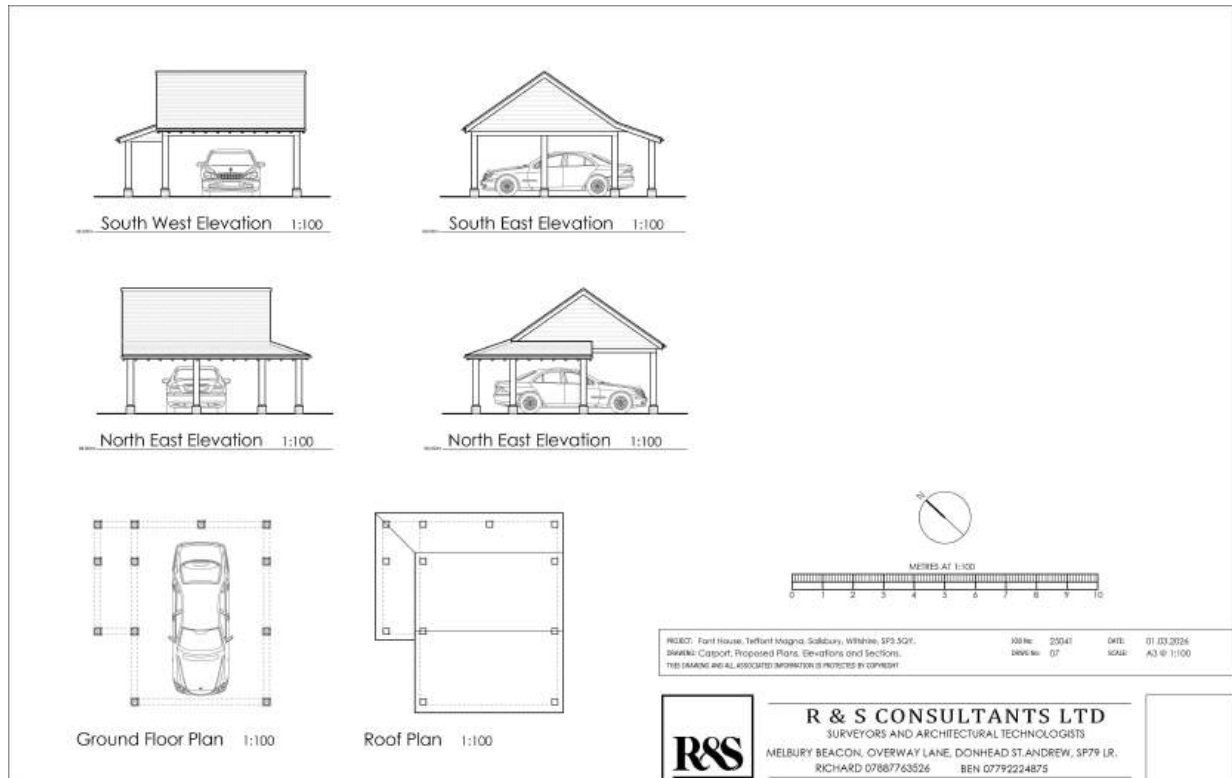


Extract from drawings 25041-02 (existing) and 03C (proposed) (not to scale in this document)

Proposed Carport

It is proposed to provide a new small carport building to the existing driveway. This new carport will be Oak framed with slate roof over to match the existing property. The new carport will be located within the area of an existing turning head, adjacent to a neighbouring outbuilding. A sufficient distance has been included between the proposed carport and neighbouring boundaries.

The proposed carport will be open on all sides, with an Oak frame. The building is designed to house a modern car, and protect it from the elements. Matching the materials of the existing house (and proposed extensions) will ensure a continuous solution across the site. The existing gardens and wider landscape will remain largely as existing, and the building will have limited visibility from public viewpoints.



Extract from drawings 25041-07 (not to scale in this document)

Proposed Studio / Home Office

Please refer to drawings provided by Crane Garden Buildings.

The proposals include the provision of a new Studio/Home Office outbuilding to the West of the existing dwelling, located within the rear garden. This building has been located away from existing trees and garden features, in accordance with the Hawes Arborists report attached. All existing trees will be protected and retained as per this report, with fence and ground protection as required.

This proposed outbuilding has been sized to be usable for the applicants, whilst limited its impact on the existing property and surrounding areas. The outbuilding will provide a flexible space for the occupants of Font House, providing an ancillary space linked to the expansive rear gardens of the property.

Overall

The proposed alterations to this building will have minimal effects on the existing driveway, parking or overall property. The provision of a first floor will provide ancillary accommodation, which will provide

multi-generational living. The outbuilding will remain part of the overall property, and continue to be subservient to the existing dwelling of Stone Lodge.

The existing driveway and parking areas will remain unaffected by the proposed works under this application. To the front and side elevations of the site, there is an established hedgerow, largely screening the property, buildings and gardens from public viewpoints.

The choice of materials to match the main house and neighbouring buildings, will ensure this new building settles into its rural setting.

PROPOSED MATERIALS:

Walls: Stone to match. Timber cladding.

Existing stone to be made good on completion of works.

Rainwater Goods: UPVC to match existing.

Roof: Slate tiles to match existing (re-used where possible).
High performance / lead flat roof.

Windows/Doors: Aluminium windows and doors.

Please see drawing 25041-3C for additional details and locations of materials.



Proposed Site Plan as per drawing 25041-06B (not to scale in this document)

DRAINAGE:

Storm Water Drainage: New soakaways will take all surface water from the proposed extension. All surface water drainage to new soakaways to be designed by Polypipe or equivalent specialists, and constructed in accordance with their details. All new soakaways will be a minimum of 5.0m metres from buildings and boundaries. Some rainwater from the new building will be harvested and used for watering the gardens. All soakaways located outside of flood zones, to the West of the property.

Foul Drainage: The new foul drainage to the house will be connected into the existing systems drainage for the property. No new mains or private connections are proposed within this application.

ECOLOGY

Please refer to Stark Ecology Ltd, Preliminary Roost Appraisal Report for additional details.

TREES

Please refer to Hawes Arborists Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan for additional details of trees and protection.

CONCLUSION

The proposed extensions to the existing dwelling will improve and increase the usable floor space for the owners of the existing dwelling. The extension will partially occupy the area of the existing building with extensions as required. The proposed extension will have minimal impacts on the surrounding areas, and neighbour amenity will not be impacted. The proposed garage and outbuilding works, although more modern in form, will provide a continued evolution to the existing property. All proposals will remain ancillary and within the same ownership of the existing dwelling. The proposals under this application would accord with the relevant local and national planning policies